

the

report

March 22, 2025

"Every little thing matters. The devil is in the details."

the summary

what you need to make an informed decision

the insurance

stuff you'll need for your insurance policy

72

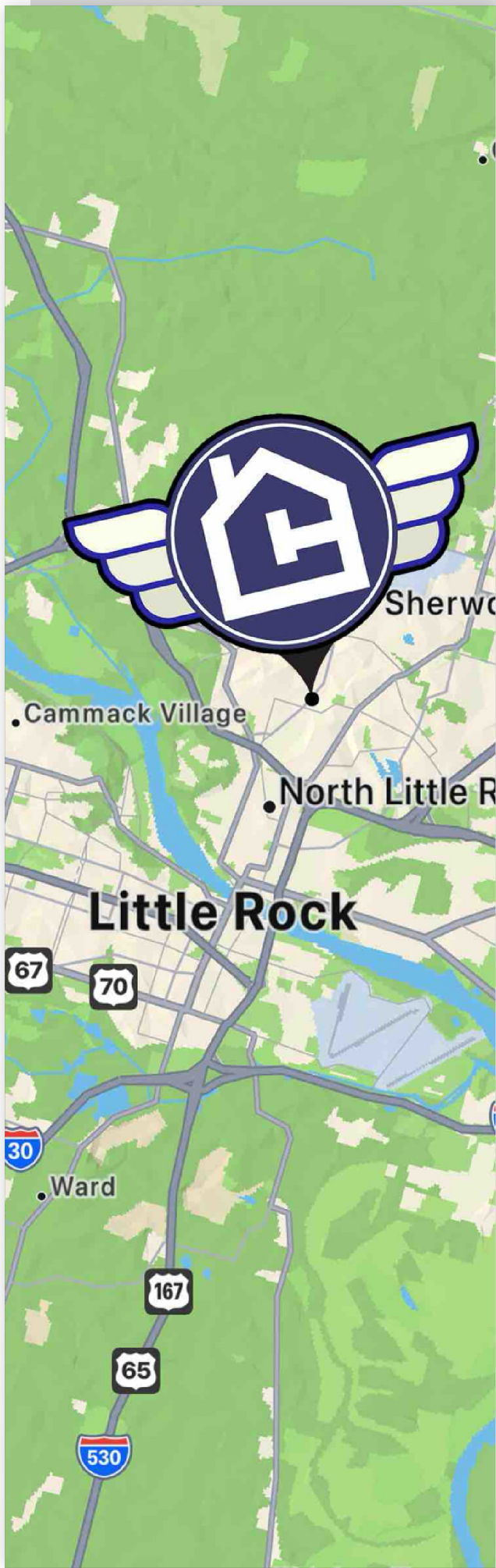
72 Heather Street

Generated on March 25, 2025 at 1:16AM MDT



the

elements



March 22, 2025



72 Heather Street
Lucas County, AR



Detached / Mobile



Overcast 72°F



Agent & Client



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Cherokee LLC



Rhoden Cambaliza
120 Oakside Road
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8888888888



Dennis Edwardson



9:00 AM Start Time

the

method

From the disciplined approach of gathering information & curating, to the mixture of photos & clear narratives. The Method was founded on pure construction experience.

Designed to CONNECT you with the information to help make an informed decision & built to do one thing really well:

Drive the point home.

"Tell the story, share the knowledge & inspire action"

☆☆☆☆☆
STELLAR
☆☆☆☆☆
FAMOUS PRECISION

INSPECTAGRAM.10

Cherokee
HOME INSPECTIONS LLC



the

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thank you

Thanks for choosing us for your home inspection. We appreciate your confidence in us & it was my pleasure to serve you today.

I will be your primary contact & I will do anything I can to make sure you are fully clear on my findings today.

Please feel free to contact us if you have any questions or if you need further information. We will gladly answer any questions.

Kind Regards,

James Tubbs

James Tubbs

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72Seconds

A home inspection is kind of like an annual check-up at the doctor. It's used to make sure things are working properly & it can be useful in spotting things that might eventually become a problem

Some people actually think we come equipped with a crystal ball, a flux capacitor or even X-Ray vision! Unfortunately, we can't go into the past, go "Back to the Future" or, like Superman, see through walls.

Disclaimers are boring so I won't get into that but please understand we can only visually inspect what we see today. Every house is different just like every customer has different expectations of what a home inspection should be. However, we know some people like to read the report in its entirety. Attached we provided you with a full copy of our Standards of Practice & Disclaimers.



If you are reading this then obviously the details matter to you. You'd make a great home inspector.

legends



Iconography



Not Inspected

Hand Gestures

Issue:

Action:

L:

T:

R:

\$ / \$\$ / \$\$\$

It's a snap! Here are some key terms you'll see throughout.

Sometimes we use icons or example images when it provides a more effective representation.

Immediate Attention

There's some real urgency on the fix.

Attention

Heads up! This may need to be fixed very soon.

Limits out of our control & or outside of our SOP's

Non-verbal communication in a photo that packs a punch.

Identify the problem if there is one

Recommended path to address the issue

Location where it is found

Typical Tradesperson

Reason why it wasn't inspected

Merely a rough guide of overall cost.

summary

EXTERIOR

- **Stucco:** Issue: Deterioration
Action: Repair or Replace T: Specialist L: NW Sideyard
Notes: Noted in a number of spots. Have sealed or patched.
- **Air Conditioner:** Issue: Not Tested
Action: Further Evaluate
Notes: Ambient temps too low to test at time of inspection. Annual servicing advised prior to start up. Ask seller to confirm unit function.

HEALTH & SAFETY

- **Smoke Detectors:** Issue: No replace by dates
Action: Further Evaluate
Notes: Basement detector expired this year - replace (safety).

INTERIOR

- **Windows:** Issue: Suspected Blown Seals
Action: Repair or Replace
Notes: Suspected locations: Upper spare bedrooms, breakfast nook, dining room, kitchen. Clean & further eval. all other windows.
- **Spare Bedroom Closet Ceiling:** Issue: Under Repair
Action: Ensure this is Addressed
Notes: This needs some obvious attention, ensure this is repaired as soon as possible.

summary

KITCHEN

- **The Oven:** Issue: No Broil Function
Action: Repair / Replace Hardware
Notes: Please have sellers provide proof of operation upon repairs.
- **Sink Water Lines/Fitting:** Issue: Active Leak
Action: Repair or Replace
Notes: Have leaks addressed by licensed plumber.

LAUNDROMAT

- **Laundry Washer:** Issue: Loud Spin Cycle / Clunking
Action: Further Evaluate/Service
Notes: Please ask sellers for history of maintenance and/or consider budgeting for new machine. She was jumping around quite a bit during today's operation.



MECHANICAL

- **The Water Lines:** Issue: Poly B
Action: Further Evaluate T: Plumber L: Through-out
Notes: Confirm with insurance company you'll have proper coverage, consult licensed plumber, and consider replacing.
- **Inside Furnace:** Issue: Evidence of Condensate Leakage
Action: Service Advised
Notes: Have PTU (precision tuneup) performed. Annual servicing recommended.

R

[BACK TO SUMMARY](#)

Legend.

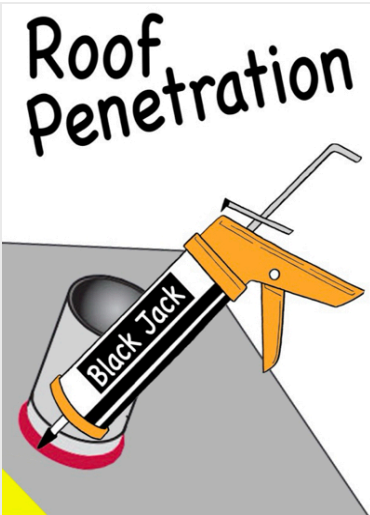
-  Attention
-  Immediate Attention

Detailed Section Overview Below, you will find detailed photographs and insights specific to this area. Regular inspections and maintenance of these components are essential to uphold their integrity and performance over time.



The Roof Surface This is the outermost layer on the roof charged with providing shelter from the natural elements. Ask seller to disclose age of roof. Wear. Further Evaluate.

Roof Observations Examined for continuity of material & coverage.



Roof Utility Penetrations Used in roof assemblies to allow outside air to enter or exit. Such as vents, stacks, flues & others. Perform annual inspections.

Roof Sealant Boots & flashings may need replacement & general upkeep over the years. Depleted. Service Advised.



Inside Gutter Regular cleaning of trough/scupper should be part of your yearly maintenance schedule.

Fascia Forms the outer surface of the roof's edge. Usually what the gutter or trough is attached to.



Common Roof Problems During home inspections, common roof issues include missing or damaged shingles, leaks or water stains on ceilings, sagging or uneven roof lines, cracked or deteriorated flashing, clogged gutters or downspouts, improperly installed or damaged vents, moss or algae growth, signs of previous repairs or patches, soft or spongy spots indicating rot, and age-related wear and tear. These issues need prompt attention to maintain the roof's integrity and prevent further damage to the home.



Roof Overall To ensure the longevity of the roof, regular maintenance is recommended. This includes cleaning the roof twice a year to remove debris and inspecting for any signs of rust or sealant deterioration. Fasteners and seams should be resealed as needed to maintain a watertight barrier. Additionally, keeping gutters clear and ensuring proper roof ventilation will prevent moisture buildup and potential damage.

