



## Accent Home Inspection

PO Box 623 Rathdrum ID 83858  
208-398-FIND (3463) 208-818-3750



**Report # / I.D : MATTOX512013**

**Inspection Date :**

**Time :**

**Client Name : Mr Brian Mattox Cynthia Mattox**

**Property Address : 42315 Palm Ave, Rathdrum, ID, 83858**

**Buyers Agent :**

Dianna Lassiter

**Company :** Lassiter Realty

**Address :** 1237 Ravenwood Dr

**City, St, Zip :** Rathdrum ID

**Office / Fax :** 208-427-9312

# THE INSPECTION REPORT LEGEND & INTRODUCTION PAGE

## THE BRACKETED NUMBERS ARE DEFINED AS FOLLOWS:

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

Note: Most of the time the deficiency will just be noted. If it is a Possible Safety Hazard it will be noted. I always recommend a licensed professional in the related field do examinations & or repairs.

Anytime these statements: Appears to be mold or mildew type substance, mold/mildew is visible are used, mold may be a health & or safety issue & need further inspection & or remediation by a specialist.

The term " Satisfactory/Functional " or " Appears Satisfactory/Functional " Is used to identify an item or component that was

found to be functionally usable at the time of the Property Inspection. Normal wear & tear is not noted.

## THE PURPOSE OF THE PROPERTY INSPECTION

The Property Inspection is a Non-Invasive physical examination designed to identify material defects in the systems / structures / components of the building as they exist at the time of The Property Inspection.

The Property Inspection is limited to those systems / structures / components that are present & accessible.

Components / Systems shall be operated with normal user controls only & as conditions permit.

The Inspection Report may contain recommendations for evaluations / testing / repairs / upgrades / inquiries or comments about an item or condition that should be brought to the Client(s) attention.

## THE PROPERTY INSPECTION OUTLINE

The Client(s) are invited & encouraged to accompany the Property Inspector during The Property Inspection process.

When completed, The Property Inspection will be reviewed on site, assuming the Client(s) are present.

The Report identifies separate areas, such as Electrical / Plumbing / Heating / Roof / Bathrooms, etc.

If The Client(s) have any Questions / Comments, Please Call The Inspector As Soon As Possible.

The Inspector works solely for the Client(s), not the Agents or Sellers.

The Inspector has no vested interest in whether or not The Property purchase is completed.

The Inspector does not perform repairs / referrals for repairs, to Prevent a Conflict of Interest.

The Inspection Report is not a Warranty or Guarantee of any kind. If a Home Warranty is not provided by the Sellers, Agents or Others. The Client(s) are is strongly advised to obtain one.

The use of the Inspection Report is authorized for the sole use of The Client(s) identified on The Contract.

The Inspector / Inspection Company has no contractual obligations or fiduciary responsibility to any third parties / agents / future purchasers or any other persons that may come into possession of The Inspection Report.

By initialing below the Client(s) or Client(s) Real Estate Agent / Representative, acknowledges reading & understanding the Inspection Report Legend / The Purpose of the Inspection / The Inspection Outline / The Report Summary and The Inspection Report Contract, including The Standards of Practice.

Client Initials. \_\_\_\_\_ Date. \_\_\_\_\_ Client Initials. \_\_\_\_\_ Date. \_\_\_\_\_

Initials of Client(s) Real Estate Agent / Representative only if client(s) are not able to attend the inspection.

