

# **Everest Home**

# **Inspectors**

# **Inspection Report**



123 Main St Anywhere, USA 55555

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# **Executive Summary**

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

# **Significant Concerns**

## **Safety Concerns**

#### **Appliances**

1. Garbage Disposal(Kitchen): Exposed wires

#### **Balconies, Decks and Porches**

2. Balcony, Deck or Porch(Exterior: Ground View): Gripable handrail is missing

#### **Electrical**

- 3. CO Alarm(Lower Bedroom): Missing
- 4. GFCI(Kitchen, Laundry Room / Mudroom): Not present
- 5. Outlet(Living Room): Cover plate is missing
- 6. Outlet(Attached Garage): Not GFCI protected
- 7. Outlet(Master Bedroom): Outlet is damaged

#### **Room Components**

8. Stair(Hallway and Stairs): Ballusters are spaced more than 4" apart

### **Items Not Operating**

None

## **Major Concerns**

None

# **Budget to Replace**

#### **Appliances**

- 9. Dishwasher(Kitchen): Nearing the end of its useful life
- 10. Dryer(Laundry Room / Mudroom): Nearing the end of its useful life
- 11. Microwave Oven(Kitchen): Nearing the end of its useful life
- 12. Oven/Range(Kitchen): Nearing the end of its useful life
- 13. Refrigerator(Kitchen): Nearing the end of its useful life
- 14. Washer(Laundry Room / Mudroom): Nearing the end of its useful life

## **Need Further Evaluation**

#### **Electrical**

15. Electric Service Panel (Utility Room): Branch circuit is double tapped

#### **Room Components**

- 16. Ceiling (Upper Bathroom): Ceiling has staining
- 17. Wall(Laundry Room / Mudroom): Possible mold

# **Items to Monitor**

#### **Balconies, Decks and Porches**

18. Balcony, Deck or Porch(Exterior: Ground View): Wood is in contact with soil

#### **Building Structure**

19. Foundation Wall(Exterior: Ground View): Exhibits hairline step cracking

### **Maintenance Items**

#### **Appliances**

20. Dryer(Laundry Room / Mudroom): Dryer venting is uninsulated

#### **Balconies, Decks and Porches**

- 21. Balcony, Deck or Porch(Exterior: Ground View): Rotting
- 22. Balcony, Deck or Porch(Exterior: Ground View): Stain, paint or sealer has peeled, faded or bleached out

#### **Building Exterior**

- 23. Exterior Trim(Exterior: Ground View): Paint has peeled
- 24. Siding (Exterior: Ground View): Siding is damaged

#### **Building Structure**

25. Roof Sheathing (Attic): Frost on roof sheathing

#### **Insulation and Ventilation**

26. Insulation(Exterior: Ground View): Exterior insulation is deteriorating

#### **Landscaping and Hardscaping**

- 27. Retaining Wall(Exterior: Ground View): Falling apart
- 28. Retaining Wall(Exterior: Ground View): Wood is deteriorating

#### **Plumbing**

- 29. Shower / Tub(Upper Bathroom): Caulk is cracked
- 30. Sink(Kitchen, Laundry Room / Mudroom): Leaking
- **31.** Sink(Kitchen): Drinking water faucet does not work
- 32. Stand-alone Shower(Lower Bathroom): Grout is cracked
- 33. Stand-alone Shower(Lower Bathroom): Sign water has leaked from shower surround
- 34. Toilet(Lower Bathroom, Upper Bathroom): Loose
- 35. Water Pipe(Crawl Space): Saddle valve not code

#### **Room Components**

- 36. Cabinet(Lower Bathroom): Door doesn't close completely
- 37. Floor(Kitchen): Tile is cracked
- 38. Interior Trim(Laundry Room / Mudroom): Loose
- 39. Overhead Door(Attached Garage): Weather seal is damaged and/or missing
- 40. Screen(Family Room): Screen door doesn't lock
- 41. Wall(Family Room): Stain
- 42. Wall(Kitchen): Drywall has settling cracks
- 43. Window(Exterior: Ground View): Paint is peeling
- 44. Window(Exterior: Ground View): Sill is loose
- 45. Window(Master Bedroom, Kitchen, Upper Bedroom, Utility Room): Fogging or sweating