ROOF



Stuff About Roofs Like anything else which is exposed to the harsh elements of nature, roof shingles wear down over time and, while durable, they are certainly not immune to damage from excessive precipitation, falling limbs, & improper installation procedures. Factory warranties for asphalt shingles usually range from 15 to 30 years, but those warranties only cover factory defects & premature aging. So, property owners should be advised to have their shingle roof inspected about every 5 years, as well as right after any severe weather event affecting their area, especially if they suspect possible damage from hail, falling limbs, or heavy winds. Maintaining your roof is necessary to protect your home & everyone that lives there. Dealing with roof issues is frustrating & time-consuming. Stay ahead of any problems with preventative roof maintenance. Roof maintenance is time-saving, eco-friendly, increases your house's curb appeal, gives you peace of mind & saves you money in the long run by extending the life of your roof.



E

BACK TO SUMMARY


Legend.

-  Attention
-  Immediate Attention

Detailed Section Overview Below, you will find detailed photographs and insights specific to this area. Regular inspections and maintenance of these components are essential to uphold their integrity and performance over time.



Front Entry Keeping a good seal is essential to maintaining your home's energy efficiency.

 **Back Entry** A well-installed & maintained door will save \$\$\$ on heating & cooling costs. Damaged Trim. Repair or Replace.



Focal Window It can be a real "Pane" replacing windows. Maintenance is the key to longevity.

Second Focal Window Please refer to local bylaws to understand the correct dimensions for egress.



Exterior Outlet Weatherproof outlet covers are preferred. Tested for functionality.

 **Exterior Faucet** Ensure to properly winterize in the colder months. Turned on & OFF. Not Winterized. Turn off for Winter.



The Eyes of a Home A window allows the passage of light, sound, & air. Modern windows are usually glazed or covered in some other transparent material. Many glazed windows may be opened to allow ventilation or closed to exclude inclement weather. Visually scanned (From the ground) for defects like blown seals & deterioration. We also re-examine from the inside when testing the operation.



○ **Stucco** Much like plants, people, or other living things, the skin of a building is that surface that interacts with the world at large. The skin (cladding) is responsible for protecting the contents, much like our skin protects us. It also makes a statement to our neighbors about the home inside. INFO: This home is comprised of several layers, ie: the wall's outer surface, vapor barrier, insulation, & more... The entire perimeter of the home should be closely monitored for change or damage. Examined for visual defects. Plan to establish a bi-yearly maintenance routine. Deterioration. Repair or Replace.



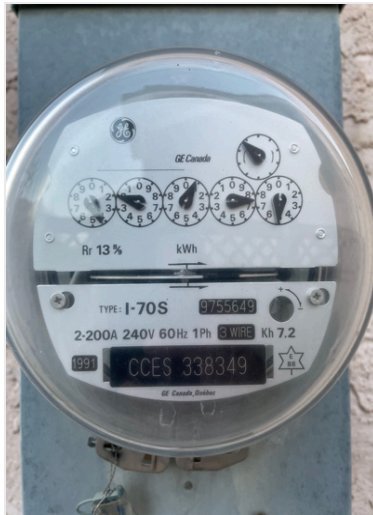
○ **The Vents** Dirty intake/exhaust vents could impede their ability to function. Clogged/Dirty. Clean.

○ **Vent Protection & Efficiency** Seal around penetrations, clean lint/debris, remove obstructions & trim back vegetation seasonally. No Sealant. Improve.



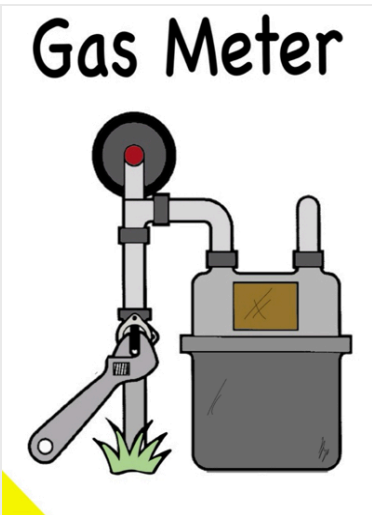
Exterior Penetrations Fill & maintain all utility penetrations leading in or out of the home to prevent moisture intrusion.

Flashings These prevent water from entering penetrations in the cladding, like a window or door.



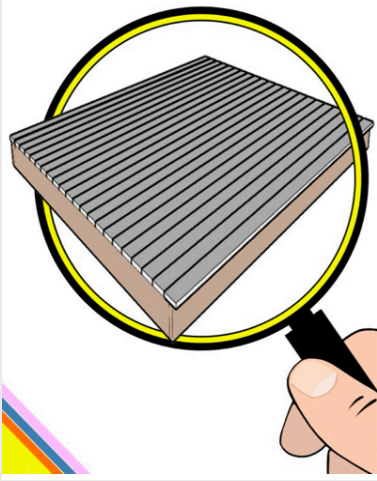
Crawl Space Door Access point to the crawl space. Update March 23/25 see page 18 Not Accessible MARCH 22/25. Not Inspected

The Electrical Meter Electricity goes through the meter to the main panel & onto the outlets.



Open and close gas meter It's just good to know how to operate this in the case of an emergency. This is where they shut it down if you miss a bill.

The Gas Meter If you ever smell gas, call your local supplier to have it further assessed & keep a wrench handy to shut it down.



Deck Page Typically made of wood or composite materials, this is place to kick back and relax during the warmer months.

○ **Deck Ledger Board** This horizontal piece of lumber is used to tie in construction elements such as porch roofs & decks. Cracked. Repair / Splint.



○ **Decking Material Up Close** Visually examined for common defects. Weathered/General Wear & Tear. Monitor.

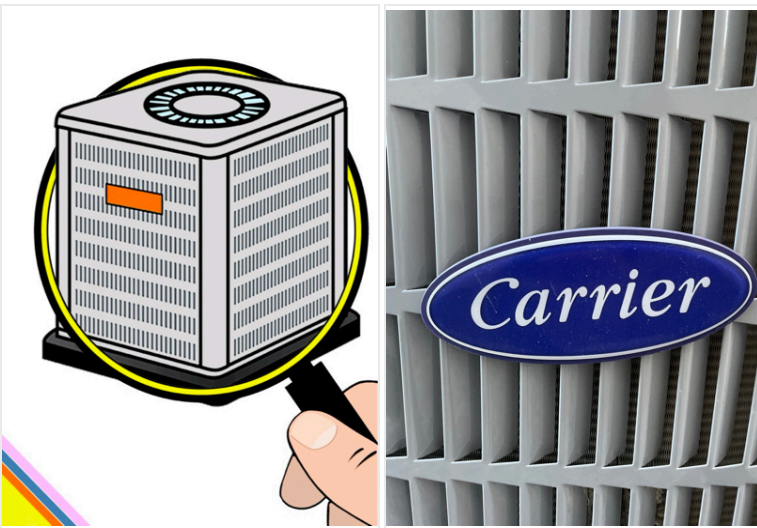
Deck Flashing The barrier to prevent moisture from entering the house in the openings at the ledger board connection.



○ **Over-all Deck** Proper deck maintenance involves regular cleaning to remove dirt, debris, and mold to prevent surface damage and improve safety. Inspecting the structure for loose fasteners, damaged boards, or structural issues is crucial to address potential safety hazards promptly. Finally, applying a protective sealant or stain every few years can help preserve the wood and enhance its durability and appearance. Settlement. Monitor.

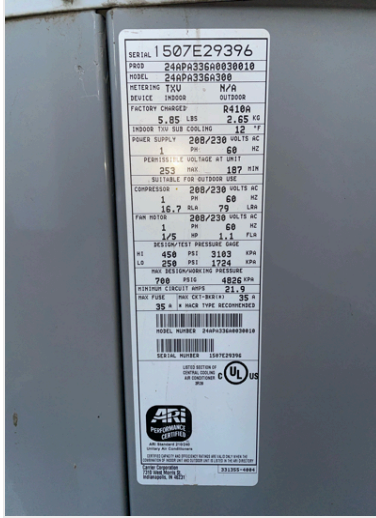


○ **Under Deck** The structure under a deck consists of beams and joists, offering essential support and stability to the deck. These components distribute the weight of the deck and any loads placed on it, ensuring it remains safe and level. Additionally, they facilitate drainage and ventilation, preserving the deck's integrity and longevity. Poor Grading. Improve.



AC Page Maintain your AC, & you'll not only save money on energy, but you'll also extend its lifespan, saving money on costly early replacement

Name Brand See Photo



AC Disconnect A simple on/off switch that cuts the power to your equipment or electrical enclosure.

AC Data Plate Here contains a unique model & serial number.

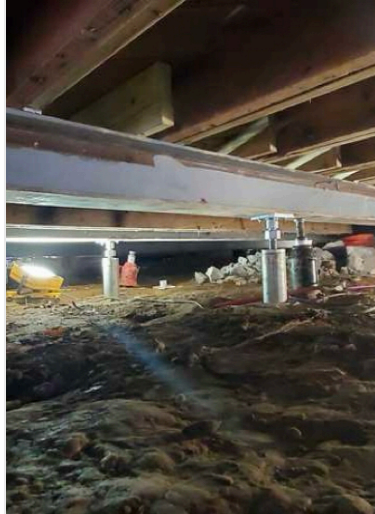


Air Conditioner AC filters, coils, & fins require reg maintenance for the unit to function effectively throughout the years. Not Tested. Further Evaluate.



The Crawl Reg. maintenance is key, whether your home's crawl space is actively vented, passively vented, or encapsulated.

Crawl Space Door Access point to the crawl space & anything else that's installed or located under the first floor.



Joist These serve to provide stiffness to the subfloor sheathing & spread the load.

Beam The structural element that primarily resists loads applied laterally.



Ductwork These are conduits or passages used in heating, ventilation, & air conditioning.

Support Photo Minor disconnect noted. I took the opportunity to fix it. Tape and seal monitor down the road.



Poly B Pipe These could pose a leak hazard if not replaced with updated, safer pipes.

