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RESIDENTIAL REPORT

1234 Main St.
Palmer AK 99645

Buyer Name
05/20/2019 9:00AM

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1: INSPECTION DETAILS

Information

Ground Condition
Dry

Start Time
5:00pm

Type of Building
Single Family

Occupancy
Vacant

Style
Multi-level

Structure Details: Structure Faces
South

As observed standing in the front door facing outward.

Present at Time of Inspection
Client

Temperature (approximate)
64 Fahrenheit (F)

Structure Details: Structures Inspected
House, Attached Garage

Structure Details: Utilities
All Utilities On

Excluded Items: The Following Items Have Been Excluded from this Inspection
N/A

Category Description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items listed in the below categories may be based on the inspector's opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Left or Right of the Home

When the direction of "Left" or "Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

Overview

A home inspection is not a pass or fail type of inspection. It is a visual-only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the American Society of Home Inspectors Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing, whichever is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Weather Conditions

Partly Cloudy

Weather conditions are not exact and are meant to be an approximate observation of current conditions when the inspection occurred.

Structure Details: Age of the Structure

41 years

This information has been provided through third party sources. 907 Home Inspections, LLC makes no claim to the accuracy of these findings.

Limitations

2: STRUCTURAL COMPONENTS

		IN	NI	NP	O
2.1	General	X			
2.2	Foundation, Basement & Crawlspaces	X			
2.3	Floor Structure	X			
2.4	Wall Structure	X			
2.5	Ceiling Structure	X			
2.6	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Inspection Method
Attic Access, Crawlspace Access, Visual

Floor Structure: Material
Wood I-Joists

Ceiling Structure: Material
Wood

Foundation, Basement & Crawlspaces: Material
Concrete

Floor Structure: Sub-floor
Plywood

Roof Structure & Attic: Material
Plywood

Floor Structure: Basement/Crawlspace Floor
Dirt

Wall Structure: Material
Wood

Roof Structure & Attic: Type
Gable, Shed

Limitations

3: EXTERIOR

		IN	NI	NP	O
3.1	Walkways, Patios & Driveways	X			X
3.2	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.3	Exterior Issues	X			X
3.4	Electrical Service Entrance Conductors	X			
3.5	Electric Meter	X			
3.6	Exterior Electrical	X			X
3.7	Exterior Doors	X			X
3.8	Decks, Balconies, Porches & Steps	X			X
3.9	Siding, Flashing & Trim	X			X
3.10	Eaves, Soffits & Fascia	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Exterior Wall Structure
Poured Concrete

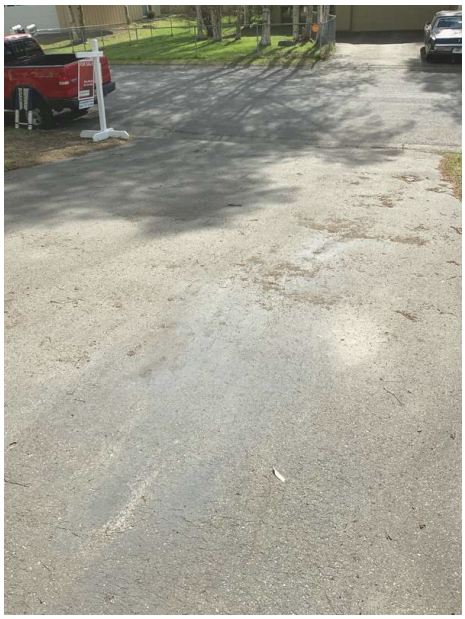
Vehicle Parking
Attached Garage, Driveway, Street

