

PROPERTY INSPECTION REPORT

Greenline Inspection Services INC.



Prepared for:

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Princeton , WV 24740

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greenlineinspection.com

HOW TO UTILIZE THIS REPORT

Thank you for choosing Greenline Inspection Services to inspect your property. We strive to give you an honest, unbiased evaluation of the components and structures of your home. This report contains comments and photos of various components. Items which are listed in black are generally maintenance or more minor issues. Items listed in red are issues which require more immediate attention. These may be safety issues or issues which could be considered more major defects. Please read the entire report carefully and consider each listed item as it may be of more or less importance to each individual. This report contains a representative sample of most components. In order to maintain a reasonable and manageable report size, not every instance of each issue is documented, as such you may see phrases such as “one or more” or “several”. Our inspectors make every effort to evaluate as many components as possible, however a representative photo or comment may only indicate one instance of each issue. An Inspection documents the condition of a property as it was on the date and time of the inspection. No warranties or guarantees can be made for the future condition of any property. Our Inspectors adhere to the InterNACHI standards of practice, if you would like to review these SOPs, you can visit [InterNACHI® - Int'l Association of Certified Home Inspectors](#) As always, if you have any questions regarding this report you may contact us at 304 323-8967 or inspector@greenlineinspection.com at any time.

Inspection and Site Details

1. Inspection Time

Start: 09:00 AM

2. Attending Inspection

Client present

3. Residence Type/Style

Single Family Home

4. Garage

Attached 1-Car Garage

5. Age of Home or Year Built

Built in:
1967

6. Square Footage

Approx. 1600 sq.ft

7. Lot Size

Approximately:, 0.18 acres

8. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing:, East

9. Bedrooms

3

10. Bathroom

1 1/2

11. Occupancy

Vacant

12. Weather Conditions

Cloudy
There has been no recent rain
Temperature at the time of inspection approximately:
65 degrees

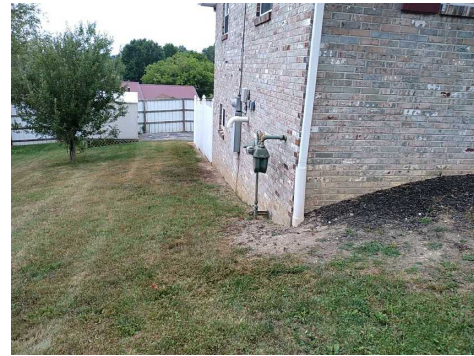
Exterior

1. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Ground generally graded away from house



2. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Mulch against the brick veneer and foundation.

Observations:

- Mulch against the side of the house which can hold moisture and damage grout joints and the foundation, as well as invite pest and or rodents.



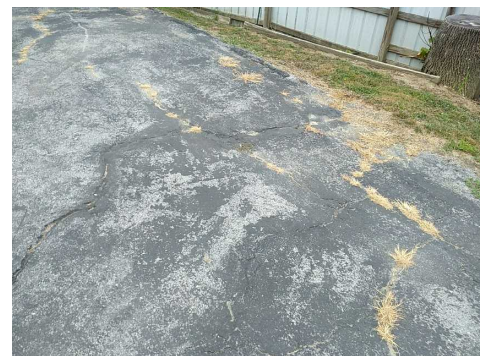
3. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Asphalt

Observations:

- There are minor predictable and common cracks in the asphalt. Monitor these areas for further movement or expansion and repair/seal as needed.
- Recommend sealing to extend service life.



Typical cracking

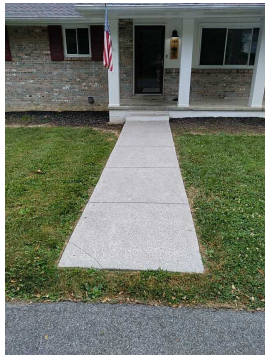
4. Walkways

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Appeared functional and satisfactory, at time of inspection.
- Common cracks/Seal as needed.



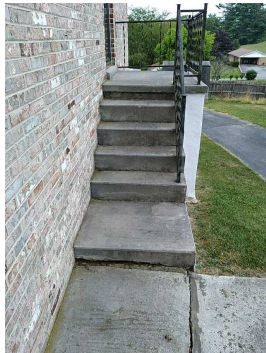
5. Stoop, Steps

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Common settlement cracking observed.