Support Photo Secondary supply line shut off, located right of entry hatch door to crawl

EXTERIOR



Exterior Monthly List While we're able to control the environment (temperature, humidity, lighting) inside our homes, we have very little control over the weather buffeting our homes outside.

Here are some things to keep your eyes on throughout the seasons:



- **Roof & flashings** - Valleys
 - Where different sections meet
 - Fascia boards & soffits located right below the roof line
 - Gutters & downspouts may need cleaning or repairs
 - Exterior cladding; if it looks wrong, it probably is
- Windows & doors: may just need a simple tuneup for functionality
- Foundation: were looking for cracks or improper grading
- Decks & porches
- Sidewalks & driveways
- Yard clean-up; has a lot to do with proper grading

Just like your annual doctor check-up, your home will need your attention seasonally to prevent small things from turning into big things!

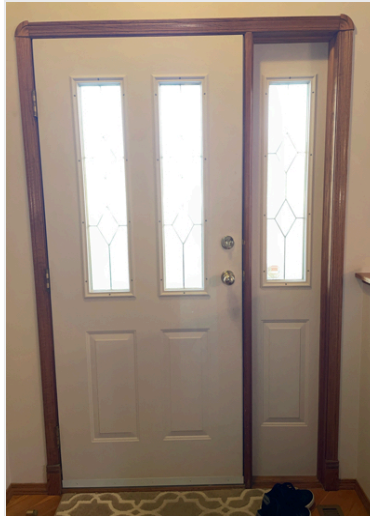
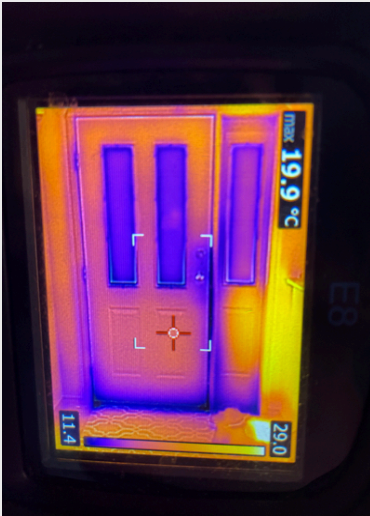
T

BACK TO SUMMARY

Legend.

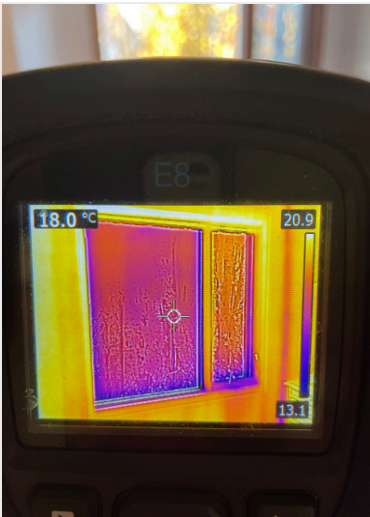
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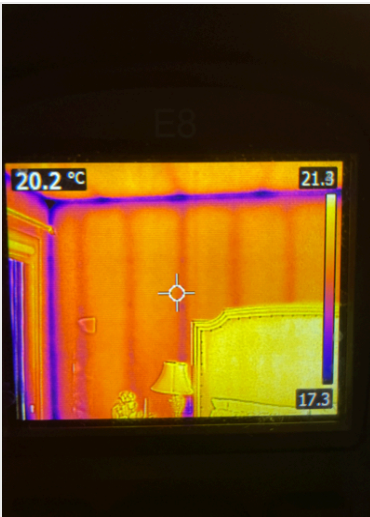
Thermal Front Door Scanned for irregularities, air leaks & consistency.

Front Door Keeping a good seal is essential to maintaining the energy efficiency of your home.



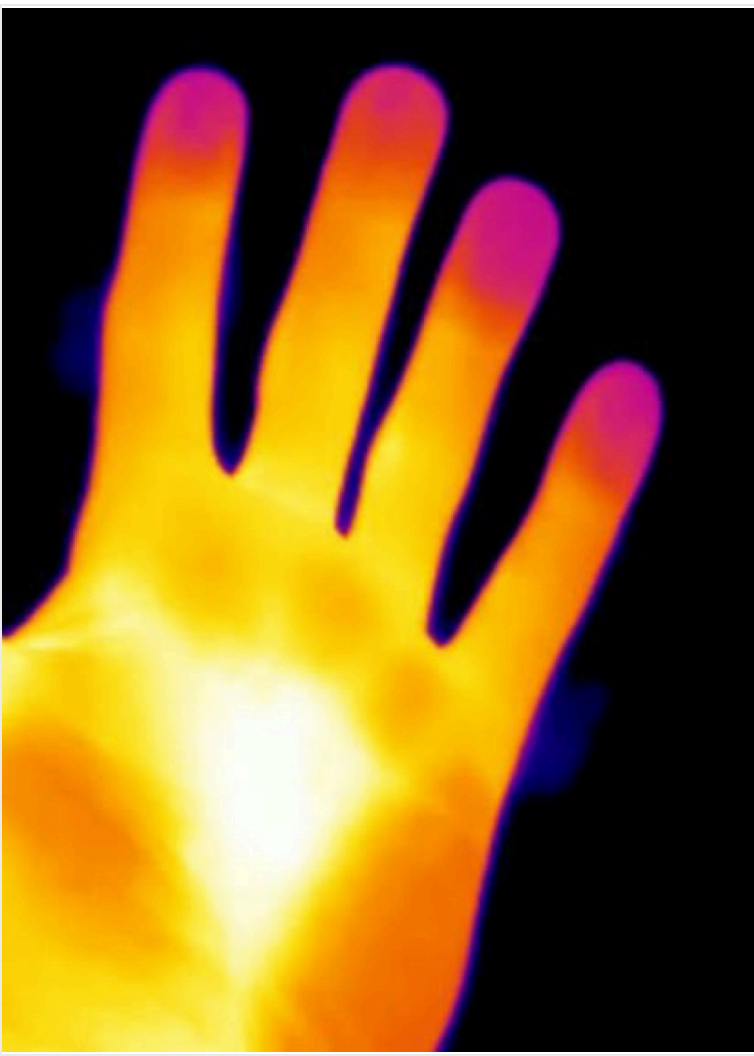
Thermal Windows Scanned for irregularities, air leaks & other moisture-prone areas.

Interior Window Opening your blinds can expose the surface of windows to circulating air which will help keep the condensation away!!

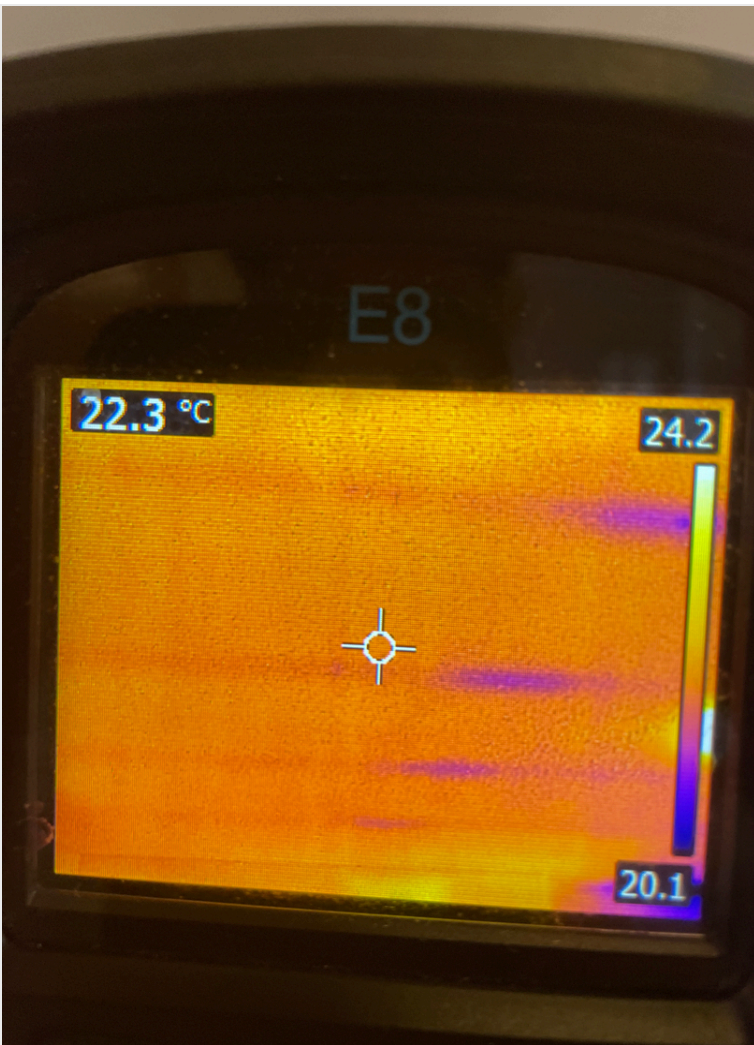


Thermal Walls As seen from the inside. All walls & ceilings were scanned for irregularities.

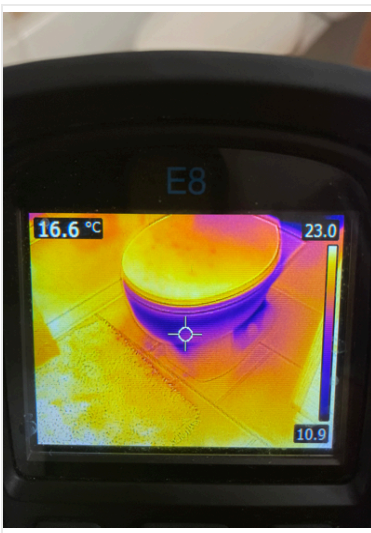
Interior Wall If these walls could talk. One of the best ways to see how a home has been built & maintained.



