



Fletcher's Home Inspections, LLC
806 Storm Mountain Court
Windsor,, Colorado, 80550



123 Dream Home Drive
Windsor, Colorado 80550

Fletcher's Home Inspections, LLC

Page 1 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Table of Contents

| | |
|----------------------|----|
| Definitions | 2 |
| General Information | 2 |
| Lots and Grounds | 3 |
| Exterior | 5 |
| Roof | 6 |
| Electrical | 7 |
| Heating System | 9 |
| Plumbing | 10 |
| Structure | 11 |
| Garage/Carport | 11 |
| Attic | 12 |
| Air Conditioning | 12 |
| Fireplace/Wood Stove | 13 |
| Bathroom | 13 |
| Kitchen | 17 |
| Bedroom | 18 |
| Living Space | 21 |
| Laundry Room/Area | 24 |
| Summary | 26 |

Fletcher's Home Inspections, LLC

Page 2 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Definitions

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

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

General Information

Property Information

Property Address: 123 Dream Home Drive
City: Windsor State: Colorado Zip: 80550

Client Information

Client Name: John Doe
Client Address:
City: State: Zip:
Referrer Name: Jane Doe

Inspection Company

Inspector Name Brent Fletcher
Company Name Fletcher's Home Inspections, LLC
Address: 806 Storm Mountain Court
City: Windsor, State: Colorado, Zip: 80550
Phone: (970) 691-1444
Email: Brent@fletcherhomeinspections.com Web: www.fletcherhomeinspections.com
Amount Due: 0 Amount Received: 0

Conditions

Others Present: Buyer's Agent and Buyer Property Occupied: Occupied
Estimated Age: 2015 Entrance Faces: South
Inspection Date: 2021-04-28
Start Time: 08:36 AM End Time: 12:45 PM
Utilities On: ☒ Yes ☐ No ☐ Not Applicable
Temperature: 60 Degrees F
Weather: Clear Soil Conditions: Damp
Space Below Grade: Basement

Fletcher's Home Inspections, LLC

Page 3 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

General Information (Continued)

Building Type: Single family Garage: Attached
Water Source: City How Verified: Visual Inspection
Sewage Disposal: City How Verified: Visual Inspection
Additions/Modifications: N/A
Permits Obtained: N/A How Verified: Visual Inspection

Lots and Grounds

A NPNI M D

1. ☐☐☐☒☐ Driveway: Concrete- - Concrete pitted and cracked, this is not a reason to cause alarm but something any home owner should be aware of. If pitted and cracked area continues to grow, recommend further evaluation by a qualified contractor for replacement or repair.



2. ☒☐☐☐☐ Walks: Concrete
3. ☒☐☐☐☐ Steps/Stoops: Concrete
4. ☐☐☐☒☐ Front Porch: Concrete- - Crack running along the entry step of front of house, this is not a reason to cause alarm but something any home owner should be aware of. If cracked area continues to grow, recommend further evaluation by a qualified contractor for replacement or repair.



Fletcher's Home Inspections, LLC

Page 4 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Lots and Grounds (Continued)

5. ☐☐☐☒☐ Patio: Concrete- - Concrete has cracks in couple different areas of the back patio, this is not a reason to cause alarm but something any home owner should be aware of. If cracked area continues to grow, recommend further evaluation by a qualified contractor for replacement or repair.



6. ☒☐☐☐☐ Grading: Moderate slope
7. ☒☐☐☐☐ Swale: Adequate slope and depth for drainage
8. ☒☐☐☐☐ Window Wells: Covered
9. ☒☐☐☐☐ Fences: Wood
10. ☐☐☒☐☐ Lawn Sprinklers: This house does have a sprinkler system in place. Testing and operating on sprinkler systems is outside the InterNACHI standard of practice. This is a note that a sprinkler system is present at this address.