Typical cracking

6. Porch, Patio, Flatwork

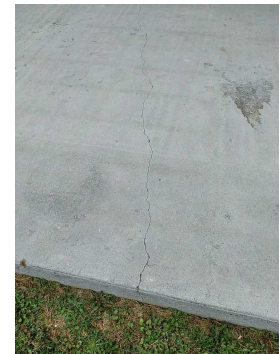
Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Front Porch:
- Wood columns
- Rear patio:
- Concrete

Observations:

- Not visible underneath
- Common cracks/Seal as needed.



Common cracks/Seal as needed.

7. Deck, Balcony

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Metal Railings

Observations:

- Appeared functional, at time of inspection.
- For safety, all drop offs greater than 30" or with 4 or more steps should be protected by sturdy railings between 34"-38" in height. Railings should have balusters with no greater than 4" spacing between the balusters.



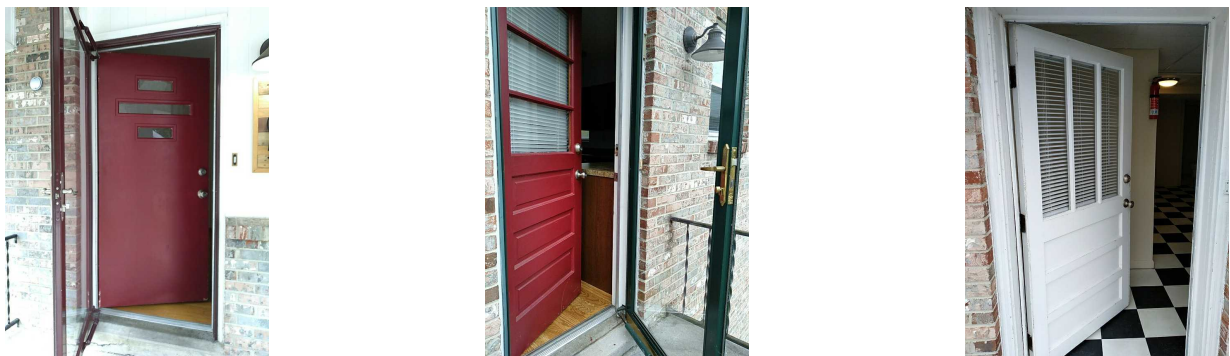
9. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Wood • Storm Doors

Observations:

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



10. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description:

- Brick Veneer -- all sides
- Wood Siding

Observations:

- The house siding appeared in serviceable condition, at time of inspection.
- Typical Settlement cracking observed. Repairs observed.



Common settlement cracking observed



Common settlement cracking observed



11. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Wood

Observations:

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



Minor damage

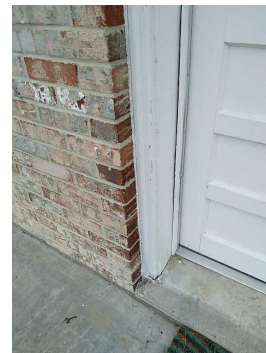
12. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Metal-covered wood • Vinyl Covered • Wood

Observations:

- Components appeared in satisfactory condition at time of inspection.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.



13. Exterior Caulking

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

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.

Observations:

• **Maintenance:** Caulking around doors and windows should be checked annually. Repair/Replace caulking as needed.

14. Window Wells

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

15. Retaining Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

16. Limitations of Exterior Inspection

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- A representative sample of exterior components were inspected rather than every occurrence of components.

Roofing

1. Roof Style and Pitch

Side Gabled • Normal slope: roof angle (pitch) from 30 - 40 degrees

2. Method of Roof Inspection

Walked on Roof Surface

3. Roof Covering

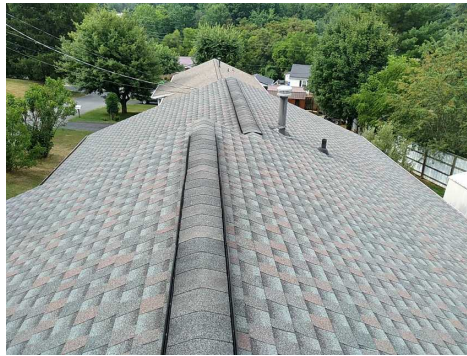
Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Fiberglass-based asphalt shingles • Dimensional (upgraded) architectural shingles

Age: 1-5+ years • 1 visible layer observed • Average life expectancy of dimensional shingles is 30-40 years

Observations:

- These shingles appear to be in the first third of their life cycle.
- Exposed fasteners observed. Suggest sealing all Exposed fasteners.
- Roof appeared serviceable with no deficiencies noted at time of inspection. No prediction of future performance or warranties can be offered.