Support Photo ****Comprehensive Thermal Imaging Disclaimer**** We make every effort to conduct a thorough thermal scan of the property—from top to bottom—using industry-leading infrared technology. While we aim to identify and document key areas of concern, it's important to understand that it is not feasible to capture every corner or concealed space within the home. To provide clarity and maintain report efficiency, representative images are used. These are carefully selected to illustrate broader conditions that may be present in similar areas throughout the home.



Thermal Ceiling We look up, down & all around. Doors, windows, or any penetration in the skeleton of your home is where we usually find the largest temperature variance. This is why it's best to be a stickler about cleaning & replacing your weather stripping every couple of years. In the ceiling, we typically find colder areas around the utility penetrations. For example, at speakers, electrical boxes, pot lights, & more...



Thermal Toilet Scanned for leaks at the base, tank & shut-off valve.

Toilet Inspected for deficiencies using normal operating procedures.



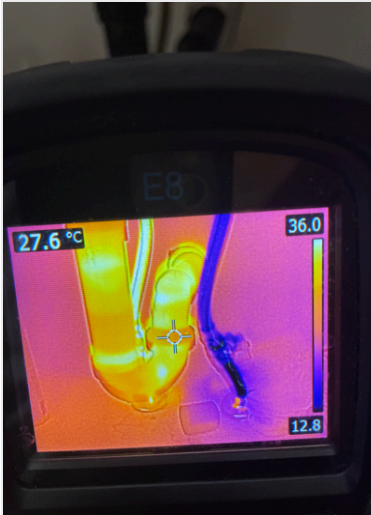
Hot Water Thermal We always thoroughly run ALL plumbing fixtures & check for temperature variance.

Hot Water Tap Visually examined for common defects.



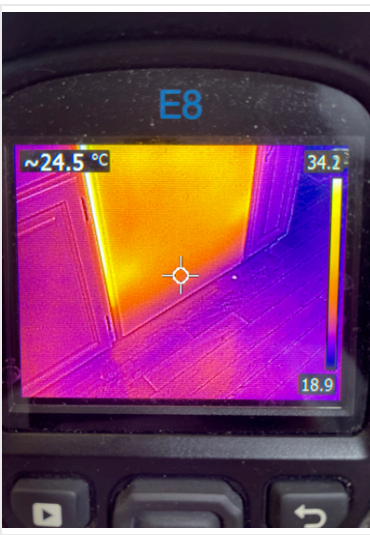
Cold Water Thermal See photo

Cold Water Tap Inspected for deficiencies using normal operating procedures.



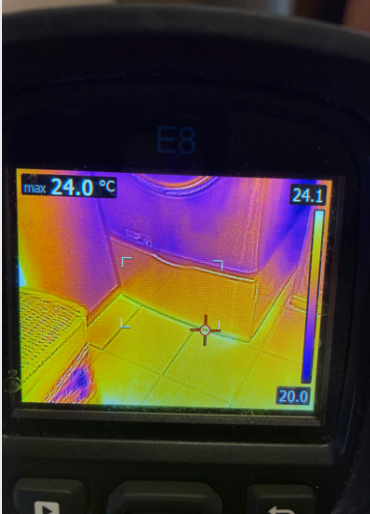
Thermal P-Trap Scanned for leaks or the presence of moisture.

P-Trap Preventing smelly gases since the year 1775! These TRAP water at the "P" creating a seal.



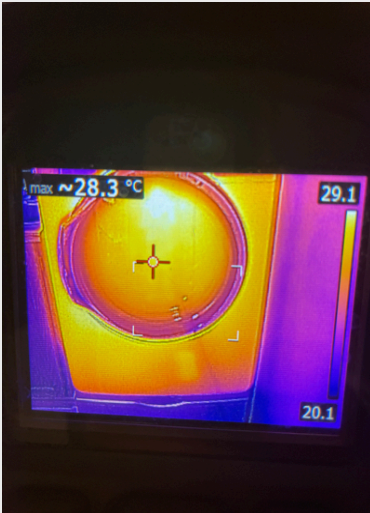
Thermal Dishwasher A representative # of potential leak points were thermally examined today.

Dishwasher See the Kitchen section for a description of this component.



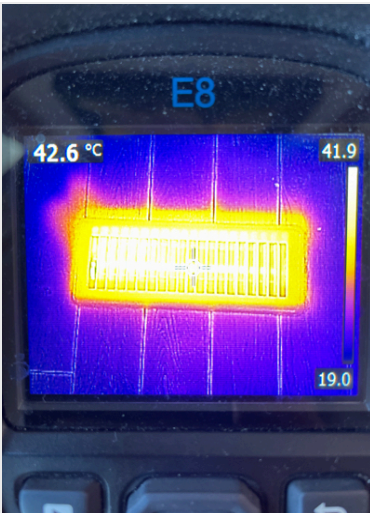
Thermal Laundry Washer Scanned for proof of operation & the presence of moisture.

Laundry Washer The most memorable days end with the dirtiest clothes!



Thermal Laundry Dryer Scanned to make sure it's heating up!

Laundry Dryer Removes moisture from a load of clothing, bedding & other textiles.



Thermal Heat Supply Thermal was used to inspect for temperature & to demonstrate air flow.

Heat Supply Visually examined for common defects.



Thermal Refrigerator Scanned for proof of operation & the presence of moisture.

Inside Fridge For your records.



Thermal Freezer Scanned for proof of operation & the presence of moisture.

Inside Freezer Visually examined for common defects.



Thermal Stove Scanned for proof of operation.

Cooktop Always hard to keep clean!



Thermal Oven Scanned for proof of operation.

Oven Visually examined for common defects.

THERMAL



Thermal Tech All objects emit infrared energy, known as a heat signature. An infrared camera (also known as a thermal imager) detects & measures the infrared energy of objects. The camera converts that infrared data into an electronic image that shows the apparent surface temperature of the object being measured.

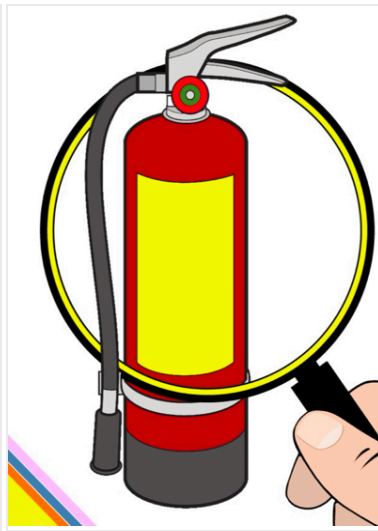
An infrared camera contains an optical system that focuses infrared energy onto a special detector chip (sensor array) with thousands of detector pixels arranged in a grid.

Each pixel in the sensor array reacts to the infrared energy focused on it & produces an electronic signal. The camera processor takes the signal from each pixel & applies a mathematical calculation to it to create a color map of the apparent temperature of the object.

Each temperature value is assigned a different color. The resulting matrix of colors is sent to memory & to the camera's display as a temperature picture (thermal image) of that object.

H

BACK TO SUMMARY



Fire extinguisher One per floor! Easy access to an extinguisher helps prevent fires & protects your home & your family.



Carbon Monoxide Test Spot checked in suspect areas & used to detect colorless, odorless, & tasteless gas.



Moisture Test Used to measure the percentage of water in a given product. Spot checked throughout—especially the usual suspects.



● **Smoke Detectors** These detect fires by sensing small particles in the air using a couple of different kinds of technologies. Once they detect those particles above a certain threshold, they signal the alarm to sound so that you & your family can get to safety & call 911. A working smoke alarm cuts your risk of dying in a home fire in half. Missing or dead batteries cause nearly all alarm failures. For the best protection, install a combination hard-wired alarm with battery backup. If your alarms use regular batteries, swap in fresh batteries at least once a year. A “chirping” sound means that it’s time to change batteries. No replace by dates. Further Evaluate.



○ **Additional Smoke Detector** The smoke sensor, typically as an indicator of fire. No replace by date. Further Evaluate.



○ **Carbon Monoxide Detector** Typically a first indicator of CO gas leakage. Install at least 1/floor. No replace by date. Further Evaluate.

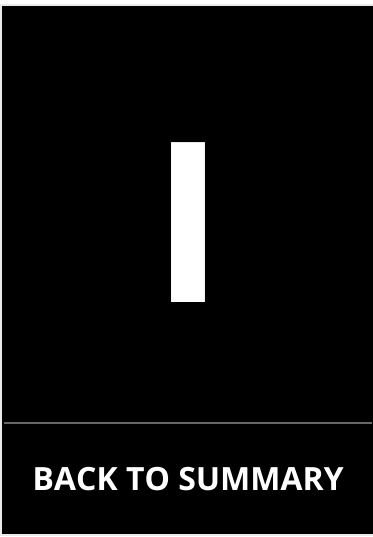
HEALTH & SAFETY

Health & Safety If there's one place you should always feel safe, it's your home. It's your castle... a place of refuge, privacy, & security.

Here are a few tips to help:

- **Consider changing locks for all doors & making sure they work for all windows.** - Store matches, lighters, medications, household cleaners, & other toxic substances in a safe place. Make sure they are clearly labeled & in their original containers.
- Store firearms & ammunition separately & under lock & key.
- Use light timers so your child doesn't come home to a dark house.
- Fire Safety: you must have a smoke alarm on each level of the house (or for homes on one level, near the kitchen & all bedrooms). Test them to make sure they all work.
- Replace any broken electrical cords & use no more than two plugs per outlet.
- Keep your water heater below 60 C to prevent scalding.
- First Aid: Assemble a basic kit
- Power Outages: Keep a flashlight or two (& extra batteries) handy.





Legend.