Fencing
Wood

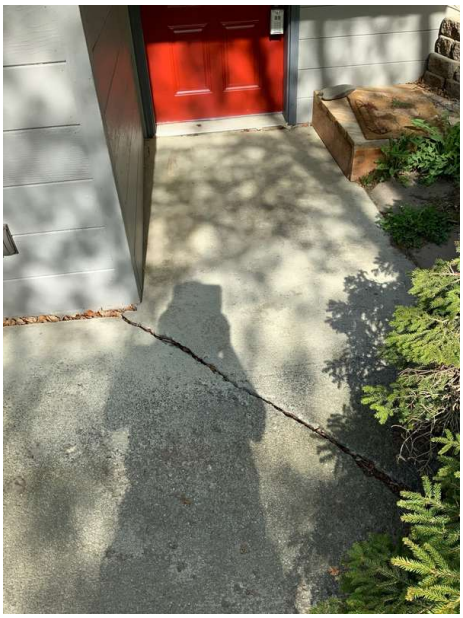
Wall Coverings
Wood Panels

Inspection Method
Attic Access, Crawlspace Access, Infrared

Walkways, Patios & Driveways: Driveway Material
Asphalt



Walkways, Patios & Driveways: Sidewalk/Patio Material
Concrete



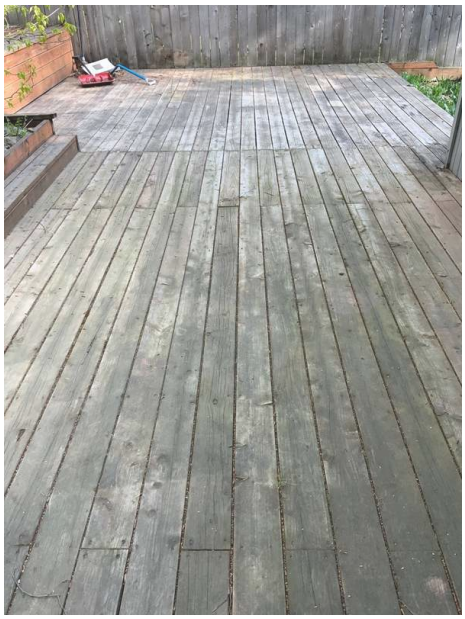
Electrical Service Entrance Conductors: Electrical Service Conductors
Below Ground, 120 Volts

Electric Meter: Meter Number
134429183 Chugach Electric

Exterior Doors: Exterior Entry Doors
Metal w/ Window, Sliding Glass

Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch

Decks, Balconies, Porches & Steps: Material
Wood



Siding, Flashing & Trim: Siding Material
Exterior
Wood

Siding, Flashing & Trim: Siding Style
Exterior
Panels

Limitations

Observations

3.1.1 Walkways, Patios & Driveways

Recommendations

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend driveway contractor evaluate and replace.

3.1.2 Walkways, Patios & Driveways

Maintenance Item

RESEAL ASPHALT

The asphalt driveway surface was worn and is prone to developing cracks from water penetration. Recommend that a qualified person reseal the driveway.

Recommendation

Contact a qualified professional.

3.1.3 Walkways, Patios & Driveways

Recommendations

WALKWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.

3.2.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

DOWNSPOUT EXTENSION

W EXTERIOR

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Recommendation

Contact a qualified professional.

3.2.2 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

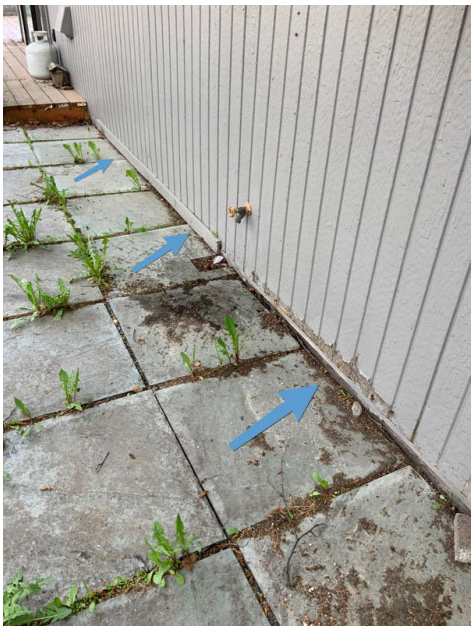
SOIL CLOSE/CONTACT

N EXTERIOR S EXTERIOR

Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Recommendation

Recommended DIY Project



3.3.1 Exterior Issues

DRYER VENT CLOGGED

Recommendations

The dryer vent is clogged and needs to be cleaned. A clogged dryer vent can lead to dryer failure and extended dry times as well as being a fire hazard.

Recommend cleaning.

Replace screen after cleaning to prevent animal intrusion.