Exposed fasteners

4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Not Visible See Limitations

Observations:

- Visible areas appeared functional, at time of inspection



5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Metal plumbing vent stacks • Double wall vent stack.

Observations:

- Appeared functional, at time of inspection
- Some exposed fasteners noted. recommend sealing fasteners.



Exposed fasteners

6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

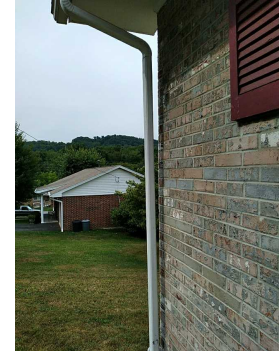
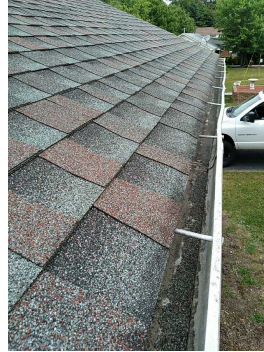
7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Galvanized/Aluminum • All downspouts discharge below grade.

Observations:

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



Missing support

8. Skylight(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

9. 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.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

10. Level II Chimney

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

Structure

1. Foundation Type

Fully finished basement

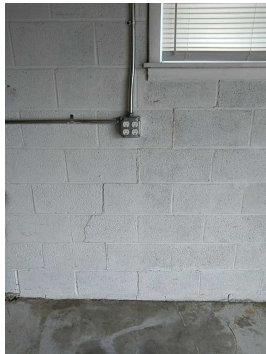
2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Masonry Block**

Observations:

- Visible portions of foundation wall were dry at the time of the inspection.
- Typical settlement cracking observed. this is typically not a cause for concern. Recommend monitoring for any further movement.
- No sill plate flashing was observed, sill plate flashing deters insects and moisture from entering the home.



Typical settlement cracking



Typical settlement cracking



No sill plate flashing

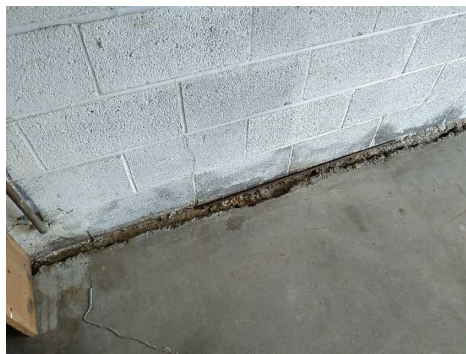
3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Concrete slab • Portions Not Visible**

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Floor drain observed.



4. Under Floor Crawlspace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Metal • Steel screw Jacks • Wood**

Observations:

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



6. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Dimensional lumber wood Joists: • Plywood sheathing sub floor
 Observations:
 • No deficiencies noted on visible areas, at the time of inspection.
 • Limited review only due to 85% finished ceiling in basement.



7. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Not visible

8. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood Joists • Rafters • Plywood Sheathing • Oriented Strand Board (OSB) sheathing



9. 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.
- A representative sample of the visible structural components was inspected.
- No representation can be made to future leaking of foundation walls.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No visible deficiencies noted. Unable to see behind these coverings.

Attic and Insulation

1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Scuttle Hole located in: • Access at hallway ceiling

Observations: IMPROVE: The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover or pull down ladder with a batt of fiberglass insulation to reduce energy expenses.