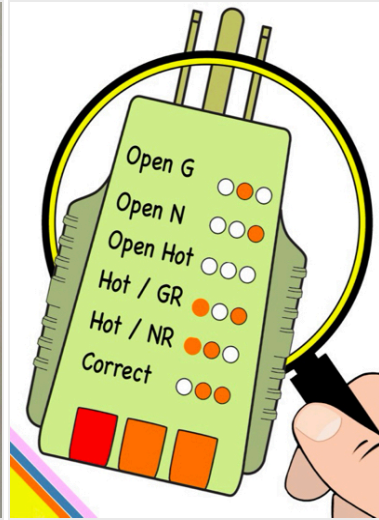
-  Attention
-  Immediate Attention

Detailed Section Overview Below, you will find detailed photographs and insights specific to this area. Regular inspections and maintenance of these components are essential to uphold their integrity and performance over time.



Switches A select number of outlets (outlet tester) & switches were tested for function.

Interior Lights We disco these ON & OFF more than a few times to try to catch a problem.



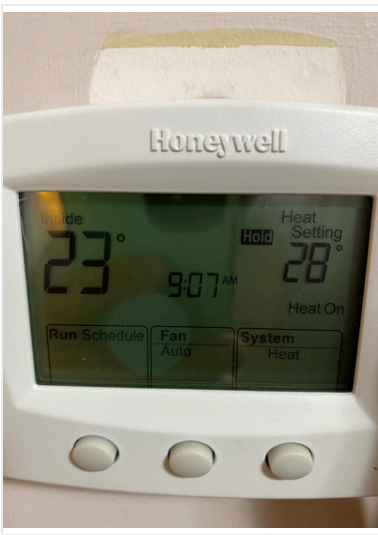
Outlets Provide electricity after plugging in your device. Tested for faults.

Plug Tester Used to confirm if an outlet or plug is wired correctly.



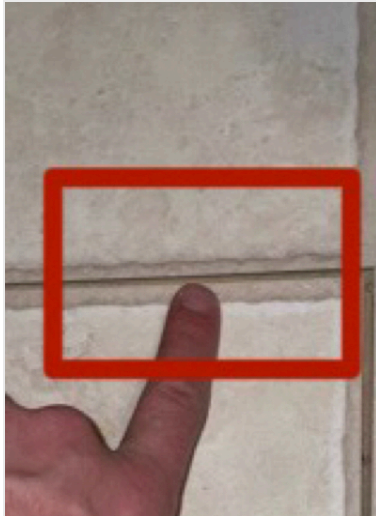
Door Knob Snug up door knobs/handles, towel bars, toilet paper holders & door stops. A yearly routine will help keep it ship shape!

Door Hinges Don't forget about this hard-working component...Tap the pins down & snug up the screws from time to time.



Thermostat Charged with the regulation of the temperature. The location & placement makes a huge difference in its readings.

Thermostat AFTER This is just for our records showing we set it back to its original state.



○ **(Laundromat) Flooring** Gaps observed between flooring materials. Poor Install. Improve as Desired.

Support Photo



● **Windows** Opening your blinds can expose the surface of windows to circulating air which will help keep the condensation away!! Suspected Blown Seals. Repair or Replace.

Open Window A representative # of doors & windows were checked for operation & blown seals.



○ **Window Track** These hold the window in place. A yearly routine should be made to keep them clean & free of debris. In most homes, these are usually quite gummed up. Dirty. Clean.



Cosmetic Defect Info Superficial flaws or blemishes that do not interfere with safety or functionality.

Imperfection Also known as a FLAW.



Nail Pop These are usually harmless but keep an eye on them for change.

Tape Seam(s) The culprit is the installation. For the seam to disappear, it must be covered with a compound in a specific way.



Stain Image is from laundromat ceiling. Seen in a number of areas, see thermal section for additional thermal scan & moisture meter testing.

Sealant Depletion Regardless of the quality of used, caulk & sealants will eventually need to be replaced.



No Such Thing As Perfect Fixing nail pops on a small scale is easy for any do-it-yourselfer. However, if entire rooms have many nail pops, it may be time to completely replace the drywall & have it secured with drywall screws, not nails. If this is the case, call a drywall contractor.



Obstructions Page Items or conditions that hinder or block access and inspection of key areas, potentially concealing defects or issues.

Additional Obstructions



Additional Obstructions

Additional Obstructions



Additional Obstructions

Additional Obstructions



Additional Obstructions

Additional Obstructions



● **Spare Bedroom Closet Ceiling** Overhead upper surface of the inside of a room. Under Repair. Ensure this is Addressed.

Support Photo Carpet stains seen below.



○ **Closet Door** Visually examined for common defects. Rubbing / Sticking. Tune-up / Adjust.

Support Photo Spare bedroom.



○ **Window Sills & Casing** Seen in a number of areas. Moisture Staining. Monitor/Replace.

Moisture Meter Moisture meter was used to confirm area was dry at the time of inspection. Monitor.



○ **Door Lock** For your privacy. This should be "snugged up" every couple of years. Poor Install. Improve.

Support Photo Can only lock door from hallway side, cannot lock door from inside bedroom.



○ **Basement Window** Please refer to local bylaws to understand the correct dimensions for egress. Require upgraded window for a basement bedroom. No Egress. Improve.

Support Photo If someone is sleeping in the basement the window(s) must meet legal egress requirements.



○ **Utility Room T-Bar Ceiling** Loose, Being Propped Up. Repair/Secure.

○ **Utility Room Faucet** This controls the flow of hot & cold water. Leaking Threads (Into Sink). Repair or Replace.



○ **Basement Window** Damaged. Repair or Replace.

INTERIOR

Interior Notes It's natural to favor the more aesthetically-pleasing properties. However, cosmetic features are often decorative & trendy extras.

Instead, base your decision on the underlying features & value of the home. This includes elements like the plumbing, the wiring & the roof.

A lot of people have an unrealistic view of what the home buying process looks like— particularly if it's their first time buying a home or they have a past experience in which everything went swimmingly.

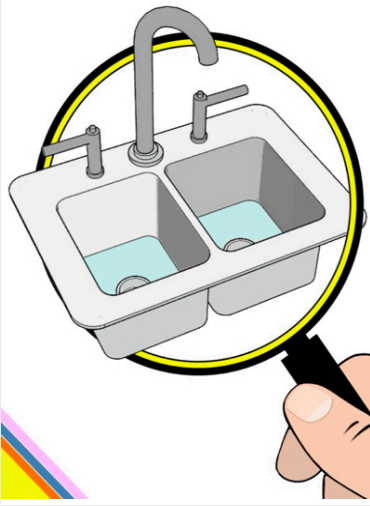
One of the biggest misconceptions is that homes on the market come in perfect condition. This sounds ridiculous when you say it out loud, but the truth is that many buyers expect pristine homes with brand-new features throughout. Hint: Unless you're building your own house, you aren't going to find an immaculate property. The reality is that every home on the market needs some work. The key is to know how much work is needed & be honest about what you're willing to take on.

"Don't just buy a home with your eyes— buy it too with your mind."



K

[BACK TO SUMMARY](#)



About Kitchens



Kitchen Cabinets A Place for your dishes. These can usually be leveled out by adjusting the hinge screws. Don't overdo it!

Cabinet Hinges We recommend cabinet tune-ups for alignment & function as required. 1/4 turn at a time.



The Fridge ALL Appliances were tested for operation & should be rechecked for condition & function on the day of possession.

Dishwasher Empty your plate first! Turned ON & OFF after a quick cycle.



Stovetop Checked for operation. Turned ON & OFF

● **The Oven** Checked for operation. Turned ON & OFF. No Broil Function. Repair / Replace Hardware.



Stove • Oven Off Turned ON & OFF after testing for functionality.



Dishwasher OFF Turned ON & OFF after cycle. We usually leave it slightly ajar to ventilate. This is really for our records.



Microwave Nuke It! Be sure to ask for documentation/manuals on all appliances.

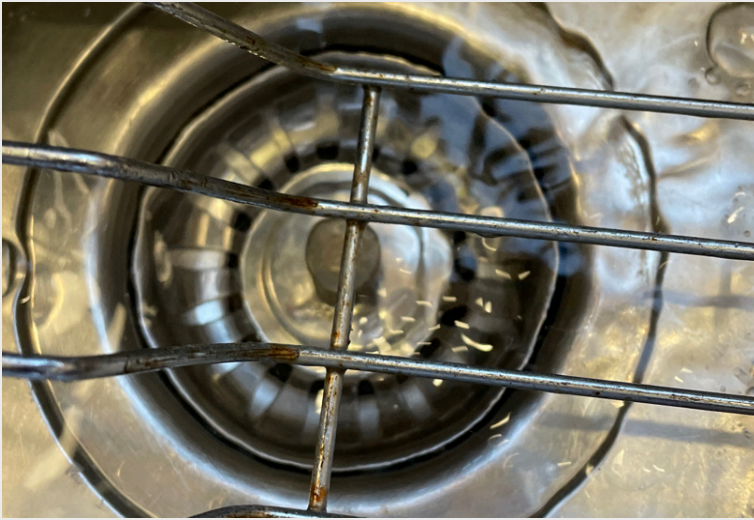


The OTR • Hood Fan We don't spend too much time running these... Just on & off for a couple of minutes to check for functionality.

The thing about cooking, especially frying & grilling, is that it can kick up a lot of smoke, grease, & lingering food smells. A range hood helps keep the air in your kitchen clean. These appliances come in several different models, some more effective than others.



The Kitchen Sink Sink & P-traps inspected for leaks & "snugness." Often times chemicals & other cleaners can break down seals, so please consider using only natural products when cleaning.



Kitchen Drain Basket The removable part that plugs the drain. The strainer catches large chunks to prevent clogs. The basket flange goes on the inside of the sink & the rubber gasket, pressure cup & nut are under the sink.