5/21/2021 10:02:43 AM

Exterior

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Whole Building Exterior Surface

1. ☒ ☐ ☐ ☐ ☐ Type: Stone veneer
2. ☒ ☐ ☐ ☐ ☐ Trim: Plywood
3. ☒ ☐ ☐ ☐ ☐ Fascia: Plywood
4. ☒ ☐ ☐ ☐ ☐ Soffits: Plywood
5. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired
6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Metal
7. ☒ ☐ ☐ ☐ ☐ Patio Door: Metal sliding
8. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider
9. ☒ ☐ ☐ ☐ ☐ Window Screens: Vinyl mesh
10. ☒ ☐ ☐ ☐ ☐ Basement Windows: Aluminum slider
11. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount
12. ☐ ☐ ☐ ☐ ☒ Exterior Electric Outlets: 110 VAC/ 110 VAC GFCI - Photo 1: Outlet on the west side of the home is not a GFCI outlet. All outlets on the exterior of a home are required to be a GFCI. Recommend further evaluation by a licensed electrician for replacement or repair.

Photo 2: Outlet on north side of house is a GFCI outlet but the test and reset buttons are non-operational. When testing outlet with a GFCI outlet tester, outlet failed to trip. Outlets that can be in direct contact with moisture must have a functioning GFCI to prevent electrical damage. Recommend further evaluation by a licensed electrician for replacement or repair.



13. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Rotary
14. ☒ ☐ ☐ ☐ ☐ Gas Meter: Exterior surface mount- - West side of house



Fletcher's Home Inspections, LLC

Page 6 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Exterior (Continued)

15. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Located at gas meter



Roof

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Main Roof Surface

1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle
3. Type: Gable
4. Approximate Age: 2015
5. ☐ ☐ ☐ ☐ ☒ Flashing: Aluminum - - South facing side of house: 90 degree sidewall flashing has been installed as head wall flashing causing gaps that could allow wind-driven rain and may cause roof leak/water damage. Recommend further evaluation by a qualified contractor for replacement or repair.



6. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
8. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum
9. ☐ ☐ ☐ ☒ ☐ Downspouts: Aluminum - Downspout falls short of connecting with runoff drain and may allow runoff water to fall around foundation. This is not a cause for alarm but something any home owner should be aware of. Recommend further evaluation by a qualified contractor for replacement or repair.



5/21/2021 10:02:43 AM

Roof (Continued)

Downspouts: (continued)



North Chimney

10. ☒ ☐ ☐ ☐ ☐ Chimney: Metal pipe

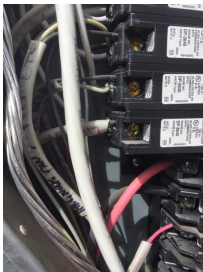
Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC

2. ☐ ☐ ☐ ☒ ☐ Service: Copper and aluminum

3. ☐ ☐ ☐ ☒ ☐ 120 VAC Branch Circuits: Copper and aluminum- - The presence of aluminum wiring has been noted. Aluminum wiring is safe to use with regular safety checks by a licensed electrician. Over time aluminum wiring can expand and shrink with use and become loose causing potential safety hazards. Recommend further evaluation by a licensed electrician for replacement or repair



4. ☐ ☐ ☐ ☒ ☐ 240 VAC Branch Circuits: Copper and aluminum- - The presence of aluminum wiring has been noted. Aluminum wiring is safe to use with regular safety checks by a licensed electrician. Over time aluminum wiring can expand and shrink with use and become loose causing potential safety hazards. Recommend further evaluation by a licensed electrician for replacement or repair.

Fletcher's Home Inspections, LLC

Page 8 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Electrical (Continued)

240 VAC Branch Circuits: (continued)



- 5. ☒ ☐ ☐ ☐ ☐ Aluminum Wiring: Present throughout the home
- 6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
- 7. ☒ ☐ ☐ ☐ ☐ Ground: Plumbing ground

West side of house Electric Panel

- 8. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
- 9. Maximum Capacity: 200 Amps
- 10. ☐ ☐ ☐ ☒ ☐ Breakers: Copper and Aluminum
- 11. ☒ ☐ ☐ ☐ ☐ Fuses: Screw type
- 12. ☒ ☐ ☐ ☐ ☐ AFCI: 110 volt
- 13. ☒ ☐ ☐ ☐ ☐ GFCI: Present
- 14. Is the panel bonded? ☒ Yes ☐ No