2. Method of Attic Inspection

Inspected from access only

3. Insulation in Unfinished Spaces

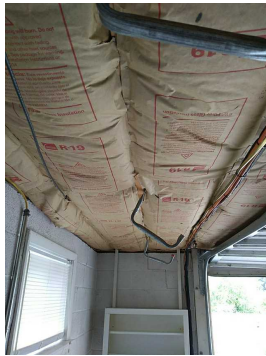
Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Fiberglass, batts

Depth/R-Value: Approx. 7-10 inches

Observations:

- Insulation appears adequate.
- sparse in some areas
- Vapor retarder/barrier installed wrong side up



Vapor retarder/barrier installed wrong side up



sparse in some areas



4. Attic Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Passive ventilation • Ridge exhaust venting • Gable louver vents
 Observations:
 • Vents appear functional.

5. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Double wall metal B-Vent pipe • Kitchen exhaust fan vent pipe • Cast iron plumbing vents
 Observations:
 • Kitchen cooktop hood fan vent pipe terminates just above ceiling level into the attic. Vent pipe needs to be connectd to the exterior to expel cooking gases (air/grease/moisture).



Kitchen cooktop hood fan vent pipe terminates just above ceiling level into the attic. Vent pipe needs to be connectd to the exterior to expel cooking gases (air/grease/moisture).

6. Garage/Carport Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Access: Shared with house.

7. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels or amounts 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.
- An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for seperately.
- Any estimates of insulation R values or depths are rough average values.

Interior

1. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Drywall • Ceiling drop panels • Paneling

Observations:

- General condition of walls and ceilings appeared satisfactory.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.

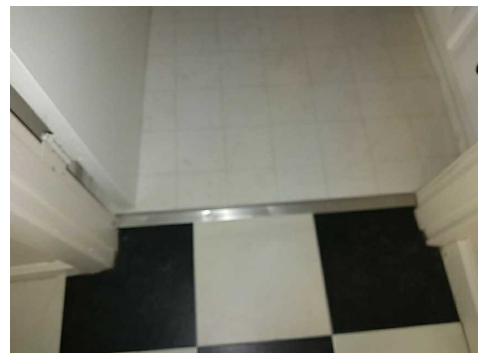
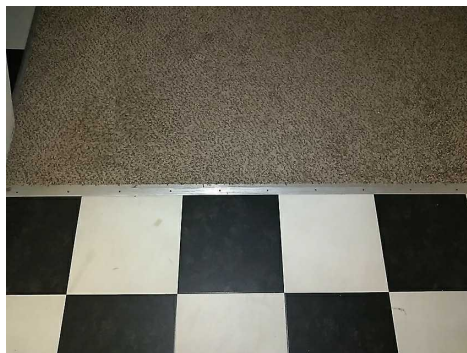
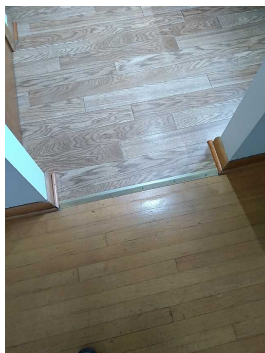
2. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Laminate • Hardwood • concrete • Ceramic tile • Carpet • vinyl squares • Linoleum

Observations:

- No deficiencies noted - with normal wear and age.



3. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Vinyl • Replacement-type • Double hung with tilt-out feature • Sliders

Observations:

- In accordance with InterNACHI 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.
- Operated windows appeared functional at time of inspection.



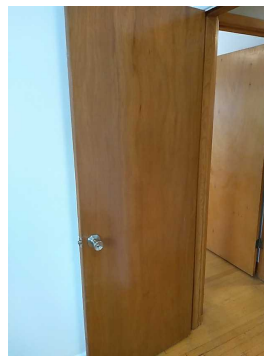
4. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Hollow core wood doors

Observations:

- Appeared functional, at time of inspection.

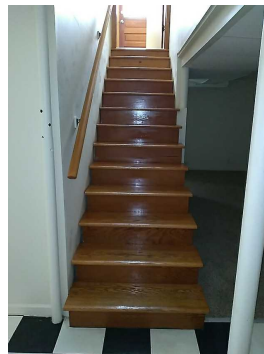


5. Stairways and Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional, at time of inspection.
- Although there is a graspable handrail on the wall side of the steps, there is no handrail or baluster installed on the open side of the steps. A person might slip and fall and would have no safety barrier to prevent them from falling over the open steps to the room below. Consider having a railing baluster safety barrier installed.



6. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood laminate • Solid Wood

Observations:

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



7. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: **Laminate**

Observations:

- No discrepancies noted.



8. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Operated normally when tested, at time of inspection.



9. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- One or more fixture(s) missing fixture globe. Globes protect the bulb from damage as well as provide a safety barrier from flying glass should a bulb break.

10. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: **One 7' aluminum door.**

Observations:

- No deficiencies observed.
- recommend lubrication



11. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: One automatic opener - Manufacturer:, CHAMBERLAIN, 3/4 Horsepower
 Observations:

- Appeared functional using normal controls, at time of inspection.



12. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Safety Reverse: Present • Operated when tested.

Safety Sensor: Present • Operated when tested.

Observations:

- Safety sensors operated normally, reversing the door when tested..

13. Garage Firedoor

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The door between the garage & house does not appear to be a fire rated door. Although this may not have been required when originally built, fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue personnel arrive. Recommend this door be replaced with a fire rated door.

14. Garage Firewall and Ceiling

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Does Not Appear to be a Rated Fire Wall/Ceiling

15. Garage Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Concrete

Observations:

- Typical cracking and staining observed.



16. Radon

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

• Radon is a radioactive gas that is colorless, odorless, and tasteless and is impossible to detect without the use of sensitive test equipment. Radon is a naturally occurring gas produced by the breakdown of uranium in soil, rock, and water and gets into the air you breathe. When radon is allowed to accumulate to high levels, it can be hazardous to long term health. Radon in air is ubiquitous (existing or being everywhere at the same time). Radon is found in outdoor air and in the indoor air of buildings of all kinds. EPA recommends homes be fixed if the radon level is 4 pCi/L (picocuries per liter) or more.

17. General Information

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Limitations of Interiors Inspection

- 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.).
- Detached garages/outbuildings were not evaluated as part of this inspection, inspection of these structures must be stipulated prior to inspection and require a pre-determined fee.

Heating and Air Conditioning

1. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Digital - programmable type. • Location: Hallway

Observations:

- No deficiencies noted.
- Thermostats are not checked for calibration or timed functions.



2. Heating System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Forced air natural gas furnace • Manufacturer: • Rheem
 Observations:
 • See Limitations:



3. Energy Source

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For Heating: Natural Gas -- Gas meter located at: • Exterior, North side of house
 For Cooling: Electric - 220 volt
 Observations:
 • No deficiencies noted.



4. Safety Switch

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: None observed.

5. Combustion Air

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • No deficiencies noted.

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

Materials: Plastic - **PVC**

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



7. Cooling System

Description: Air Cooled Central Air Conditioner • Rheem brand

Observations:

- No deficiencies noted at the time of inspection.

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Mfg. 2012

8. Fuse/Circuit Breaker Protection

Placard Max: Breaker: • 60 Amps

Observations:

- No deficiencies observed at time of inspection.

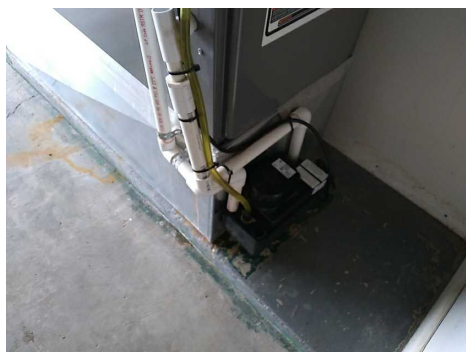
Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Condensate Drain

Observations:

- No deficiencies noted in the condensate collection and removal system.
- MAINTENANCE: A condensate pump is installed for air handler. These pumps operate only during the cooling season and require periodic maintenance.

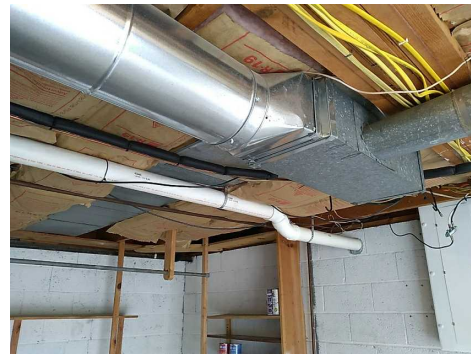
Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



10. Heating & Cooling Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Galvanized sheetmetal ductwork - floor registers • Flex duct.
 Observations:
 • No deficiencies noted.



11. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Media • Reusable filter.

Observations:

- No deficiencies noted.
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



12. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. Solid Fuel Heating

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Gas Fireplace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. 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 **AVC** cooling capacity.
- Gas furnace not tested. Shares heat exchanger with central air cooling unit.
- Testing unit with ambient temperature above 65 deg. may damage unit.

Electrical

1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Overhead stranded triplex cable • Meter Location: • North • Outside wall of residence

Observations:

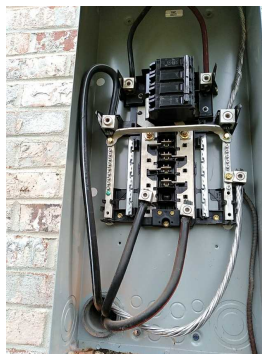
- No deficiencies noted.



2. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Copper



3. Electrical Service Rating

Amperage Rating: • 200 amps

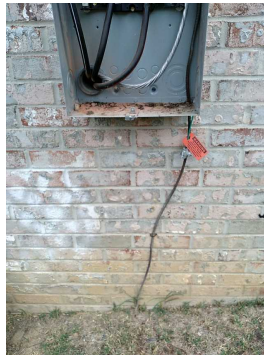
4. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Copper • Outside the residence

Observations:

- No discrepancies noted.

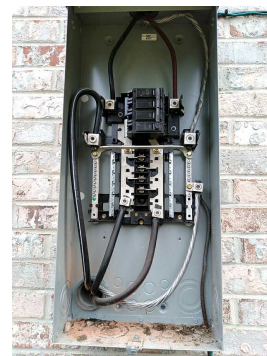


5. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: 200 Amp Breaker • The Exterior of The House

Observations:
 • Exterior Main Disconnect

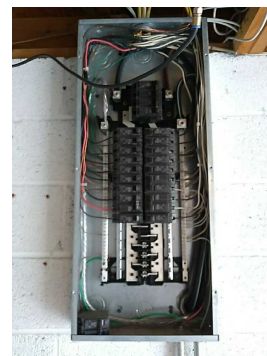


6. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: • General Electric • Main Panel located in Basement.

Observations:
 • The wiring within the panel appeared satisfactory and functional.
 • The main panel appears to have some room for future upgrades or additions to the system.
 • Main service panel is mounted too high. Emergency shut off may be difficult.



7. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Type: Breakers

Observations:
 • See "Main Panel" section remarks above.

8. Sub Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Panel Rating • 20 Amps • Located in the Garage

Observations:
 • Appears functional.

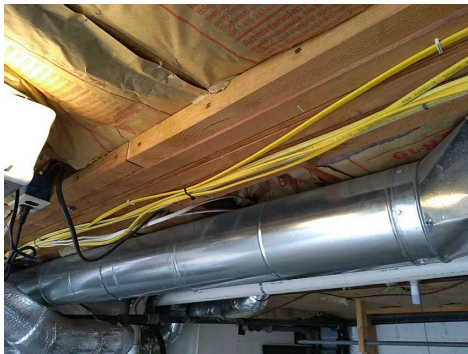


9. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wiring type: non-metallic sheathed cable "Romex"

Observations:
 • Visible wiring appeared functional, at time of inspection.

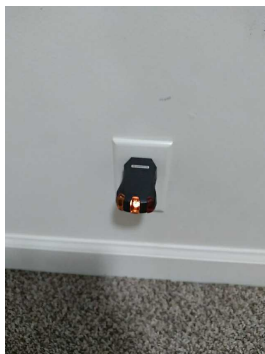


10. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Grounded and Ungrounded

Observations:
 • A representative number of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.
 • Open ground observed at one or more receptacles.
 • Damaged/missing fixture globe. Globes protect the bulbs from damage and provide a safety barrier should a bulb break. Recommend repair/replacement.



Ungrounded outlet



Missing fixture globe



2 prong outlet. Unable to test

11. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

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.