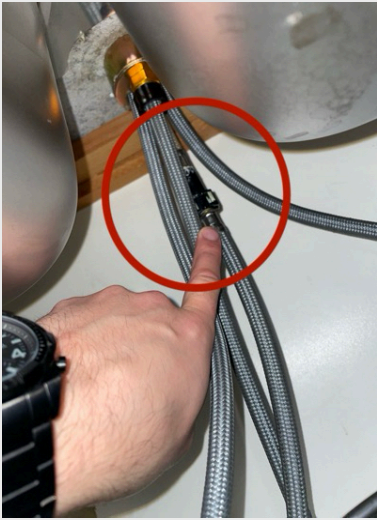


○ **Kitchen P-Trap** P-traps are part of your sink plumbing. Found under kitchen & bathroom sinks, these question-mark-shaped plumbing pieces serve an important purpose... What Does a Plumbing P-Trap Do? a. Trap debris & prevent clogs b. Protect against property losses c. Stop sewer gases from infiltrating your home All Traps were physically touched for the presence of moisture & stability. Taped. Monitor.



RO System Removes impurities by lowering contamination of water using a fine physical barrier. Obtain manuals.

Filtered Water Faucet This faucet dispenses pre-filtered water. Tested and functioning today.



● **Sink Water Lines/Fitting** Leak appears to be coming from the faucet fitting piece. Active Leak. Repair or Replace.

Support Photo Water seen below.



Garburator • Sinkorator Designed to shred or grind. Drop some lemon & ice down there every once in while. Tested and functioning today.

KITCHEN



If you're like most people, the kitchen is one of the busiest rooms of your home. It's probably not surprising, then, that the kitchen can also be one of the messiest.

To keep your kitchen safe, healthy, & inviting, come up with a cleaning routine that helps you tackle & prevent grime.

Putting the trash out keeps your kitchen fresh & prevents bacterial growth. Messy counters take up workspace & can be hazardous. Wash the inside of your sink & faucet every day to remove bacteria.



Sweep your floors daily & mop once a week. Toss old food, clean the seal & sanitize the fridge shelves. The dishwasher also needs love from time to time (as in, clean the filter!)

Keep a small fire extinguisher in your kitchen. Put out cooking fires before they have a chance to spread. Don't have a fire extinguisher yet? Put out kitchen grease fires by covering the container with a metal lid. This starves the fire of oxygen, so it goes out.

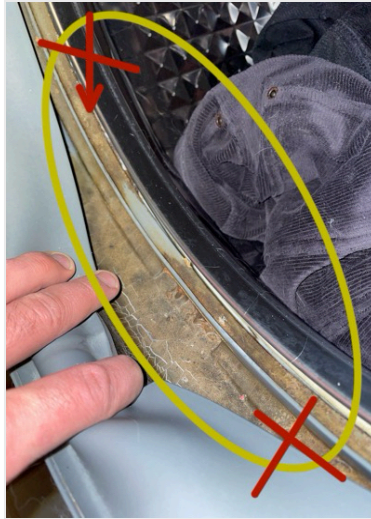


BACK TO SUMMARY

Legend.

-  Attention
-  Immediate Attention

Detailed Section Overview Below, you will find detailed photographs and insights specific to this area. Regular inspections and maintenance of these components are essential to uphold their integrity and performance over time.



Laundry Washer Run for a quick cycle & turned OFF. Sometimes we leave the lid ajar to ventilate. Loud Spin Cycle / Clunking. Further Evaluate/Service.

Washer Door Seal Even though it's constantly washing, this will need a thorough clean every now & then. Dirty/Microbial Growth. Clean/Replace.



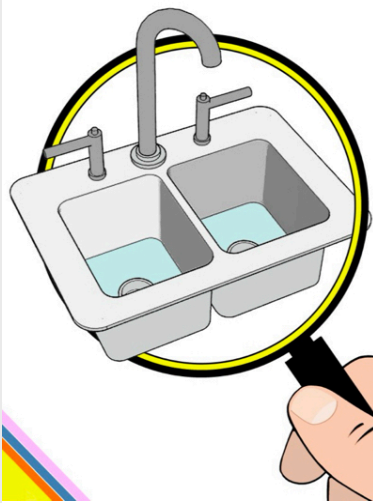
Laundry Dryer Run for a quick cycle. Odd Function. Repair or Replace.

Inside The Dryer This will also need a cleaning every once in a while. Remember to change the lint filter.



Laundry Exhaust Line Flexi/rigid dryer exhaust line observed. These are prone to clogging with dryer lint. Recommend upgrading to hard pipe. Flexi-Line. Upgrade to Hard Pipe.

Dryer Lint Trap Lint-filled air passes through a removable wire mesh as it exits the machine to the dryer vent. Dirty. Clean.



Laundry Sink Page

Laundry Sink Rugged, large-capacity basin used primarily for cleaning or soaking.



Sink Drain(s) Inspected for deficiencies using normal operating procedures.

Laundry P-Trap A U-shaped pipe under the sink that traps debris & stops sewer gases from passing into the home. Not Accessible. Not Inspected



○ **Water Lines** Poly B lines seen at laundromat sink as well as washing machine supply lines. Poly B. Monitor/Replace.

LAUNDRY

Wash. Dry. Fold. The laundry room is an all-too-familiar place that rarely sees many changes, & the containers of detergent that turn your piles of dirty laundry into stacks of clean clothes are just one part of the equation.

When you're spending countless hours doing nearly 300 loads of laundry per year, there's more you should consider than which color baskets to buy.

Wash only full loads & place similar items together. Depending on the type of washing machine, you're using anywhere from 13 to 40 gallons of water each time you wash a load of clothes.

Check the temperature. Did you know nearly 90 percent of the energy used to operate a washing machine is spent on water heating? You could save a lot of energy by washing your clothes in cold water.



Inspect hoses & filters. Hoses connect to a washer. Take a few minutes every so often to inspect your hoses. If there are any unusual cracks or bulges, it's time for a replacement.



B

[BACK TO SUMMARY](#)

Legend.

-  Attention
-  Immediate Attention

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The Bathroom GFCI This device shuts off an electric power circuit when it detects a current flowing along an unintended path.


Toilet Paper Test Bathroom fans should run 30 minutes after every use. Timed switches make this easy not to forget.



Shower Head Silicone & seal all valves below the shower head. This will need upkeep over the years.

The Tub Filler Routinely clean all nozzles & aerators. ALL water sources tested HOT & COLD



 **Jetted Tub** All lavatory components were operated & visually inspected for leaks, caulk depletion & other visual defects. Dirty. Clean Lines.

The Hair Catcher When hair accumulates in your lines, it can create nasty clumps that slow your drains down drastically.



Bathroom Faucet(s) Faucets, tub fillers & shower heads were fully tested & run for a significant amount of time.

Faucet Aerator These create a non-splashing stream, delivering a mixture of water & air. CLR, to prevent build-up.



○ **Sink Drain(s)** Inspected for deficiencies using normal operating procedures. Damaged Drain Stopper. Repair or Replace.

Bathroom P-Trap Built to keep the gases from entering back into your home. Examined for leaks & lightly touched for snugness.



○ **Toilet** Toilet was loose. Shim / tighten, or as best practice have a plumber re-install with new wax seal and secure tight to floor. Loose. Secure.

Toilet Flushing Flush it away. Please check operation again on your next visit or at possession.



○ **Toilet Tank** Otherwise known as The Back Rest. How Often Should You Clean Your Toilet Tank? Shoot for twice a year to avoid mildew, rust, & grime & to prevent a buildup of minerals that can damage the parts. Jug in Tank. Further Evaluate.



Overflow Drain(s) Without an overflow drain, you might rush into the bathroom to find water spilling onto the bathroom floor, soaking everything in sight. Where does the water flow? Water enters the tub overflow hole & immediately drops down a pipe. This same pipe connects to the tub floor drain; overflow water travels the same path as the water that usually drains from your tub. Tested by filling the basin or cupping for a couple of minutes, then examining the floor below with a thermal or a moisture meter.



○ **Overflow Sink Drain** These help the forgetful & can possibly prevent a flood. No Overflow Drain. Use Caution.

BATHROOM

Best Seat In The House Even before indoor plumbing folks understood that outhouses needed ventilation.

When bathrooms moved indoors, ventilation was required not just to remove odors but also to exhaust excess moisture.

We all know how much moisture can be produced by taking a hot shower, just think about the fogged mirrors & the condensation that forms on windows & walls, especially when it's cold outside. Bath fans are sized according to the volume of air they can move, measured in cubic feet per minute, or cfm. The rule of thumb is that you need 1 cfm for every square foot of floor area in the room.

It's smart to err on the high side, especially in a bathroom that gets heavy use or one with a high ceiling. Better fans are engineered to run quieter than low-priced versions.



Finally, don't forget: Bathroom fans should be left running for at least 20 minutes after each shower. This will ensure that all of the humidity is cleared out of both the room & the ventilation ductwork.



M

BACK TO SUMMARY

Legend.