Down stairs bedroom Electric Panel

- 15. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
- 16. Maximum Capacity: 200 Amps
- 17. ☐ ☐ ☐ ☒ ☐ Breakers: Copper and Aluminum
- 18. ☒ ☐ ☐ ☐ ☐ Fuses: Screw type
- 19. ☒ ☐ ☐ ☐ ☐ AFCI: 110 volt
- 20. ☒ ☐ ☐ ☐ ☐ GFCI: Present
- 21. Is the panel bonded? ☒ Yes ☐ No



5/21/2021 10:02:43 AM

Heating System

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Basement Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate
2. Manufacturer: Goodman
3. Model Number: CAPF3636B6DB Serial Number: 1512029688
4. Type: Forced air Capacity: 91,000 BTUHR
5. Area Served: 1st floor and basement Approximate Age: 2015
6. Fuel Type: Natural gas
7. Unable to Inspect: N/A
8. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with reusable filter
9. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
10. ☒ ☐ ☐ ☐ ☐ Circulator: Pump
11. ☒ ☐ ☐ ☐ ☐ Draft Control: Automatic
12. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall
13. ☒ ☐ ☐ ☐ ☐ Humidifier: April-Aire



Attic Heating System

14. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate
15. Manufacturer: Goodman
16. Model Number: CHPF2430B6CB Serial Number: 1511245176
17. Type: Forced air Capacity: 91,000 BTUHR
18. Area Served: 2nd floor only Approximate Age: 2015
19. Fuel Type: Natural gas
20. Unable to Inspect: N/A
21. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with reusable filter
22. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
23. ☒ ☐ ☐ ☐ ☐ Circulator: Pump
24. ☒ ☐ ☐ ☐ ☐ Draft Control: Automatic
25. ☒ ☐ ☐ ☐ ☐ Flue Pipe: PVC



5/21/2021 10:02:43 AM

Heating System (Continued)

26. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual



27. Suspected Asbestos: No

Plumbing

A N P N I M D

1. ☒ ☐ ☐ ☐ ☐ Service Line: Polybutelene
2. ☒ ☐ ☐ ☐ ☐ Water Pressure: Adequate Pressure- - recommended to be between 40-80psi. House has adequate water pressure.



3. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Basement - By water heater in utility room.



4. ☒ ☐ ☐ ☐ ☐ Water Lines: PEX and Copper
5. ☒ ☐ ☐ ☐ ☐ Drain Pipes: Copper
6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: PVC
7. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Insulflex

Fletcher's Home Inspections, LLC

Page 11 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Plumbing (Continued)

Basement Water Heater

- 8. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate
- 9. Manufacturer: Rheem
- 10. Model Number: PROG50-42N RH67 PV Serial Number: M421503759
- 11. Type: Natural gas Capacity: 50 Gal.
- 12. Approximate Age: 2015 Area Served: Whole building
- 13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: PVC
- 14. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

Structure

A NP NI M D

- 1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
- 2. ☒ ☐ ☐ ☐ ☐ Foundation: Poured
- 3. ☒ ☐ ☐ ☐ ☐ Differential Movement: No movement or displacement noted
- 4. ☒ ☐ ☐ ☐ ☐ Joists/Trusses: 2x12
- 5. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Poured slab
- 6. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: Wood stairs with wood handrails

Garage/Carport

A NP NI M D

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 2
- 2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Insulated aluminum
- 3. ☒ ☐ ☐ ☐ ☐ Door Operation: Mechanized
- 4. ☒ ☐ ☐ ☐ ☐ Door Opener: Chamberlain
- 5. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Brick veneer
- 6. ☒ ☐ ☐ ☐ ☐ Roof: Asphalt shingle
- 7. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
- 8. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
- 9. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Poured concrete
- 10. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
- 11. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
- 12. ☒ ☐ ☐ ☐ ☐ Windows: Non-opening
- 13. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum
- 14. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum

Fletcher's Home Inspections, LLC

Page 12 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Attic

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Main Attic

1. Method of Inspection: In the attic
2. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x4 Truss
3. ☒ ☐ ☐ ☐ ☐ Sheathing: Plywood
4. ☒ ☐ ☐ ☐ ☐ Ventilation: Gable and soffit vents
5. ☒ ☐ ☐ ☐ ☐ Insulation: Spray foam
6. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: 110 VAC
7. ☐ ☒ ☐ ☐ ☐ Moisture Penetration:
8. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric fan

Air Conditioning

A NPNI M D

SW side of house AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
2. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted
3. Manufacturer: Goodman
4. Model Number: GSX160241FD Serial Number: 1603155807
5. Area Served: 1st floor and basement Approximate Age: 2015
6. Fuel Type: 120-240 VAC Temperature Differential: 20 Degrees F
7. Type: Central A/C Capacity: 5 Ton
8. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Serviceable condition
9. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Breaker disconnect

NW side of house AC System

10. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
11. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted
12. Manufacturer: Goodman
13. Model Number: GSX160181FD Serial Number: 1603131790
14. Area Served: 2nd floor Approximate Age: 2015
15. Fuel Type: 120-240 VAC Temperature Differential: 20 Degrees F
16. Type: Central A/C Capacity: 5 Ton
17. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Serviceable condition
18. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Breaker disconnect



5/21/2021 10:02:43 AM

Air Conditioning (Continued)

19. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual - West Wall in the living room



Fireplace/Wood Stove

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Living Room Fireplace

1. Type: Gas log
2. ☒ ☐ ☐ ☐ ☐ Fireplace Insert: Standard
3. ☒ ☐ ☐ ☐ ☐ Flue: Metal
4. ☒ ☐ ☐ ☐ ☐ Damper: Metal

Bathroom

A NPNI M D

Basement Bathroom

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
2. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling
3. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
4. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
5. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
6. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood
7. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated
8. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a metal trap
9. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Porcelain tub and ceramic tile surround
10. ☒ ☐ ☐ ☐ ☐ Toilets: 3 Gallon Tank
11. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Master Bathroom

12. ☒ ☐ ☐ ☐ ☐ Closet: Two Walk In and Large
13. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
14. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling

Fletcher's Home Inspections, LLC

Page 14 of 35

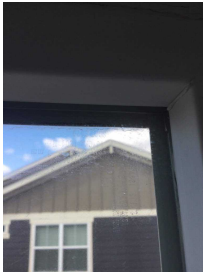
John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Bathroom (Continued)

15. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
16. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
17. ☒ ☐ ☐ ☐ ☐ Windows: Non-opening- - Proper tempered glass in place for window by tub.



18. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - GFCI outlets must be in place on any receptacle within 6 feet of a water source. Recommend further evaluation by a licensed electrician for replacement or repair.



19. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood
20. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Granite/Porcelain
21. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a metal trap
22. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and ceramic tile surround
23. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Fiberglass pan and ceramic tile surround
24. ☒ ☐ ☐ ☐ ☐ Toilets: 3 Gallon Tank
25. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiant heat
26. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

2nd floor Jack and Jill style Bathroom

27. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
28. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling
29. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
30. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

Fletcher's Home Inspections, LLC

Page 15 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Bathroom (Continued)

31. ☒ ☐ ☐ ☐ ☐ Windows: Non-opening - Proper tempered glass in place for window by tub



32. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
33. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood
34. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Granite/Porcelain
35. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a metal trap
36. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Porcelain tub and ceramic tile surround
37. ☒ ☐ ☐ ☐ ☐ Toilets: 3 Gallon Tank
38. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

2nd floor in spare bedroom Bathroom

39. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
40. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling
41. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
42. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
43. ☒ ☐ ☐ ☐ ☐ Windows: Non-opening - Proper tempered glass in place for window by tub



44. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - GFCI outlets must be in place on any receptacle within 6 feet of a water source. Recommend further evaluation by a licensed electrician for replacement or repair.