# **General Information**

• Occupancy: Vacant

# **Scope of Inspection**

- An inspection does not determine the insurability of the property
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- The inspection is limited to visible and accessible components and areas only.
- An inspection does not include items not permanently installed.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report
  deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or
  warranty as to future performance.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- An inspection does not determine the market value of the property or its marketability.
- An inspection will not identify concealed or latent defects.
- This home inspection is being conducted in accordance with the InterNACHI guidelines
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- Exterior: Roof View The roof was inaccessible due to snow cover

# **Definitions**

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

Safety Hazard	Has conditions that make operation of the item unsafe and is in need of prompt attention.
Satisfactory	No material issues have been found. One or more cosmetic issues may have been observed.
Marginal	The item is working, but has at least one concern that is beyond cosmetic.
Poor	Is operating, but has at least one major concern with its operation.
Not working	Was not working at the time of the inspection.
Not Inspected	Was not inspected. The reason is typically indicated.

# **Estimated Repair Costs**

\$ <200

\$\$ \$200-1000

\$\$\$ \$1000-2500

\$\$\$\$ >\$2500

# **Appliances**

Save money on appliances and appliance repair

# **Descriptions:**

#### Oven/Range

• Energy Source: Electric

Manufacturer Name: Whirlpool

Model Number: rbs275pdt14

• Serial Number: xp1103116

Year Built: 2003

Manual

#### Washer

Manufacturer Name: Whirlpool

Model Number: ghw9100lw1

• Serial Number: csp3601067

Year Built: 2003

Manual

#### **Dryer**

• Energy Source: Gas

Manufacturer Name: Whirlpool

Model Number: ggw9200lw1

• Serial Number: mp4026729

• Venting Location: Wall

Year Built: 2083

Manual

#### **Microwave Oven**

• Manufacturer Name: Whirlpool

Model Number: gh8155xkt-0

Serial Number: fgm4801664

• Year Built: 2002

Manual

#### Refrigerator

Manufacturer Name: Whirlpool

Model Number: et20dkxzn00

• Serial Number: eb4028389

Year Built: 1992

Manual

#### **Dishwasher**

Manufacturer Name: Whirlpool

• Model Number: gu1200xtlt1

Serial Number: fp0708151

• Year Built: 2003

Manual

## **Concerns and Observations:**



#### Old

### Nearing the end of its useful life

**Location** Kitchen

Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be

expected



#### **Minor Concern**

#### **Dryer venting is uninsulated**

**Location** Laundry Room / Mudroom



### Old

## Nearing the end of its useful life

Location Laundry Room / Mudroom

Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be

expected

# ▲ Garbage Disposal

# **Safety Concern**

# **Exposed wires**

**Location** Kitchen



Microwave Oven

Old

### Nearing the end of its useful life

**Location** Kitchen

**Suggested Action** Budget for a newer unit. In the interim, a higher level of maintenance can be

expected

Oven/Range

Old

### Nearing the end of its useful life

**Location** Kitchen

Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be

expected

Refrigerator

Old

### Nearing the end of its useful life

**Location** Kitchen

**Suggested Action** Budget for a newer unit. In the interim, a higher level of maintenance can be

expected

**Washer** 

Old

### Nearing the end of its useful life

**Location** Laundry Room / Mudroom

**Suggested Action** Budget for a newer unit. In the interim, a higher level of maintenance can be

expected

# **Balconies, Decks and Porches**

# **Descriptions:**

**Balcony, Deck or Porch** 

Material: Wood

### **Concerns and Observations:**

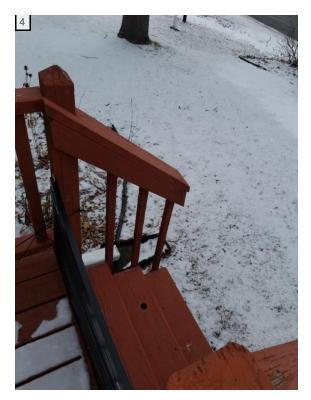
▲ Balcony, Deck or Porch

**Safety Concern** 

Gripable handrail is missing