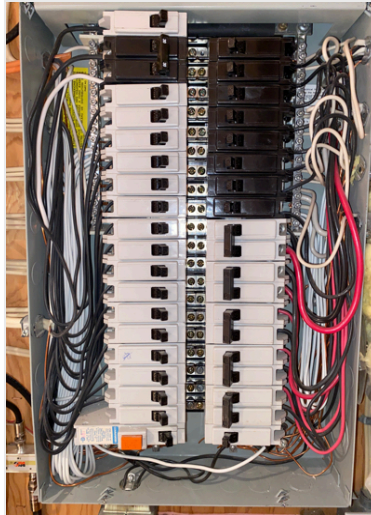
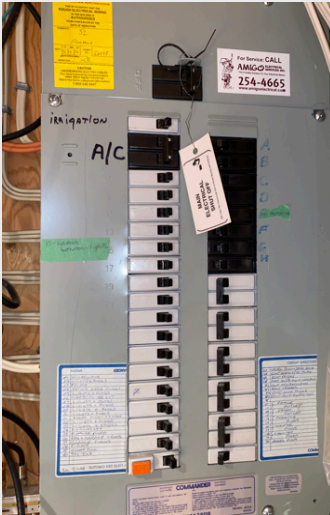
-  Attention
-  Immediate Attention

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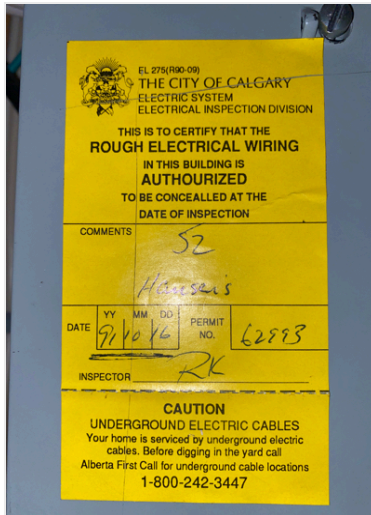
FYI Panel Clearance requires a clear area for access & work that is (30") wide, (36") deep, & (78") high. Depending on where you live.

Electrical Safety Main & sub panel boxes should always be secured & worked on by certified tradespeople.



The Electrical Panel Familiarize yourself with the breakers. No AFCI breakers present. Ground located at water main. Electrical bond nøy visible/located.

Inside Electrical Panel Visually examined for common problems like 2ble taps, splices, type of wire, loose breakers & more...

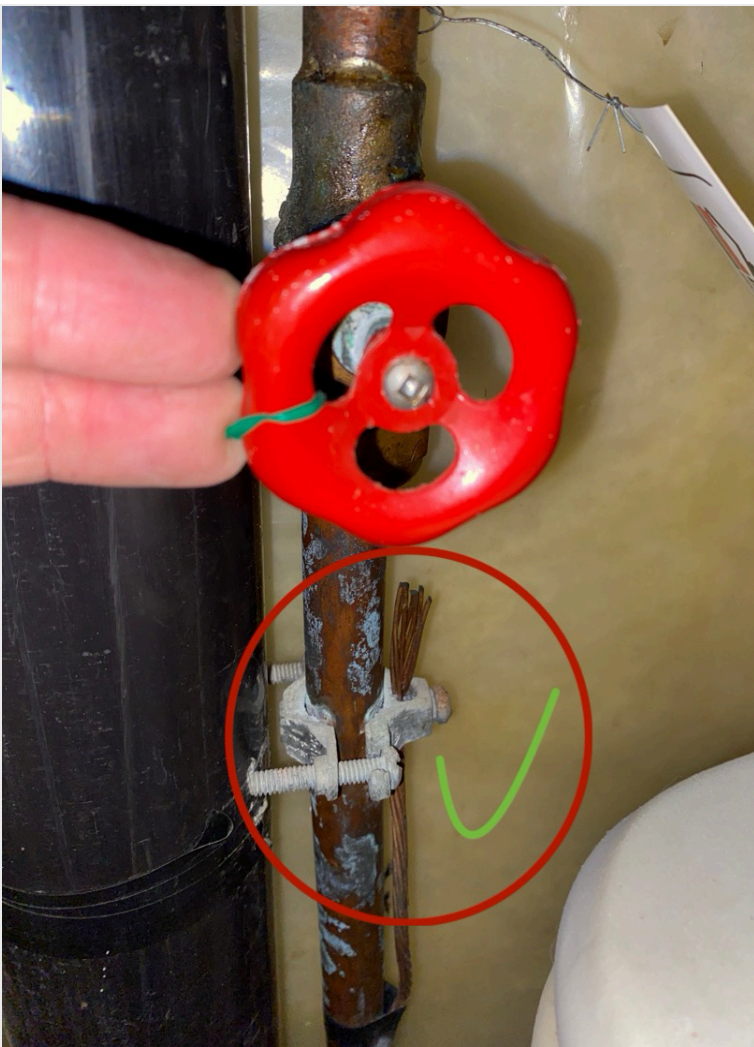


The Main Breaker Generally, this will shut down everything! Designed to interrupt a large amperage load. 100amp.

Labels & Stickers See Photo.



What does a water meter do? Water meters are essential in conserving water & saving money on your water utility statement. A water meter is a mechanical device connected to your water connection & only registers consumption when water is used. There are no electric components inside a water meter. Meters are usually installed just above the main water shutoff valve in the home & most water meters have a transmitter that is remotely read for billing purposes.



The Water Main Shutoff Nobody is expecting you to fix plumbing problems, but the ball is largely in your court to prevent problems. The main water shutoff valve allows you to shut off the water supply in your home. You may want to do this in several situations, such as: 1. In a plumbing emergency 2. When you are upgrading components of the water system in your home. 3. You will be spending an extended period away.



○ **Exterior Water Shutoff Valve** These should be turned off & bled in the winter months to prevent potential problems in the spring. Front Valve Not Located. Further Evaluate.

● **The Water Lines** Main visible water lines that could actually be seen throughout the inspection. Poly B. Further Evaluate.



The Sewer Line We're usually very limited on what we can see here besides showing you the material.

Main Drain Usually only 1 per home. New or old, we always recommend having the sewer scoped to look for things like obstructions & more...



○ **Hot Water Unit** Life expectancy of a water heater is about 8-12 years from new. Age/Deterioration (~11 years). Budget for replacement.

Hot Water Unit Data Plate This usually contains model & serial #. It also contains the birth date & other important info. Manufactured 2013.



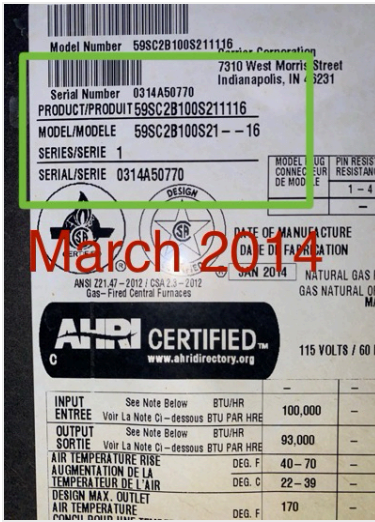
○ **Hot Water Unit Thermostat** This is essentially a temperature-activated regulating switch. Set High. Further Evaluate.

○ **TPR** Temperature-Pressure Relief Valve. Designed to auto-release water if pressure or temp in the water tank exceeds safe levels. Evidence of Release. Further Evaluate.



Gas Supply Shutoff Here for safety or when doing repairs.

○ **Heating Unit Filter** Change filters upon possession, then once every three months. We prefer the cheap filters! Dirty. Replace.

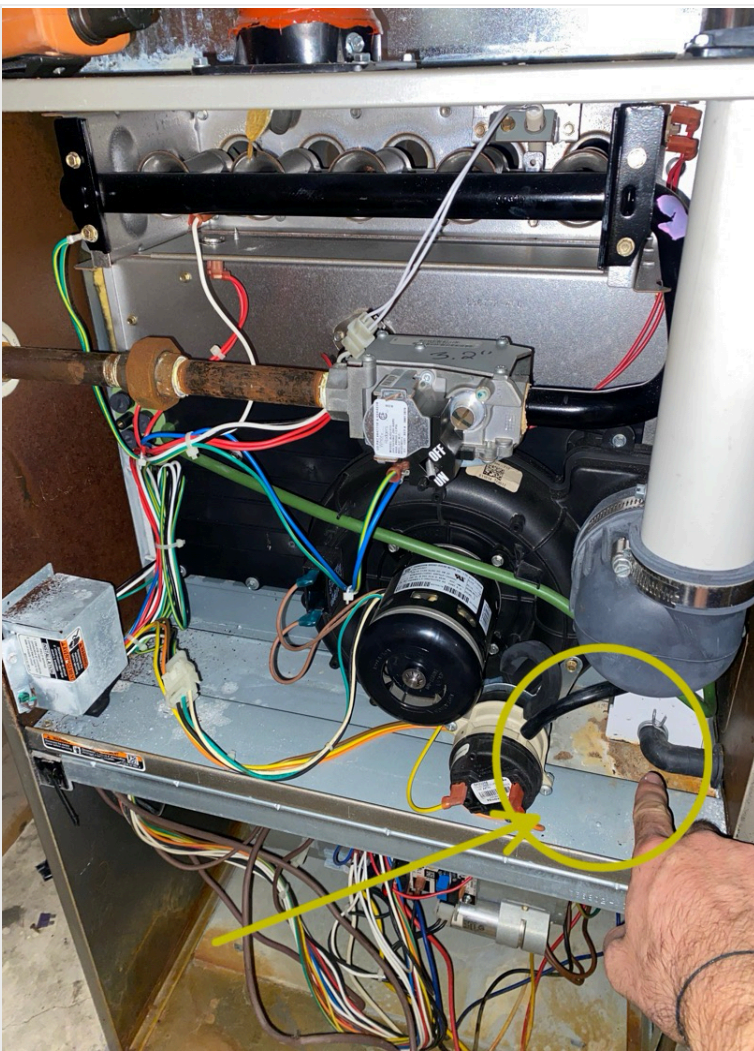


Main Heating Unit Run for the majority of this inspection. A thorough clean & precision tune-up is always recommended.

Heating Unit Data Plate A small metal or sticker plate that provides key information about a home's heating system. Manufactured 2014.