Fletcher's Home Inspections, LLC

Page 16 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Bathroom (Continued)

- 45. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood
- 46. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated
- 47. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a metal trap
- 48. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Porcelain tub and ceramic tile surround
- 49. ☒ ☐ ☐ ☐ ☐ Toilets: 3 Gallon Tank
- 50. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

1st floor main Half Bathroom

- 51. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
- 52. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling
- 53. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
- 54. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
- 55. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider
- 56. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - GFCI outlets must be in place on any receptacle within 6 feet of a water source. Recommend further evaluation by a licensed electrician for replacement or repair.



- 57. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood
- 58. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Granite/Porcelain
- 59. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a metal trap
- 60. ☒ ☐ ☐ ☐ ☐ Toilets: 3 Gallon Tank
- 61. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Fletcher's Home Inspections, LLC

Page 17 of 35

John Doe
123 Dream Home Drive



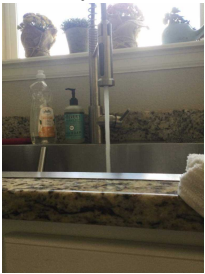
5/21/2021 10:02:43 AM

Kitchen

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1st Floor Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric
2. ☒ ☐ ☐ ☐ ☐ Ventilator: General Electrce
3. ☒ ☐ ☐ ☐ ☐ Disposal: Grind Smart
4. ☒ ☐ ☐ ☐ ☐ Dishwasher: General Electric
5. Air Gap Present? ☒ Yes ☐ No



6. ☒ ☐ ☐ ☐ ☐ Refrigerator: Samsung
7. ☒ ☐ ☐ ☐ ☐ Microwave: General Electric
8. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel
9. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - GFCI outlets must be in place on any receptacle within 6 feet of a water source. Recommend further evaluation by a licensed electrician for replacement or repair



10. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: PVC
11. ☒ ☐ ☐ ☐ ☐ Counter Tops: Marble
12. ☒ ☐ ☐ ☐ ☐ Cabinets: Laminate and composite materials
13. ☒ ☐ ☐ ☐ ☐ Pantry: Single small
14. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
15. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling
16. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
17. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider
18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

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Page 18 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Bedroom

A NPNI M D

East Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Single small
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiant heat
9. ☐ ☐ ☐ ☐ ☒ Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



10. ☐ ☒ ☐ ☐ ☐ Carbon Monoxide Detector:

SE Bedroom

11. ☒ ☐ ☐ ☐ ☐ Closet: Single small
12. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
13. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling
14. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
15. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
16. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider
17. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
19. ☐ ☐ ☐ ☐ ☒ Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



5/21/2021 10:02:43 AM

Bedroom (Continued)

Smoke Detector: (continued)



20. ☐ ☒ ☐ ☐ ☐ Carbon Monoxide Detector:

SW Bedroom

21. ☒ ☐ ☐ ☐ ☐ Closet: Single small

22. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint

23. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling

24. ☒ ☐ ☐ ☐ ☐ Floor: Carpet

25. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

26. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider

27. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC

28. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiant heat

29. ☐ ☐ ☐ ☐ ☒ Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



30. ☐ ☒ ☐ ☐ ☐ Carbon Monoxide Detector:

Master Bedroom

31. ☒ ☐ ☐ ☐ ☐ Closet: Walk In and Large

32. ☐ ☐ ☐ ☒ ☐ Ceiling: Paint- - Nails or screws coming loose and protruding through drywall. Recommend further evaluation by a qualified contractor for replacement or repair.

Fletcher's Home Inspections, LLC

Page 20 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

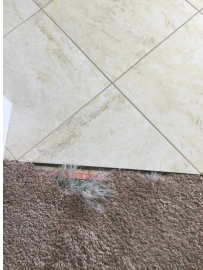
Bedroom (Continued)

Ceiling: (continued)



33. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling

34. ☐ ☐ ☐ ☒ ☐ Floor: Carpet - - Torn/damaged carpet in master bedroom leading to master bathroom.
Recommend further evaluation by a qualified contractor for replacement or repair.



35. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

36. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider

37. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC

38. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiant heat

39. ☐ ☐ ☐ ☐ ☒ Smoke Detector: Hard wired - - not present at the time of inspection. Recommend further evaluation
by a qualified contractor for replacement or repair.