Recommendation

Contact a handyman or DIY project

3.3.2 Exterior Issues

HOSE BIB MISSING BACKFLOW PREVENTER

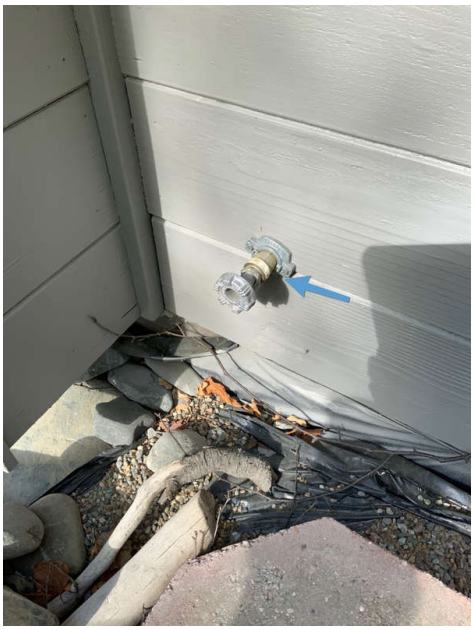
Maintenance Item

S EXTERIOR N EXTERIOR

One or more hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed.

Recommendation

Contact a handyman or DIY project



3.6.1 Exterior Electrical

Health and Life Safety Items

NO GFCI PRESENT

One or more exterior outlets were not GFCI protected as required recommend consulting a licensed electrician to evaluate and remedy as needed.

Recommendation

Contact a qualified electrical contractor.

3.7.1 Exterior Doors

Recommendations

DOOR DOES NOT SEAL PROPERLY

One or more of the exterior doors does not seal properly. This allows unwanted air and heat exchange between the exterior and interior of the home.

Recommend a qualified contractor evaluate and repair as necessary to ensure the door seals as intended.

Recommendation

Contact a qualified professional.

3.7.2 Exterior Doors

Recommendations

SLIDING GLASS DOOR DIFFICULT TO OPERATE

The sliding glass door was difficult to operate when tested. Recommend in cleaning and or lubricating the tracks to make the door operate as intended.

Recommendation

Contact a qualified professional.

3.8.1 Decks, Balconies, Porches & Steps

Recommendations

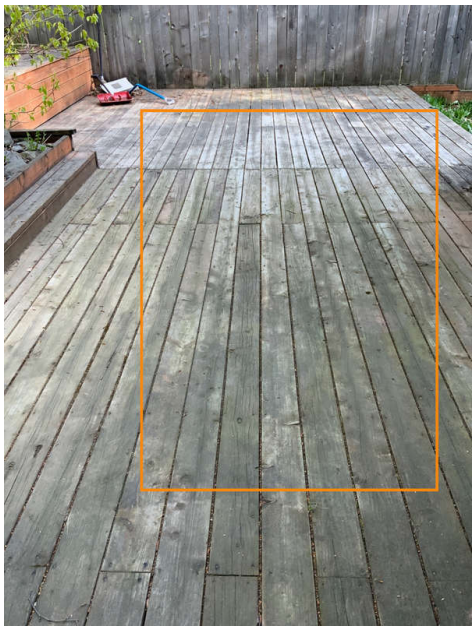
DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.

Recommendation

Contact a qualified painting contractor.



3.9.1 Siding, Flashing & Trim

Maintenance Item

CAULKING AT JOINTS

W EXTERIOR

Caulk was *missing / deteriorated / substandard* in some areas. For example, *around windows / around doors / at siding butt joints / at siding-trim junctions / at wall penetrations*. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used.

Recommendation

Contact a handyman or DIY project

3.9.2 Siding, Flashing & Trim

Recommendations

EVIDENCE OF WATER INTRUSION

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.

3.9.3 Siding, Flashing & Trim

Recommendations

IMPROPER CONSTRUCTION PRACTICES

EXTERIOR W EXTERIOR

Siding appears to be installed improperly and not up to standards. This could lead to moisture damage or deterioration of the home structure. Recommend a siding specialist evaluate and repair/replace.

Recommendation

Contact a qualified siding specialist.