Locations & Resets:

- Present at:
- Kitchen
- Although at the time the house was built GFCI receptacles may not have been required, current building standards require all outlets in a kitchen, bathroom, basement, garage or any wet or moist areas be GFCI protected. Recommend evaluation, repair, and upgrade by a qualified licensed electrician.

12. AFCI - Arc Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

Description:

• **AFCI** is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

Locations & Resets:

- Absent-Not required when house constructed

13. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Description: Multiple present.

Observations:

• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

14. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Location: Not Tested

Comments:

• **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

15. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Operated normally when tested.

16. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.

Plumbing

1. Water Supply Source

Source: Public municipal water supply

2. Service Piping Into The House

Materials: Copper

3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

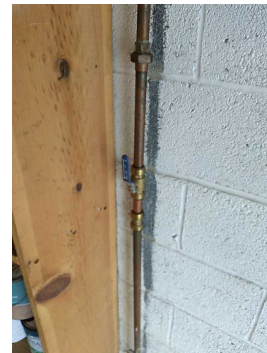
Location: Garage.

Observations:

- Main water shut off valve appeared functional at the time of the inspection.



Municipal meter



Main water shut off

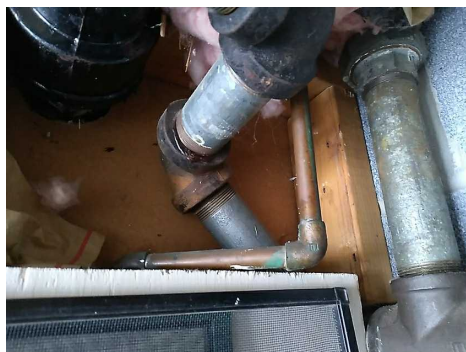
4. Supply Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Readily visible water supply pipes are: • Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.



5. Exterior Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Older style frost free hose bib at rear of home
 Observations:
 • Operated properly when tested



6. Water Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pressure: Not pressure tested. Functional flow observed.

Observations:
 • The water pressure and flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • No deficiencies noted. All faucets appeared functional at the time of the inspection.



8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • No deficiencies observed.



9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

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

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Visible waste piping in house: • Cast Iron • Not entirely visible to inspect. See Limitations

Observations:

- Visible piping appeared serviceable at time of inspection.



12. Water Heater(s)

Description: A.O. Smith • Conventional storage tank • Gas
Capacity: 40 Gallons

13. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Age: Water heaters have a typical life expectancy of 8-12 years.

Observations:

- Tank appears to be in satisfactory condition at the time of the inspection.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



14. Water Heater Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal single wall chimney vent pipe

Observations:

- Appeared functional at time of inspection.
- Minimum water heater single-wall vent pipe clearance from combustibile material is 6".



15. Fuel Supply and Distribution

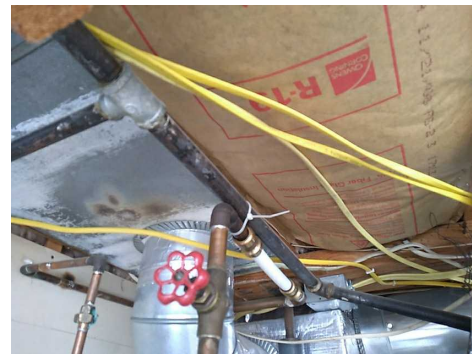
Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Shut Off: Main gas shut off located at outside meter - North side

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



16. Pump(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Private Sewage Disposal (Septic) System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

Bathrooms

1. Tub(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Plastic/Fiberglass

Observations:

- Appeared satisfactory and functional, at time of inspection.
- Recommend Caulking/sealing area.



2. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Surround is ceramic tile

Observations:

- Recommend all tile edges and tub/shower walls be periodically checked -- then caulked and sealed as necessary to prevent moisture penetration.



3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Operated when tested. No deficiencies noted.



4. Bidet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

5. Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- The fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.



Blocked by insulation

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

1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer:.. Bosch

Observations:

- Functioned when tested.
- missing **air gap**



2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Cooktop: Gas Burners • Oven(s): Natural Gas

Observations:

- All heating elements operated when tested.