40. ☐ ☒ ☐ ☐ ☐ Carbon Monoxide Detector:

Downstairs/ Finished basement Bedroom

41. ☒ ☐ ☐ ☐ ☐ Closet: Single small

42. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint

43. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling

Fletcher's Home Inspections, LLC

Page 21 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Bedroom (Continued)

44. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
45. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
46. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider
47. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
48. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiant heat
49. ☐ ☐ ☐ ☐ ☒ Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



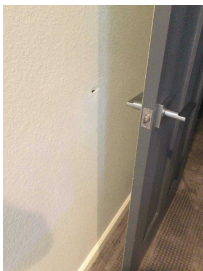
50. ☐ ☒ ☐ ☐ ☐ Carbon Monoxide Detector:

Living Space

A N P N I M D

Downstairs/ Finished Basement Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
2. ☐ ☐ ☐ ☒ ☐ Walls: Paint and paneling - Door does not have door stopper and drywall has become damaged. Issue may continue to worsen if not corrected. Recommend further evaluation by a qualified contractor for replacement or repair.



3. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
4. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
5. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider
6. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiant heat

Fletcher's Home Inspections, LLC

Page 22 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Living Space (Continued)

8. ☐☐☐☐☒ Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



9. ☐☒☐☐☐ Carbon Monoxide Detector:

Movie Room Living Space

10. ☒☐☐☐☐ Ceiling: Paint
11. ☒☐☐☐☐ Walls: Paint and paneling
12. ☒☐☐☐☐ Floor: Carpet
13. ☒☐☐☐☐ Doors: Hollow wood
14. ☒☐☐☐☐ Electrical: 110 VAC
15. ☐☐☐☐☒ Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



Dining Room Living Space

16. ☒☐☐☐☐ Ceiling: Paint
17. ☒☐☐☐☐ Walls: Paint and paneling
18. ☒☐☐☐☐ Floor: Hardwood
19. ☒☐☐☐☐ Doors: Hollow wood
20. ☒☐☐☐☐ Windows: Aluminum slider
21. ☒☐☐☐☐ Electrical: 110 VAC
22. ☒☐☐☐☐ HVAC Source: Air exchange ventilation



5/21/2021 10:02:43 AM

Living Space (Continued)

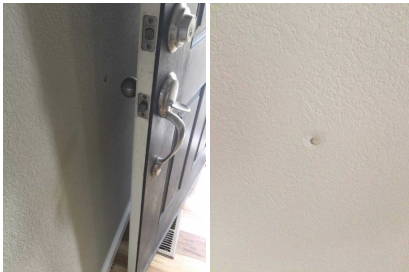
23. ☐☐☐☐☒ Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



24. ☐☒☐☐☐ Carbon Monoxide Detector:

Great Room Living Space

25. ☒☐☐☐☐ Ceiling: Paint
 26. ☒☐☐☐☐ Walls: Paint and paneling
 27. ☒☐☐☐☐ Floor: Hardwood
 28. ☐☐☐☒☐ Doors: Front Door- - Door does not have door stopper and drywall has become damaged. Issue may continue to worsen if not corrected. Recommend further evaluation by a qualified contractor for replacement or repair.



29. ☒☐☐☐☐ Windows: Aluminum slider
 30. ☒☐☐☐☐ Electrical: 110 VAC
 31. ☒☐☐☐☐ HVAC Source: Air exchange ventilation

Study Living Space

32. ☒☐☐☐☐ Ceiling: Paint
 33. ☒☐☐☐☐ Walls: Paint and paneling
 34. ☒☐☐☐☐ Floor: Hardwood
 35. ☒☐☐☐☐ Windows: Aluminum slider
 36. ☒☐☐☐☐ Electrical: 110 VAC
 37. ☒☐☐☐☐ HVAC Source: Air exchange ventilation

Fletcher's Home Inspections, LLC

Page 24 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

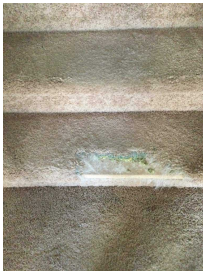
Living Space (Continued)

38. ☐☐☐☐☒ Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



Stairs Living Space

39. ☒☐☐☐☐ Ceiling: Paint
40. ☒☐☐☐☐ Walls: Paint and paneling
41. ☐☐☐☐☒ Floor: Carpet- - Torn/Damaged carpet in stairwell. Recommend further evaluation by a qualified contractor for replacement or repair.