3.9.4 Siding, Flashing & Trim

Recommendations

SIDING/TRIM ISSUES

W EXTERIOR

Sections of siding and/or trim were *deteriorated / loose / split / warped / missing / damaged / substandard / rotten*. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Recommendation

Contact a qualified professional.

3.9.5 Siding, Flashing & Trim

Recommendations

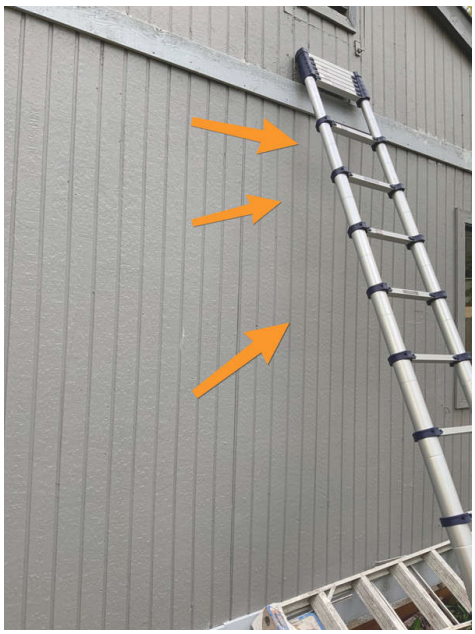
SIDING BOWED OUT

E EXTERIOR

Siding at the exterior of the house was bowed out in one or more locations. Recommend a qualified contractor evaluate and repair/remedy/replace as necessary.

Recommendation

Contact a qualified professional.



4: ROOFING

		IN	NI	NP	O
4.1	Coverings	X			X
4.2	Roof Drainage Systems	X			X
4.3	Flashings	X			
4.4	Skylights, Chimneys & Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Estimated Age of Roof
41 year(s)

Inspection Method
Traversed

Roof Type/Style
Gable, Shed

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Roof Drainage
Gutter System

Flashings: Material
Aluminum

Limitations

Observations

4.1.1 Coverings

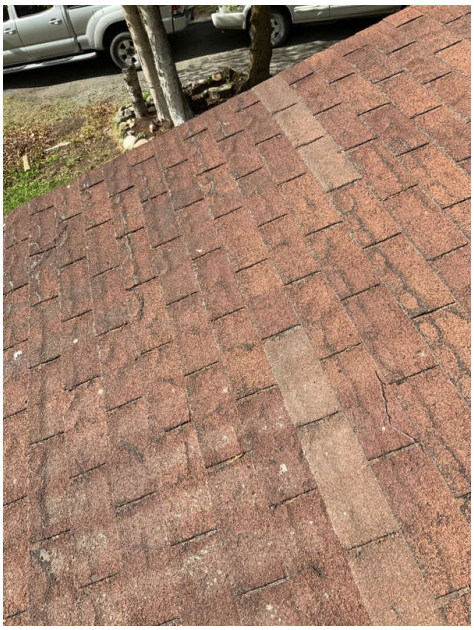
Health and Life Safety Items

END OF LIFE EXPECTANCY

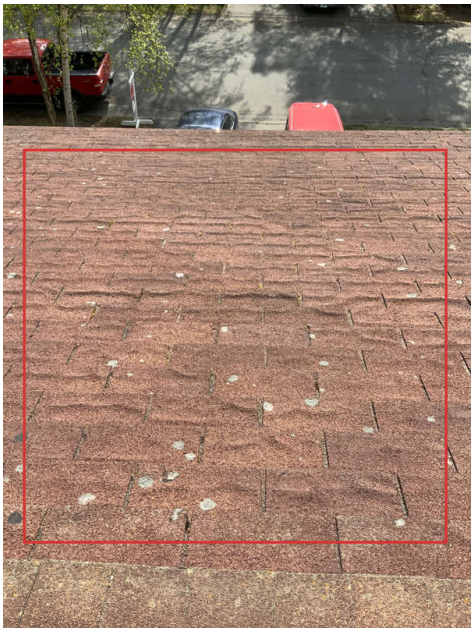
The roof surface was significantly deteriorated and appeared to be at or beyond its service life. It needs replacing now. This is a conducive condition for wood-destroying organisms and water penetration. Consult with a qualified contractor to determine replacement options. Note that some structural repairs are often needed after old roof surfaces are removed and the structure becomes fully visible. Related roofing components such as flashings and vents should be replaced or installed as needed and per standard building practices.