Initials of Client(s) Real Estate Agent / Representative. \_\_\_\_\_ Date. \_\_\_\_\_

Client Signature: On File

# INSPECTION REPORT

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## FOUNDATION / STRUCTURE:

FRONT OF HOUSE FACING North

**NOTICE:** The visible portions of the foundation / structure were observed to determine their condition at the time of inspection. The condition of foundations / slabs / subfloors not visible due to carpet / floor coverings cannot be determined. The wall surfaces or design configuration of the structure often prevents access to visually verify the presence or condition of anchor bolts. If any foundation damage / deterioration / infestation is reported the client is strongly advised to obtain the services of a qualified licensed structural engineer / Geotechnical engineer / termite / pest inspector & consider any recommendations for repair / replacement / treatment prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

<b>FOUNDATION TYPE</b>	Basement & Crawl- Plywood Walls
<b>UNDER FLOOR ACCESS</b>	Outside Access Sump Pump Is: Not Present
<b>UNDER FLOOR VENTILATION</b>	Acceptable Screened Vents Provided
<b>STRUCTURE TYPE</b>	Manufactured & Cross Braced / Blocked
<b>FLOOR FRAMING</b>	Not Visible- Dirt
<b>VAPOR RETARDER</b>	Present Attached To Bottom Of Structure
<b>INSULATION</b>	Floor Only Fiberglass
<b>BEAMS &amp; PIERS</b>	Steel- Steel
<b>SUB FLOOR</b>	Not Visible

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Typical cracks are present. Recommend sealing any typical cracks at exterior of home with a foundation grade sealant.

Recommend running a dehumidifier in basement spring through fall.

### REPORT LEGEND

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## EXTERIOR: FRONT OF HOUSE FACING North

**NOTICE:** The visible portions of the exterior surfaces / trim were observed to determine their condition at the time of inspection. Destructive testing of exterior wood surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this report. Damaged / infested areas reported should be repaired / treated by appropriate specialist. The routine maintenance of door & window frames is required to prevent damage / leaks. The client is strongly advised to obtain & review the termite / pest report & consider any recommendations for repair / treatment of the property prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

<b>EXTERIOR SURFACES</b>	Wood & Siding
<b>TRIM</b>	Wood Wood
<b>SURFACE GRADE</b>	Acceptable
<b>DRIVEWAYS / SIDEWALKS</b>	Dirt/unpaved Stairs Are: Wood
<b>EXTERIOR DOORS</b>	Wood & Metal Hose Bibs Are: functional
<b>WINDOWS MAT./PLANT LIFE</b>	Metal Combination Style- Plant Life Is Acceptable
<b>PATIOS / PORCHES</b>	Wood Deck('s)- Flat/ No Retainer
<b>FENCES &amp; GATES</b>	Wood/metal Drive Gates

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Trim: Recommend caulking/sealing needed around misc. locations at trim at exterior of home.

Recommend installing insulated covers on hose bib in winter months to protect from freezing.

Note: Hose bibs not tested in winter months. Be sure to check for leaks when turning these on in the spring. If they are frozen & damaged they will typically leak in basement rafter area when or or directly behind siding.

Surface Grade: Additional foundation grading improvements are needed to provide proper drainage. (2)

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## ROOF / ATTIC:

FRONT OF HOUSE FACING North

**NOTICE:** The visible portions of the roof / roof penetrations / flashings & attic space were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the close of escrow. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

<b>ROOF MATERIAL/VALLYS</b>	Comp Shingle- Valleys( if Present)
<b>ROOF SHEATHING</b>	Material Is: Plywood & Comp
<b>ATTIC / ROOF FRAMING</b>	Pre-fab Truss System Attic Is Not Accessible
<b>ATTIC ACCESS &amp; LOCATION</b>	Limited-see Comments Below Not Applicable
<b>ATTIC INSULATION</b>	Acceptable- Blown Fiberglass?
<b>ATTIC VENTILATION</b>	Roof & Soffitt & Roof Deck Vents
<b>FLASHINGS</b>	Appear Acceptable & Chimneys & Roof Edges
<b>GUTTERS / DOWNSPOUTS</b>	Material Is Plastic-
<b>SKYLIGHTS/KITCHEN &amp; BATH</b>	Appear Acceptable- Bathroom Roof Vents ( If Present)

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Downspouts: Proper drainage of roof water away from structure is important to reduce foundation moisture and damage. I recommend having gutter extensions extend 8-10' from foundation.