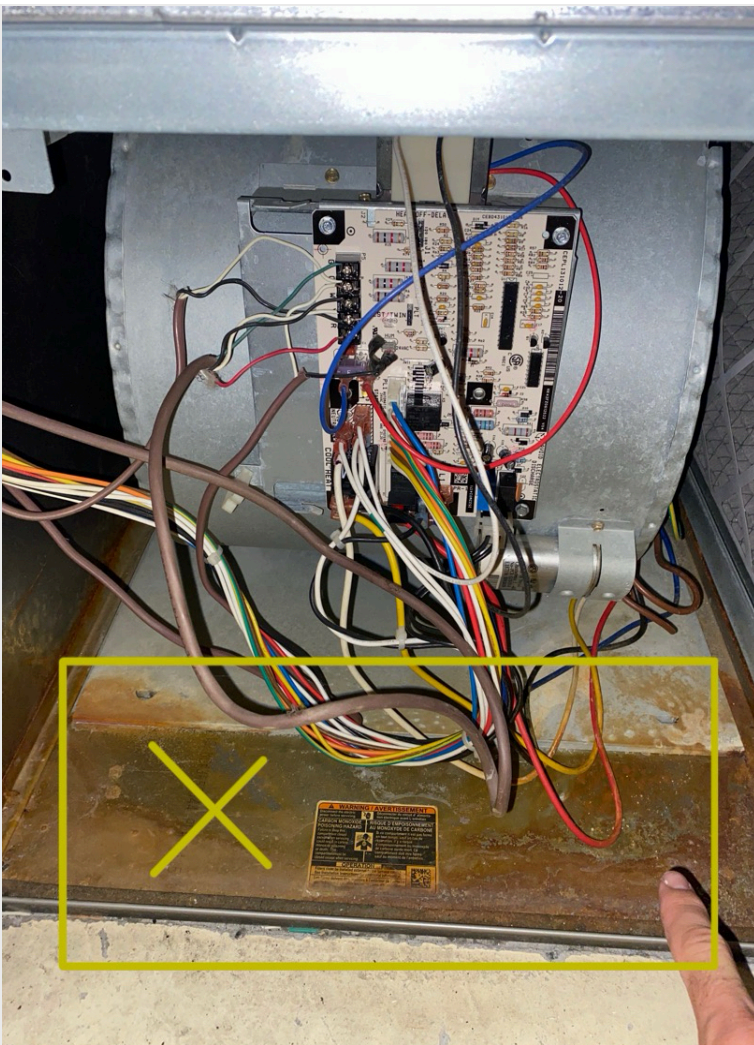


Heating Unit Flame Why Does a Blue Flame Indicate More Complete Combustion? If you remember the Bunsen burner days of your science education, you may recall how different flame colors result from varying amounts of oxygen. By increasing the oxygen supply, you get higher temperatures, less soot, & more complete combustion. When the flame does not receive enough oxygen, you can see the flame color change to a red, orange, or yellow color.



○ **Inside Furnace Under the Hood.** Regular HVAC maintenance reduces the risk of costly breakdowns by as much as 95%.

You wouldn't drive your car for 30,000 miles without getting an oil change; you'd be asking for trouble. This analogy holds for true for all HVAC systems. Evidence of Condensate Leakage. Service Advised.



○ **The Blower Fans** use electricity to circulate air heated by the heat source through a home's duct system into the living space. The fan also circulates cooled air during the cooling season for homes with central air conditioning. A professional should clean the blower assembly on your heat source at least yearly. Cleaning the blower assembly is critical because the openings on this type of unit tend to become clogged with dust & dirt. Rust staining below. Service Advised.



Humidistat This automatically regulates the humidity of the air.

○ **Humidifier Water Shut-off** Known to Leak. Consider having upgraded to a properly plumbed 1/4 turn ball valve. Stab/Saddle Valve. Monitor.



Ventilation Switch Exhaust fan (e.g., bath or booster fan) works with your furnace system as an air to air exchange.

Support Photo



Combustion Fresh Air Intake Pre-heating fresh air through an open duct before use at a mechanical room appliance. This could use a new sleeve to cover the insulation, but not something to be overly concerned about.



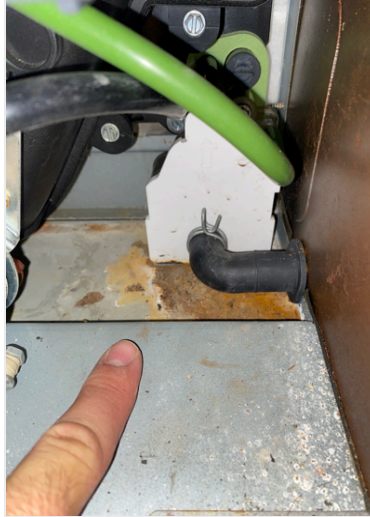
Security System A method by which a building is secured through a system of interworking components & devices. Outside our SOP's. Not Inspected



Low Voltage Anything with 50 volts or less is considered low voltage. Outside our SOP's. Not Inspected



Furnace AC condensate drain. Staining. Monitor/Service.



Support Photo Close up on condensate leakage area inside furnace.



Hot Water Tank Usually heated by gas or electricity. These typically have a 8-12 year life span. Rust Staining. Further Evaluate.



Support Photo



Water Softener Responsible for removing calcium & magnesium ions from hard water & replaces them with sodium ions. Appeared older. Further Evaluate. Outside our SOP's. Not Inspected



Water Softener INSIDE These work to remove high concentrations of calcium that cause hard water. Keep it topped up.

MECHANICAL

Mechanical When it comes to your mechanical room, it's not only maintenance & cleaning the unit itself you must keep in mind. Where your mechanicals are located, what's nearby, & how to move around, these all matter too.

Keeping your furnace room clean & safe should be a priority. If your furnace room doubles as a storage room, you absolutely have to make sure no cardboard boxes or plastic containers lean flush against the furnace.

Make sure a path is clear for your technician come maintenance day. That way, if maintenance & repairs need to be made, your technician can do them easily.

Used filters or old furnace parts, depending on their state, they could also be fire hazards & space wasters. As far as spacing goes, you should allow for at least 2 feet of clearance around your furnace.

Finally, make sure the manual for your furnace is within reach in the room where it's hosted. That way, if something is wrong, you'll be able to identify it more easily.



the

playbook

Gathering what you need,
discarding what you don't.

Hit the thumb print to find tactics
or methods to form your own
game plan.

There you'll find tips & tricks on
maintenance, recalls, cleaning,
preparing your home for sale,
dealing with difficult neighbours
& more.

Twenty20 & Co.



the insurance

Overview

Build Year	1991
Outdoor Temperature	Approx -5°C / 23° F
Direction Home Faces	West
Vacancy	Occupied
Furnished	Yes

Roof

Inspection Limitations	n/a
Approximate Age	Request Seller Disclosure
Roof Material	Metal / Galv
Gutter Material	Aluminum
Fascia Material	Metal / Partial Smartboard
Soffit Material	Metal / Perforated

Exterior

Inspection Limitations	Height/Visibility
Driveway / Walkway	Concrete / Pavers / Gravel
Window Glaze	Double Pane, Dual-Single
Flashings	Present Doors / Windows / Penetrations
Exterior Cladding	Vinyl Siding / Faux Stone / Stucco
Electrical Entry	Underground / Consider strapping / Anchors
Cooling Type(s)	AC Not Tested/Ambient Temps/Request Disclosure
Gas Main Location	Exterior Side Yard / Minor Rust

Garage

Inspection Limitations	n/a
Motor Brand	n/a
HVAC Type	n/a

the insurance

Attic

Inspection Limitations
Sheathing Material
Approx. R-Value
Type of Insulation

No Access
Metal / 3/8 OSB MIX
R-20+
Undetermined/No Access

Thermal

Inspection Limitations

Visibility / Personal Belongings

Health & Safety

Inspection Limitations
Safety Features Present

Visibility
Smoke & Carbon Monoxide Detectors - replace

Interior

Inspection Limitations
Thermostat Location
Flooring Materials
Wall Materials
Fireplace Fuel Type(s)

Visibility/Covered-Sellers Belongings
Main Floor / By Kitchen entry
Carpet, hardwood, linoleum
Drywall / Wood feature wall
Natural Gas/Annual Clean & Tune Ups Advised

Kitchen

Inspection Limitations
GFCIs

Visibility/Stored Items
Not Present (Consider Upgrading)

Laundromat

Inspection Limitations

Visibility / Personal Belongings impeding.

Bathroom

Inspection Limitations
GFCIs

Visibility/Stored Items/Access
Present / TESTED

the insurance

Mechanical

Inspection Limitations
Main Electrical Location
Main Amp
Wiring Material
System Ground
Electrical Bonding
AFCI Breakers
Heating Type(s)
Heating Fuel
Water Supply Source
Hot Water Fuel
Water Line Material
Sewer Material(s)
Main Drain
Backwater Valve
Water Main Location
Sump Pump
Waste Lift Station
+ Heat Source

Visibility / Storage
Mechroom
100 AMP
Copper
Water Main / SEE PHOTO
Undetermined
Not Present
Forced Air Furnace - Consider precision tune up
Natural Gas
Public
Natural Gas, Tank
Poly B - Further Evaluate
ABS
Present (MECHROOM)
Undetermined
Mechanical Room
n/a
n/a
n/a

Structure

Inspection Limitations
Foundation Type
Structure Type
Roof Structure
Walls Structure

Visibility/Mostly Covered
Piles / Dimentional 6X6 / I-Beam
Dimensional
Truss / Scissor
2x4

72 seconds

Positive reviews from customers like you help others to feel confident about choosing Cherokee & our “to the point” reporting methodology.

We’d so appreciate if you could take 72 seconds to click on our logo below and share your happy experience.

Thanks in advance