**Location** Exterior: Ground View







**Moderate Concern** 

**Rotting** 

**Location** Exterior: Ground View



### **Minor Concern**

## Stain, paint or sealer has peeled, faded or bleached out

**Location** Exterior: Ground View

Impact Without sealer, the wood is not protected from the elements

Suggested Action Restain and/or reseal with a weather resistant sealer



# **Observation to Monitor**

### Wood is in contact with soil

**Location** Exterior: Ground View

Impact The soil may cause moisture damage to the wood

Suggested Action Monitor for wood deterioration. Should deterioration happen have repaired

or replaced



# **Building Exterior**

Find deals on siding and gutters

# **Descriptions:**

#### **Gutter**

• Material: Aluminum

### **Concerns and Observations:**

- Downspout
- Eave
- Exhaust Vent
- Exterior Trim

# **Minor Concern**

### Paint has peeled

**Location** Exterior: Ground View





### **Minor Concern**

# **Siding is damaged**

**Location** Exterior: Ground View



# **Building Structure**

# **Descriptions:**

#### **Roof Structure**

• Roof Pitch: Medium

### **Concerns and Observations:**

- Beam
- Column / Pier
- Foundation Wall

#### **Observation to Monitor**

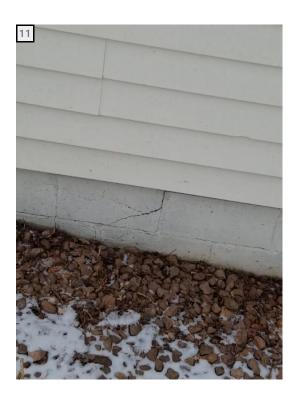
### **Exhibits hairline step cracking**

**Location** Exterior: Ground View

Impact The cracking may worsen allowing moisture intrusion

Suggested Action Monitor for further cracking. If the cracks widen have repaired by a

licensed waterproofing contractor







#### **Moderate Concern**

### Frost on roof sheathing

LocationAtticImpactExcess moisture in the garage with poor ventilation Suggested Action Reduce water leaking and consider adding attic vents



- Roof Structure
- Truss

## **Electrical**

# **Descriptions:**

### Wiring

• Wiring Method: Conduit

#### **Electric Service Panel**

- Location: Utility Room
- Panel Type: Circuit breakers
- Wiring Type Main: Copper

#### **Electrical service**

- Location: Exterior: Ground View
- Rating: 240 Volts

### **Concerns and Observations:**



**▲** CO Alarm

### **Safety Concern**

#### **Missing**

**Location** Lower Bedroom

Impact Without one, high levels of carbon monoxide cannot be detected

Suggested Action Install a carbon monoxide detector

Other Information CO detectors should be located outside all sleeping areas and on every level

of the home

## Electric Service Panel

#### **Possible Concern**

### Branch circuit is double tapped

**Location** Utility Room

Impact Excessive tripping may result and the circuit could need replacement more

often than rated, if breaker is not rated for 2 wires it could cause wires to

come loose

Suggested Action Have repaired or replaced by a licensed electrician as needed

Other Information Double tapped means that two wires are connected to one circuit breaker.

This places a higher demand load on the circuit for which it is rated





#### **Safety Concern**

#### Not present

**Location** Kitchen, Laundry Room / Mudroom

**Impact** Without a GFCI, there is no mechanism to prevent an electrical short

Suggested Action Upgrade receptacle to GFCI outlet protection or with GFCI breakers



#### **Safety Concern**

### Cover plate is missing

**Location** Living Room

Impact Without a cover plate, can cause electrical shock if touched

Suggested Action Install a cover



## **Safety Concern**

# **Not GFCI protected**

**Location** Attached Garage



# **Safety Concern**

## **Outlet** is damaged

**Location** Master Bedroom



- Smoke Alarm
- Switch
- **Wiring**

## **HVAC**

Find deals on heating and cooling equipment and repair

# **Descriptions:**

#### **Furnace**

- Location: Utility Room
- Manufacturer Name: Carrier
- Model Number: 59tn6a060v171114
- Serial Number: 3715a49778
- Year Built: 2015
- Manual

#### **AC-Condenser**

- Manufacturer: Carrier
- Model Number: 24anb724a300
- Serial Number: 0215e11868
- Year Built: 2015
- Manual

### **Disclaimers:**

 AC-Condenser - The air conditioner could not be tested because the temperature was below 60 when it it unsafe to run the air conditioner.

