

Solid Ground Home Inspections

Property Inspection Report



Inspector: Cohen Palmer



Table Of Contents

Report Summary	2
Inspection Details	3
Interior Areas	4-5
Bedrooms	6-7
Bathrooms	8-10
Kitchen	11-14
Laundry	15
Heat/AC	16-18
Water Heater	19
Electrical	20-21
Roof	22-23
Attic	24-25
Exterior Areas	26-30
Foundation	31
Grounds	32-33
Basement/Crawlspace	34
Glossary	35



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.



Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets



2. Ceiling Fans



3. Closets



4. Doors



5. Electrical



6. Smoke Detectors



7. Ceiling Condition



8. Wall Condition



9. Fireplace



Materials: Living Room
Materials: Wood burning fireplace noted.



Damper operated properly and was opened and closed several times.

10. Window Condition



11. Floors





Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Fans



2. Closets



3. Doors



4. Electrical



5. Fireplace

Observations:

- Wood burning fireplace noted.
- Damper operated properly and was opened and closed several times.

6. Floor Condition



7. Smoke Detectors

Observations:

- The smoke detectors operated during the inspection.





2022 (4 years)

8. Wall Condition



9. Window Condition



10. Ceiling Condition





Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets



2. Ceiling Condition



3. Counters

Observations:

- Solid Surface tops noted.



4. Doors

Observations:

- Door doesn't latch properly.



Doesn't latch properly

5. Electrical



6. GFCI



7. Exhaust Fan



Dirty fan, preventing properly airflow.



Dirty fan, preventing proper airflow.

8. Floor Condition



9. Showers



Shower door doesn't close properly. (Gets stuck at bottom corner.)

10. Shower Walls



11. Bath Tubs



12. Sinks



13. Toilets



14. Window Condition





Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets



2. Counters

Observations:

- Solid Surface tops noted.



3. Dishwasher

Observations:

- Operated.



Operated.

4. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.





5. Microwave



6. Oven & Range



Observations:
• Oven(s): Electric



7. Sinks



8. Vent Condition

Materials: Recirculating



9. Window Condition



10. Floor Condition



11. Plumbing



12. Ceiling Condition



13. Electrical



14. GFCI



15. Wall Condition



16. Refrigerator





Laundry

1. Cabinets



2. Dryer Vent



3. Electrical



4. Floor Condition



5. Plumbing



6. Wall Condition

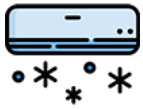


7. Ceiling Condition



8. Doors





Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition



Materials: The furnace is located in the attic
Materials: Electric forced hot air.



2006 (20 years)

2. Refrigerant Lines

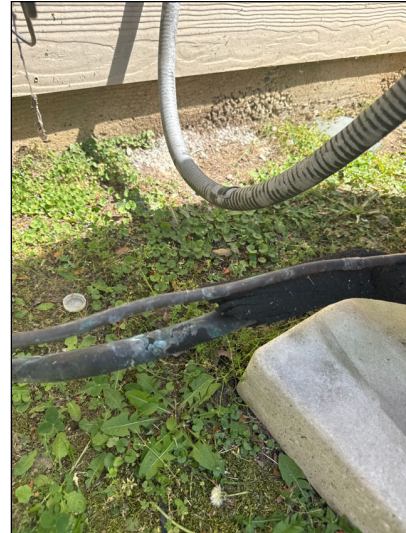


Observations:

- Missing insulation at **A/C** unit.



Missing/damaged insulation at A/C unit.



Missing/damaged insulation at A/C unit.

3. AC Compress Condition



Compressor Type: Electric

Location: The compressor is located on the exterior grounds.



2014 (12 years)



4. Air Supply



5. Registers



6. Filters



Location: Located in a filter grill in an interior area wall.



7. Thermostats





Water Heater

1. Water Heater Condition



Heater Type: Electric
Location: The heater is located in the garage.



2005 (21 years)

2. TPRV



3. Number Of Gallons



Observations:
• 40 gallons

4. Plumbing



Materials: Copper



Electrical

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

1. Electrical Panel

Location: Panel box located in garage.



2. Main Amp Breaker

Observations:
• 200 amp



3. Breakers in off position

Observations:
• 0



4. Cable Feeds



5. Breakers



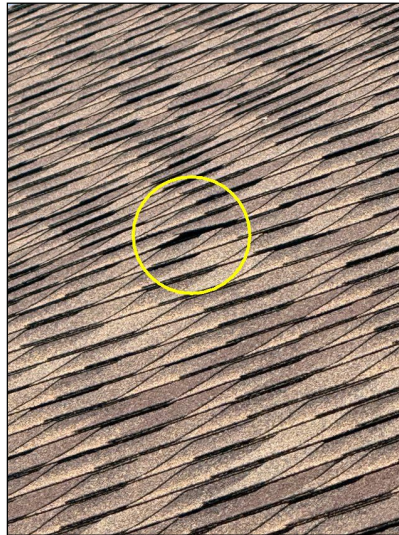


Roof

1. Roof Condition



Materials: Roof viewed using drone (Birds Eye).
Materials: Asphalt (architectural) shingles noted



Shingle needs to be re-secured to prevent moisture intrusion.

2. Flashing



3. Chimney



Rusting observed on chimney cap.



Rusting observed on chimney cap.

4. Gutter



Observations:

- No major system safety or function concerns noted at time of inspection.



Small amounts of granules from shingles noted.

5. Downspouts





Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:



- Door in hallway (stairs leading to attic space).

2. Structure

Observations:



- Rafter system

3. Ventilation

Observations:



- Under eave soffit inlet vents noted.
- Soffit vent needs cleaning, to help provide adequate attic ventilation.



Soffit vent needs cleaning, to help provide adequate attic ventilation.



Soffit vent needs cleaning, to help provide adequate attic ventilation.

4. Duct Work



5. Electrical

Observations:



- Most areas not accessible due to insulation.

6. Insulation Condition



Materials: Blown in fiberglass insulation noted.
Depth: Insulation averages about 8-10 inches in depth



Blown in fiberglass insulation noted.

7. Chimney



8. Exhaust Vent





Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors



2. Window Condition



3. Siding Condition



Materials: Composition wood siding ("Hardi-Board" etc.), noted • Brick veneer noted. • Stucco siding noted.

Observations:

- Caulking/Sealant of butt joints, gaps, cracks and have started to fail.



Stucco siding noted



Composite wood siding noted.



Brick veneer siding noted.



Caulking/Sealant of butt joints, gaps, cracks and have started to fail.



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Caulking/Sealant of butt joints, gaps, cracks and have started to fail.

4. Eaves & Facia



Observations:

- Wood rot observed on soffit corners. Recommend review for repair as necessary.
- Peeling paint observed, suggest scraping and painting as necessary.



Peeling paint observed, suggest scraping and painting as necessary.



Wood rot observed on soffit corners. Recommend review for repair as necessary.



Wood rot observed on soffit corners. Recommend review for repair as necessary.

5. Exterior Paint



Observations:

- Peeling paint observed, suggest scraping and painting as necessary to prevent moisture intrusion.



Peeling paint observed, suggest scraping and painting as necessary to prevent moisture intrusion.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation



2. Foundation Perimeter



Observations:

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



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted.



2. Grading

Observations:

- No major system safety or function concerns noted at time of inspection.



3. Grounds Electrical



4. GFCI



5. Plumbing

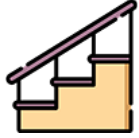


6. Exterior Faucet Condition



7. Water Meter





Basement/Crawlspace



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!