Recommendation

Contact a qualified roofing professional.



4.1.2 Coverings

Recommendations

SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.

4.1.3 Coverings

Maintenance Item

MOSS ON ROOF SURFACE

Moss or other organic growth was observed of one or more locations on the roof recommend treating and removing the moss to prevent further deterioration.

Recommendation

Contact a qualified professional.

4.2.1 Roof Drainage Systems

Recommendations

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

4.4.1 Skylights, Chimneys & Roof Penetrations

Recommendations

CHIMNEY HEIGHT ABOVE ROOF INCORRECT

ROOF

Chimneys are required to meet the 3-2-10 rule. This rule means that they must extend 3 feet above the roof penetration on the shortest side and the top of the chimney must be 2 feet higher than any portion of the building structure within 10 feet.

Recommendation

Contact a qualified chimney contractor.

5: GARAGE

		IN	NI	NP	O
5.1	Interior-Exterior doors-Windows	X			X
5.2	Electrical	X			X
5.3	Floors, walls, Ceiling	X			X
5.4	Vehicle door	X			X

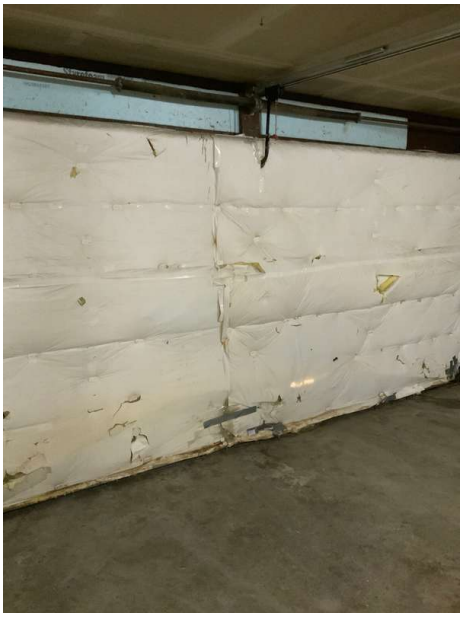
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Vehicle door: Material
Wood, Insulated

Vehicle door: Type
Up-and-Over

Vehicle door: Opener
Present



Vehicle door: Vehicle Door safety

VEHICLE DOOR: safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.

2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.

3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. (consult the owners manual or contact the door/opener manufacture. www.overheaddoor.com/Pages/safety-information.aspx

Limitations

Observations

5.1.1 Interior-Exterior doors-Windows

Health and Life Safety Items

ADJUST SELF-CLOSING HINGES

The garage-house door is equipped with an automatic closing device such as spring hinges that need to be adjusted or replaced.

This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should adjust automatic closing device(s) as necessary, and as per standard building practices, so this door closes and latches automatically.

Recommendation

Contact a qualified professional.

5.2.1 Electrical

Recommendations

DETERIORATED FIXTURES

One or more light fixtures are damaged and/or deteriorated. A qualified electrician should evaluate and repair or replace where necessary.

Recommendation

Contact a qualified electrical contractor.