## **Concerns and Observations:**

- **AC-Condenser**
- AC-Evaporator Coil
- Ductwork
- Electric Baseboard Heater
- Furnace
- HVAC Venting
- Humidifier

# **Insulation and Ventilation**

# **Descriptions:**

#### Insulation

- Approximate Depth: 6-8 inches
- Insulation Style: Blown cellulose

### **Concerns and Observations:**

- Attic Ventilation
- Insulation

#### **Minor Concern**

### **Exterior insulation is deteriorating**

**Location** Exterior: Ground View



Kitchen / Bath Exhaust

# **Landscaping and Hardscaping**

Save money on lawn and garden equipment and repair

# **Descriptions:**

#### **Driveway**

· Material: Asphalt

### **Concerns and Observations:**





### **Moderate Concern**

### **Falling apart**

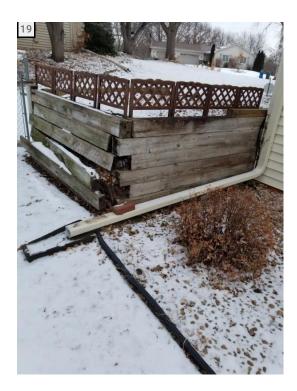
**Location** Exterior: Ground View



## **Moderate Concern**

## **Wood is deteriorating**

**Location** Exterior: Ground View





# **Plumbing**

# **Descriptions:**

#### Main water valve

Location: Utility Room

#### **Water softener**

• Location: Utility Room

### **Water Pipe**

- Water Service Piping Material: Copper
- Water Supply Piping Material: Copper

#### **Water Heater**

- Location: Utility Room
- Manufacturer Name: Rheem
- Model Number: prog40-33mrh62
- Serial Number: q461511063
- Type: Recovery
- Year Built: 2015
- Manual

#### **Waste Discharge Pipe**

Plumbing Waste Piping Material: PVC

### **Disclaimers:**

• Irrigation System - We are unable to test irrigation systems in the winter

#### **Concerns and Observations:**

- Floor drain
- **⊘** Foundation drainage system
- Fuel Lines
- Mose Bibb
- **⊘** Irrigation System
- Main fuel supply
- Main water valve
- Plumbing Vent

# Shower / Tub

### **Minor Concern**

### Caulk is cracked

**Location** Upper Bathroom



### Sink

### **Moderate Concern**

### Leaking

**Location** Kitchen, Laundry Room / Mudroom





### **Minor Concern**

# **Drinking water faucet does not work**

**Location** Kitchen



#### Stand-alone Shower

### **Moderate Concern**

### **Grout** is cracked

**Location** Lower Bathroom **Impact** Can allow a water leak



#### **Minor Concern**

Sign water has leaked from shower surround

**Location** Lower Bathroom





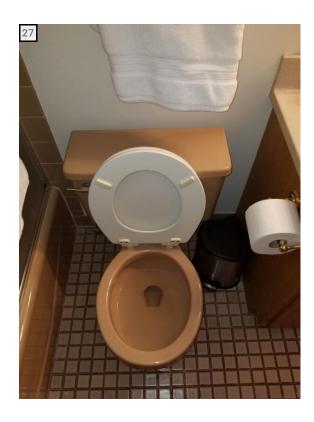
### **Moderate Concern**

#### Loose

**Location** Lower Bathroom, Upper Bathroom Impact
Suggested Action
Estimated Repair Cost

A loose toilet may damage the wax ring that prevents leaking Remove toilet, replace the wax ring and re-install toilet