4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Manufacturer: • Broan

Observations:

- Functioned and operated normally when tested.
- Installed duct does not connect to exterior. Refer to "Attic" section



5. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Side by side - Ice and water dispenser on door

Observations:

- Appeared functional, at time of inspection.



7. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional, at time of inspection.



10. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. 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.
- Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.
- Appliances are tested by turning them on for a short period of time.

END OF REPORT

1. EOR General comments

Materials:

• A home inspection documents the condition of the property at the date and time of the inspection. While many issues may be documented in the report, please recall that issues noted in black are considered more minor in nature or are maintenance issues. Issues documented in red are considered to need more immediate attention. Greenline Inspection Services always recommends any repairs/corrections be made by a qualified licensed professional. Should you have any questions in regard to information contained in this report, please do not hesitate to contact us as we will be happy to review the report with you.

Detached Garages/Outbuildings

1. Roof

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Foundation

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Windows and Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Interior

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Electrical

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Plumbing

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Vegetation affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

General Photos

1. General Photos

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Photos document the overall condition at date and time of inspection.



East face



North face



West face



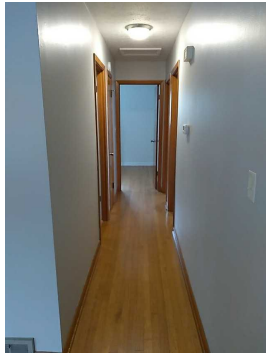
South face



Living room



Living room



Hall



Bathroom 1



Bedroom 1



Bedroom 1



Bedroom 2



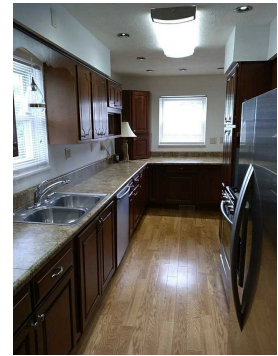
Bedroom 2



Dining room



Dining room



Kitchen



Kitchen



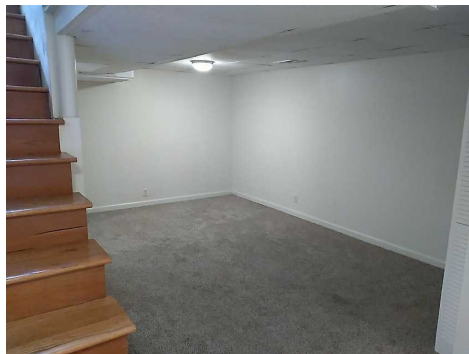
Basement



Basement



Half bath



Family room



Family room



Laundry



Bedroom 3



Bedroom 3



Garage

Ancillary Inspections

1. Mold Testing

Materials:

- Testing for mold not included in inspection unless previously bargained for.

2. Pest inspection

Materials:

- A separate pest inspection report must be bargained for prior to inspection.

3. Evidence/Observations

Inspect	Not Inspect	Not Present	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- A separate pest inspection report must be bargained for prior to inspection.

Observations:

- No visible evidence of pests were observed at time of inspection

4. Limitations

Materials:

- Mold testing, surface sampling and airborne, are not included with general inspections and must be bargained for prior to inspection.

Glossary

<i>Term</i>	<i>Definition</i>
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior

Page 5 Item: 8	Railings	<ul style="list-style-type: none"> • For safety, all drop offs greater than 30" or with 4 or more steps should be protected by sturdy railings between 34"-38" in height. Railings should have balusters with no greater than 4" spacing between the balusters.
----------------	----------	--

Interior

Page 15 Item: 5	Stairways and Railings	<ul style="list-style-type: none"> • Although there is a graspable handrail on the wall side of the steps, there is no handrail or baluster installed on the open side of the steps. A person might slip and fall and would have no safety barrier to prevent them from falling over the open steps to the room below. Consider having a railing baluster safety barrier installed.
-----------------	------------------------	--

Plumbing

Page 29 Item: 14	Water Heater Vent Piping	<ul style="list-style-type: none"> • Minimum water heater single-wall vent pipe clearance from combustible material is 6".
------------------	--------------------------	---



Signature Page

A handwritten signature in blue ink that reads 'Gabriel Wood'. The signature is written in a cursive style with a large, sweeping 'G' and 'W'.

Inspector- Gabriel Wood

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