Flashings: Be sure to check sealant at roof exits & roof boots annually.

Note: It is typical for there to be no vapor barrier below attic insulation. Vapor barriers will only be noted if it appears there appears to be a major concern about one at the time of inspection.

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## CHIMNEY / FIREPLACE:

FRONT OF HOUSE FACING North

**NOTICE:** The visible portions of the fireplace / chimney were observed to determine their condition at the time of inspection. Associated mechanical features are tested by operating their normal controls to verify proper function. Reporting on chimney draw / performing a smoke test / ignition of wood / gas / the use of video equipment is beyond the scope of this report. If damaged / deteriorated / inoperable / unsafe items / features are reported the client is advised to obtain the services of a qualified licensed chimney contractor / specialist for further evaluation / testing prior to the close of escrow. Gas logs controlled by a switch / thermostat found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### **The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.**

**Caps at roof:** Present- Bird Guard Is:  
**SPARK SCREEN AT FIREPLACE** Is Present Spark Arrester @ Roof: Is Present  
**SPARK SCREEN AT STOVE** Is Present  
**DIRECT VENT GAS FIREPLACE** Is:  
**WOOD BURNING FIREPLACE** Is: Hearth is Acceptable

### ***Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.***

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## INTERIOR ROOMS:

FRONT OF HOUSE FACING North

**NOTICE:** The visible portions of the interior rooms were observed to determine their condition at the time of inspection. A comparative sample of the windows / doors / closets / cabinets / outlets / switches / fixtures were observed / tested to determine their condition at the time of inspection. Furniture / clothing will not be moved to test outlets / inspect walls / floors. Dual Pane seal failure will be reported where observed, however, weather / temperature / light changes can make identifying all problems difficult / impossible. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

<b>WALLS / CEILINGS</b>	Drywall & Wood
<b>FLOORS</b>	Carpet & Wood
<b>DOORS</b>	Metal Clad Wood
<b>WINDOWS &amp; SCREENS</b>	Material Is: Type Is:
<b>STAIRS / RAILINGS</b>	Not Applicable
<b>ELECTRICAL</b>	See Electrical Section
<b>CABINETS / CLOSETS</b>	Acceptable & Wood Closet Doors
<b>SMOKE DETECTORS</b>	Acceptable

### *Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.*

Bedrooms/windows are labeled clockwise from first point of entry A, B, C & so on.

Living Room: Dining Room: Family Room:

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## KITCHEN:

FRONT OF HOUSE FACING North

**NOTICE:** The visible portions of the kitchen were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Appliances are not checked for temperature calibration / timer function / microwave oven radiation leaks. Testing water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Sinks / Faucets	Fridge	OVEN IS ELECTRIC
Sinks / Faucets	Ice Maker	OVEN TYPE:
Garbage Disposal	Built in microwave	Not Applicable
Dishwasher	Traps / Drains / Supply	GFCI (IF PRESENT)
RANGE	Electric Stove Top	Exhaust / Vent Hood

**Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.**

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## BATHROOMS:

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**NOTICE:** The visible portions of the bathrooms were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Verifying the presents / temperature setting of no shock faucets / fixtures / determining if shower pans, tub / shower enclosures are water tight is beyond the scope of this report. Capacity of the water heater to serve the demands of a spa tubs is not reported. Any comments about the bathroom floors, walls, ceilings, doors, windows are located at the interior rooms page. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Locations: Hall & Master Bathroom

Sinks & Sink Fixtures

Toilets

Counter / Cabinets / Drawers

Bathtubs & Tub Fixtures

Exhaust Fan

Traps / Drains / Supply

Showers & Shower Fixtures

Whirlpool Tub

GFCI outlets(If Present)

*Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.*

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## PLUMBING:

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**NOTICE:** The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes were observed to determine their condition at the time of inspection. Leaks, damage, corrosion of the plumbing system concealed from view / located underground cannot be reported by a visual inspection. Fixture shutoffs including those serving kitchen, bathrooms, wet bar sinks, laundry, etc. are not tested due to risk of causing a leak requiring immediate repair. Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters / pools / spas are beyond the scope of this report. Gas meters found shut off will not be turned on & gas appliances found shut off will not be tested & pilots will not be lighted. Some A B S plastic drain / waste pipe systems have experienced problems. Identifying when or by what company these materials were manufactured is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

<b>WATER METER</b>	Located At:
<b>WATER SHUT OFF VALVE</b>	Located At:
<b>WATER SUPPLY LINE</b>	Material Is: Water Pressure
<b>WATER HEATER BRAND</b>	Brand Is: Type Is:
<b>FUNCTIONAL WASTE DRAIN</b>	Material Is: Water Heater Is Approx:
<b>GAS METER/SHUT OFF LOC.</b>	Located At: Water Heater Is Located At:
<b>WATER HEATER TPR PIPE</b>	Is
<b>WATER &amp; SEWER:</b>	Are:
<b>GAS PIPING</b>	Type Is:
<b>WATER HEATER INFO:</b>	Model # Serial #

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

When purchasing a new home I always recommend having the sewer lines snaked out & inspected.

Floor drain(s) tested at time of inspection & appears to drain properly.

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## ELECTRICAL:

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**NOTICE:** The visible portions of the service entrance, grounding system, main / sub panels were observed to determine their condition at the time of inspection. Lights & accessible outlets / switches are checked for basic operation. Smoke detectors will be tested only if accessible & provided with a built in activation button / switch. The function of time clocks is not verified. The location & operation of ground fault circuit protection ( G. F. C. I. ) will be identified. Light fixtures that have missing or broken bulbs are considered nonfunctioning. Motion sensor / dusk to dawn light fixtures & low voltage yard lights are not tested. Electrical equipment found disconnected / dismantled will not be tested. Determining the adequacy / efficiency of the overall electrical system is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

<b>SERVICE ENTRANCE</b>	Type:
<b>MAIN PANEL LOCATION/</b>	Located At: Brand Is:
<b>MAIN BREAKER/ CIRCUIT TYPE</b>	Located At: Type Of Circuits Are:
<b>PANEL RATING AMP/VOLTAGE</b>	Located At
<b>BRANCH CIRCUIT WIRING</b>	Material Type: Wire Type:
<b>GROUND FAULT DEVICES</b>	At:
<b>SMOKE DETECTORS</b>	See Comments
<b>ALUMINUM WIRING VISIBLE</b>	Is:
<b>MAIN PANEL SERVICE WIRE</b>	Type Is:
<b>MAIN SERVICE GROUND</b>	Type Is:

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Smoke Detectors: Be sure to test all smoke alarms when you move into your new home & be sure that at least every occupied level of your home has a smoke alarm, as well as each bedroom. I also recommend installing a Carbon Monoxide alarm on every level of your home as well as a fire extinguisher in your home. Remember that smoke alarms have a life span of 10yrs & carbon monoxide alarms 5yrs.

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## HEATING / COOLING:

FRONT OF HOUSE FACING North

**NOTICE:** The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are tested by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor / specialist. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

<b>PRIMARY HEATING SYSTEM</b>	Type: Located At The Hall
<b>THERMOSTATS / CONTROLS</b>	Located At
<b>DUCTING</b>	Type: Distribution
<b>VENTING / COMBUSTION AIR</b>	Type: Ac Temperature Diff: See Comments
<b>AIR FILTERS</b>	See Comments Below- Furnace Age Is Approx.
<b>CENTRAL AIR CONDITIONING</b>	Located At Exterior- Ac Age Is Approx.
<b>HEATING BRAND IS:</b>	Model # Serial #
<b>AC BRAND IS:</b>	Model # Serial #

### **Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.**

Ducting: Furnace filter needs replaced every 30days no matter what, unless the furnace or Central AC are not being used on a regular basis.