\$\$\$



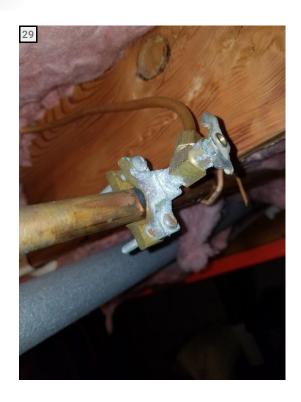


- **⊘** Waste Discharge Pipe
- Water Heater
- Water Pipe

#### **Minor Concern**

#### Saddle valve not code

**Location** Crawl Space **Suggested Action** Cap valve



Water softener

# **Roof**

Save money on roofing material and repair

# **Descriptions:**

# **Concerns and Observations:**

- **⊘** Roof Flashing

# **Room Components**

Save money on windows, doors and flooring and repair

# **Descriptions:**

#### Window

Window Glass Type: Double pane

#### **Exterior door**

Materials: Metal

### **Overhead Door**

Material: Steel

### **Concerns and Observations:**

Attic Entry

**Cabinet** 

### **Minor Concern**

# **Door doesn't close completely**

**Location** Lower Bathroom



Ceiling

### **Possible Concern**

## **Ceiling has staining**

**Location** Upper Bathroom



- Countertop
- **⊘** Crawl Space Entrance
- Exterior door
- Fire wall
- Floor

#### **Minor Concern**

#### Tile is cracked

**Location** Kitchen

Impact The tiles could come loose and cause either a trip or a sharp edge cutting

hazard

Suggested Action Replace the broken tiles

**Estimated Repair Cost** \$\$



- **Garage door opener**
- **⊘** Interior Door
- **⊘** Interior Service Door
- **⊘** Interior Trim

### Cosmetic

#### Loose

**Location** Laundry Room / Mudroom



### **Minor Concern**

# Weather seal is damaged and/or missing

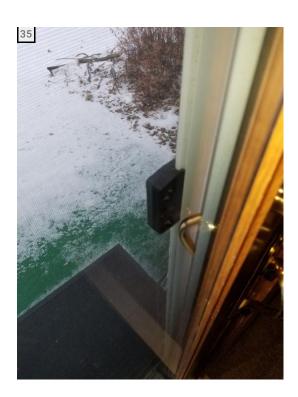
Location Attached Garage Estimated Repair Cost \$





### **Minor Concern**

Screen door doesn't lock Location Family Room





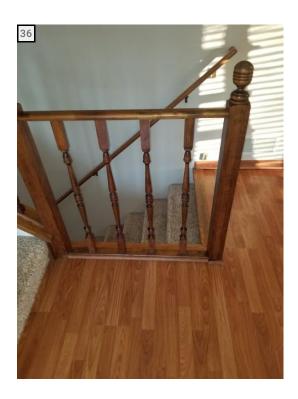
## **Safety Concern**

# Ballusters are spaced more than 4" apart

**Location** Hallway and Stairs

Impact Exposes a large gap through which a child may fall

Suggested Action Remove and replace the ballusters assuring 4" on center placement





### **Possible Concern**

### **Possible mold**

Location Laundry Room / Mudroom Suggested Action Remove & replace sheetrock



### **Minor Concern**

#### **Stain**

**Location** Family Room



### Cosmetic

### **Drywall has settling cracks**

**Location** Kitchen

Suggested Action Repair with drywall tape and drywall compund and repaint



### Window

## **Minor Concern**

# Paint is peeling

**Location** Exterior: Ground View



#### **Minor Concern**

#### Sill is loose

**Location** Exterior: Ground View



#### Cosmetic

### Fogging or sweating

Location Impact Suggested Action Estimated Repair Cost Other Information

Location Master Bedroom, Kitchen, Upper Bedroom, Utility Room Should it worsen, insulating value may be impacted Monitor or replace to improve appearance

This is likely caused by a broken seal. Windows get their insulating value by trapping air between two well-sealed panes of glass. Some insulated windows are actually filled with argon gas which provides a higher insulating value. When the seals break, moist air enters the space. However, as long as there is minimal air movement in the space, the insulating value remains high. Broken seals are caused by buildup of water and other debris (pine needles, dust, etc.) in the window frame. Temperature differences between the indoors and outdoors also puts stress on the seals by causing them to expand and contract in cold weather