Laundry Room/Area

A NP NI M D

2nd Floor Laundry Room/Area

1. ☒☐☐☐☐ Closet: Single small
2. ☒☐☐☐☐ Ceiling: Paint
3. ☒☐☐☐☐ Walls: Paint and paneling
4. ☒☐☐☐☐ Floor: Ceramic tile
5. ☒☐☐☐☐ Doors: Hollow wood

Fletcher's Home Inspections, LLC

Page 25 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Laundry Room/Area (Continued)

6. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - GFCI outlets must be in place on any receptacle within 6 feet of a water source. Recommend further evaluation by a licensed electrician for replacement or repair



7. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Radiant heat
9. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Gate valves
10. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 220-240 VAC
11. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Metal flex
12. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain



5/21/2021 10:02:43 AM

Marginal Summary

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

Lots and Grounds

1. Driveway: Concrete- - Concrete pitted and cracked, this is not a reason to cause alarm but something any home owner should be aware of. If pitted and cracked area continues to grow, recommend further evaluation by a qualified contractor for replacement or repair.



2. Front Porch: Concrete- - Crack running along the entry step of front of house, this is not a reason to cause alarm but something any home owner should be aware of. If cracked area continues to grow, recommend further evaluation by a qualified contractor for replacement or repair.



3. Patio: Concrete- - Concrete has cracks in couple different areas of the back patio, this is not a reason to cause alarm but something any home owner should be aware of. If cracked area continues to grow, recommend further evaluation by a qualified contractor for replacement or repair.





5/21/2021 10:02:43 AM

Marginal Summary (Continued)

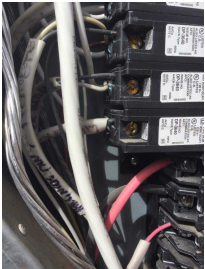
Roof

4. Downspouts: Aluminum - Downspout falls short of connecting with runoff drain and may allow runoff water to fall around foundation. This is not a cause for alarm but something any home owner should be aware of. Recommend further evaluation by a qualified contractor for replacement or repair.

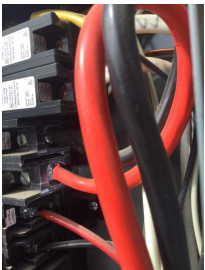


Electrical

5. Service: Copper and aluminum
6. 120 VAC Branch Circuits: Copper and aluminum- - The presence of aluminum wiring has been noted. Aluminum wiring is safe to use with regular safety checks by a licensed electrician. Over time aluminum wiring can expand and shrink with use and become loose causing potential safety hazards. Recommend further evaluation by a licensed electrician for replacement or repair



7. 240 VAC Branch Circuits: Copper and aluminum- - The presence of aluminum wiring has been noted. Aluminum wiring is safe to use with regular safety checks by a licensed electrician. Over time aluminum wiring can expand and shrink with use and become loose causing potential safety hazards. Recommend further evaluation by a licensed electrician for replacement or repair.





5/21/2021 10:02:43 AM

Marginal Summary (Continued)

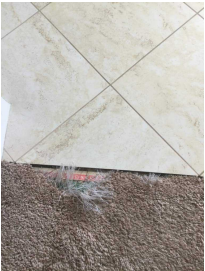
- 8. West side of house Electric Panel Breakers: Copper and Aluminum
- 9. Down stairs bedroom Electric Panel Breakers: Copper and Aluminum

Bedroom

- 10. Master Bedroom Ceiling: Paint - Nails or screws coming loose and protruding through drywall. Recommend further evaluation by a qualified contractor for replacement or repair.