5.2.2 Electrical

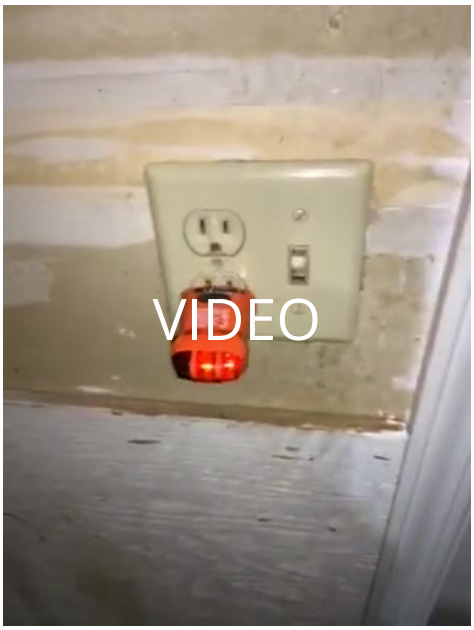
Health and Life Safety Items

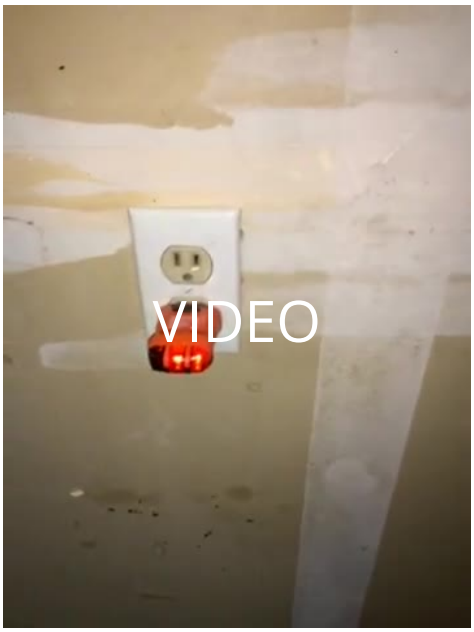
NO GFCI

One or more garage electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles, except for one for use with a refrigerator or freezer, have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

Recommendation

Contact a qualified electrical contractor.





5.3.1 Floors, walls, Ceiling

Recommendations

MICROBIAL GROWTH

HEATING CLOSET

Surface Microbial growth was found on one or more walls/ceilings of the garage. This appears to be due to items previously stored and should be cleaned

Recommendation

Contact a qualified professional.

5.3.2 Floors, walls, Ceiling

Recommendations

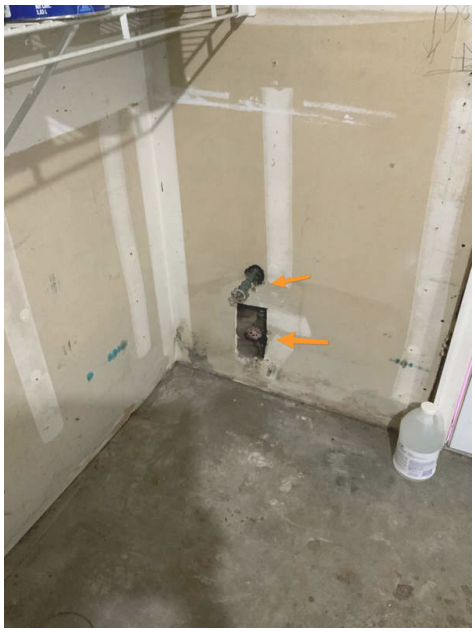
PENETRATIONS

NE CORNER GARAGE

There are one or more penetrations in the wall or ceiling of the garage. All penetrations (open areas) from holes made for wiring or anything else need to be sealed to keep out gases and/or fumes such as carbon monoxide, gas fumes and paint thinners etc. It is recommended to have ALL penetrations sealed to keep the fumes from entering the living space of the house.

Recommendation

Contact a qualified professional.



5.4.1 Vehicle door

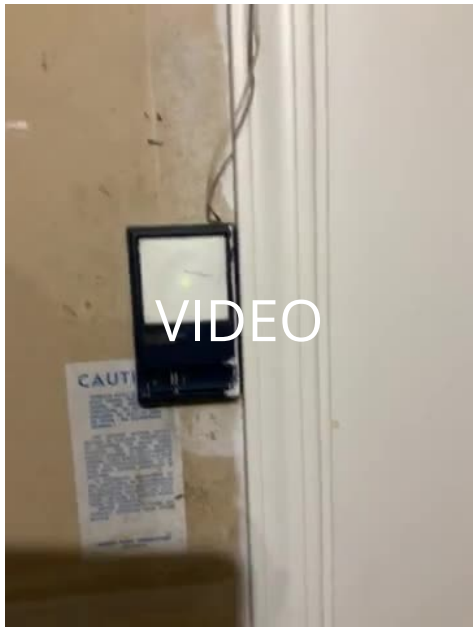
Recommendations

OPENER INOPERABLE

One or more garage vehicle door openers are inoperable. A qualified contractor should evaluate and make repairs as necessary.

Recommendation

Contact a qualified garage door contractor.