Heating: Recommend having furnace serviced & cleaned annually.

Cooling: Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. It should be at least 60 degrees for 24 hrs prior to home inspection. Operating below this temperature can damage air conditioning compressor.

Note: If the home is equipped with a Humidifier it was not tested. These item requires constant maintenance & filter replacement. Refer to owners manual or manufacturer for operating instructions.

### REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

# INSPECTION REPORT

Report #: MATTOX512013

Client: Mr Brian Mattox Cynthia Mattox  
Property: 42315 Palm Ave, Rathdrum, ID, 83858

# Accent Home Inspection

PO Box 623 Rathdrum ID 83858  
208-398-FIND (3463) 208-818-3750

Inspection Date:

Inspector: Patrick Fesler

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## LAUNDRY:

FRONT OF HOUSE FACING North

**NOTICE:** The visible portions of the laundry room / area were observed to determine their condition at the time of inspection. The washer hook ups / drain connections / fixtures / counters / cabinets / sinks / drains / outlets / switches were observed / tested to determine their condition at the time of inspection. Testing the washer / dryer by running the equipment through a wash / dry cycle is beyond the scope of this report. However, washer will be tested to ensure it fills & drain water, & dryer will be tested to ensure it heats up. Washing & Drying capabilities will not be tested. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

### The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Counters / Cabinets / Shelves

Laundry Electrical

Current Dryer Is :

Washer Hook Ups

Dryer Vent

Laundry Sink & Faucet

Traps / Drains / Supply

Grounded Outlet Provided

Vent Fan

Washer

Washer Hook Ups

Dryer Hook Up Is:

### Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Dryer Vent: Recommend cleaning the dryer vent line when you move into your home & then on an annual basis thereafter.

When present & hooked up to utilities. Washer & Dryer are tested to ensure that they power on. The actual washing & drying capabilities are not tested. Water lines & drains are not tested if washer & dryer are not present or are not staying with the home.

### REPORT LEGEND

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## SUMMARY

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### FOUNDATION / STRUCTURE:

Typical cracks are present. Recommend sealing any typical cracks at exterior of home with a foundation grade sealant.

Recommend running a dehumidifier in basement spring through fall.

### EXTERIOR:

Trim: Recommend caulking/sealing needed around misc. locations at trim at exterior of home.

Recommend installing insulated covers on hose bib in winter months to protect from freezing.

Note: Hose bibs not tested in winter months. Be sure to check for leaks when turning these on in the spring. If they are frozen & damaged they will typically leak in basement rafter area when or or directly behind siding.

Surface Grade: Additional foundation grading improvements are needed to provide proper drainage. (2)

### ROOF / ATTIC:

Downspouts: Proper drainage of roof water away from structure is important to reduce foundation moisture and damage. I recommend having gutter extensions extend 8-10' from foundation.

Flashings: Be sure to check sealant at roof exits & roof boots annually.

Note: It is typical for there to be no vapor barrier below attic insulation. Vapor barriers will only be noted if it appears there appears to be a major concern about one at the time of inspection.

### CHIMNEY / FIREPLACE:

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### INTERIOR ROOMS:

Bedrooms/windows are labeled clockwise from first point of entry A, B, C & so on.

### KITCHEN:

### BATHROOMS:

### PLUMBING:

When purchasing a new home I always recommend having the sewer lines snaked out & inspected.

Floor drain(s) tested at time of inspection & appears to drain properly.

### ELECTRICAL:

Smoke Detectors: Be sure to test all smoke alarms when you move into your new home & be sure that at least every occupied level of your home has a smoke alarm, as well as each bedroom. I also recommend installing a Carbon Monoxide alarm on every level of your home as well as a fire extinguisher in your home. Remember that smoke alarms have a life span of 10yrs & carbon monoxide alarms 5yrs.

### HEATING / COOLING:

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