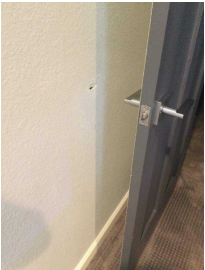


- 11. Master Bedroom Floor: Carpet - Torn/damaged carpet in master bedroom leading to master bathroom. Recommend further evaluation by a qualified contractor for replacement or repair.



Living Space

- 12. Downstairs/ Finished Basement Living Space Walls: Paint and paneling - Door does not have door stopper and drywall has become damaged. Issue may continue to worsen if not corrected. Recommend further evaluation by a qualified contractor for replacement or repair.



- 13. Great Room Living Space Doors: Front Door - Door does not have door stopper and drywall has become damaged. Issue may continue to worsen if not corrected. Recommend further evaluation by a qualified contractor for replacement or repair.

Fletcher's Home Inspections, LLC

Page 29 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Living Space (Continued)

Doors: (continued)





5/21/2021 10:02:43 AM

Defective Summary

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

Exterior

1. Exterior Electric Outlets: 110 VAC/ 110 VAC GFCI - Photo 1: Outlet on the west side of the home is not a GFCI outlet. All outlets on the exterior of a home are required to be a GFCI. Recommend further evaluation by a licensed electrician for replacement or repair.

Photo 2: Outlet on north side of house is a GFCI outlet but the test and reset buttons are non-operational. When testing outlet with a GFCI outlet tester, outlet failed to trip. Outlets that can be in direct contact with moisture must have a functioning GFCI to prevent electrical damage. Recommend further evaluation by a licensed electrician for replacement or repair.



Roof

2. Flashing: Aluminum- - South facing side of house: 90 degree sidewall flashing has been installed as head wall flashing causing gaps that could allow wind-driven rain and may cause roof leak/water damage. Recommend further evaluation by a qualified contractor for replacement or repair.



Bathroom

3. Master Bathroom Electrical: 110 VAC - GFCI outlets must be in place on any receptacle within 6 feet of a water source. Recommend further evaluation by a licensed electrician for replacement or repair.



5/21/2021 10:02:43 AM

Bathroom (Continued)

Electrical: (continued)



4. 2nd floor in spare bedroom Bathroom Electrical: 110 VAC - GFCI outlets must be in place on any receptacle within 6 feet of a water source. Recommend further evaluation by a licensed electrician for replacement or repair.



5. 1st floor main Half Bathroom Electrical: 110 VAC - GFCI outlets must be in place on any receptacle within 6 feet of a water source. Recommend further evaluation by a licensed electrician for replacement or repair.



Kitchen

6. 1st Floor Kitchen Electrical: 110 VAC - GFCI outlets must be in place on any receptacle within 6 feet of a water source. Recommend further evaluation by a licensed electrician for replacement or repair





5/21/2021 10:02:43 AM

Defective Summary (Continued)

Bedroom

7. East Bedroom Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



8. SE Bedroom Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



9. SW Bedroom Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



10. Master Bedroom Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



5/21/2021 10:02:43 AM

Bedroom (Continued)

Smoke Detector: (continued)



11. Downstairs/ Finished basement Bedroom Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



Living Space

12. Downstairs/ Finished Basement Living Space Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



13. Movie Room Living Space Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.





5/21/2021 10:02:43 AM

Defective Summary (Continued)

14. Dining Room Living Space Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



15. Study Living Space Smoke Detector: Hard wired- - not present at the time of inspection. Recommend further evaluation by a qualified contractor for replacement or repair.



16. Stairs Living Space Floor: Carpet- - Torn/Damaged carpet in stairwell. Recommend further evaluation by a qualified contractor for replacement or repair.



Laundry Room/Area

17. 2nd Floor Laundry Room/Area Electrical: 110 VAC - GFCI outlets must be in place on any receptacle within 6 feet of a water source. Recommend further evaluation by a licensed electrician for replacement or repair

Fletcher's Home Inspections, LLC

Page 35 of 35

John Doe
123 Dream Home Drive



5/21/2021 10:02:43 AM

Laundry Room/Area (Continued)

Electrical: (continued)