5.4.2 Vehicle door

Recommendations

PANEL DAMAGE

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

Recommendation

Contact a qualified garage door contractor.

6: PLUMBING

		IN	NI	NP	O
6.1	General	X			
6.2	Distribution Lines	X			X
6.3	Drain, Waste, & Vent Systems	X			
6.4	Water Heater	X			X
6.5	Vents, Flues, & Chimneys	X			
6.6	Sump Pumps / Sewage Ejectors			X	
6.7	Fuel Storage & Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Filters
None

General: Main Fuel Shut-Off (Location)
Gas Meter
Exterior

General: Main Water Shut-Off Device (Location)
Not Visible

General: Material - Water Supply Pipe
Copper

General: Water Source
Public Water

Distribution Lines: Material - Distribution
Copper

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
ABS

Drain, Waste, & Vent Systems: Drain Pipe
Cast Iron

Drain, Waste, & Vent Systems: Vent Pipe
PVC

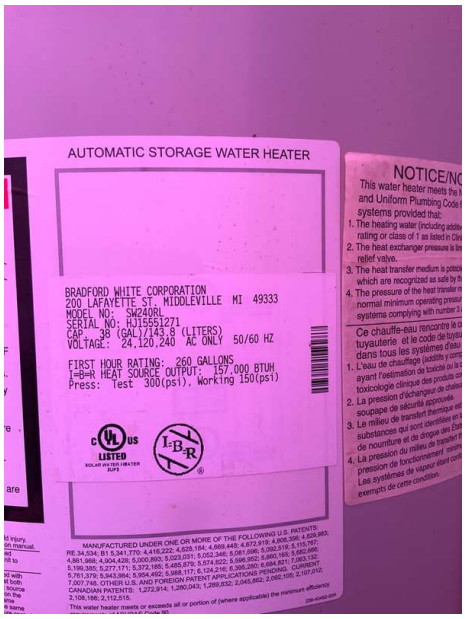
Drain, Waste, & Vent Systems: Waste Pipe
ABS

Water Heater: Location
Garage, Closet

Water Heater: Type
Tank

Water Heater: Manufacturer
Bradford White

Water Heater: Model #
See photo



Water Heater: Capacity
40 Gallons

Water Heater: Energy Source
Natural Gas

Water Heater: Water Temperature
108 Degrees

Limitations

Observations

6.2.1 Distribution Lines

Recommendations

PRE-1986

Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.
- Install appropriate filters at points of use.
- Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.
- Use bottled or distilled water.
- Treat well water to make it less corrosive.
- Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

Here's a link to the EPA website regarding lead

Recommendation
Contact a qualified plumbing contractor.

6.2.2 Distribution Lines

Recommendations

POSSIBLE LEAK

N CRAWLSPACE

Evidence of condensation or pipes potentially leaking in the crawlspace recommend consulting a licensed plumber for evaluation.

Recommendation

Contact a qualified plumbing contractor.

6.4.1 Water Heater

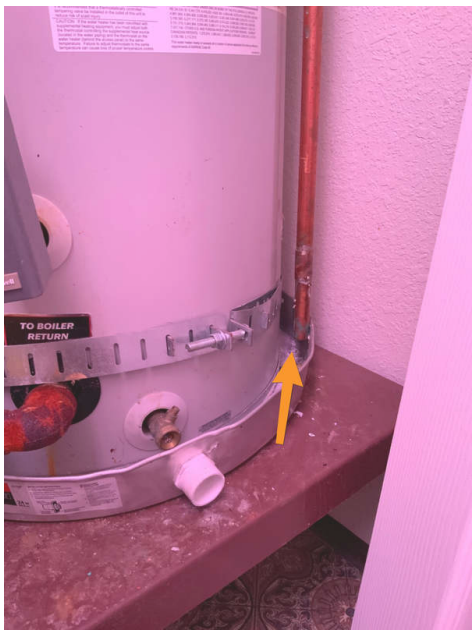
Recommendations

TPR TOO SHORT

The TPR (temperature-pressure relief) valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor for indoor hot water heaters, or within 24 inches of exterior grade for outdoor water heaters.

Recommendation

Contact a qualified plumbing contractor.



6.4.2 Water Heater

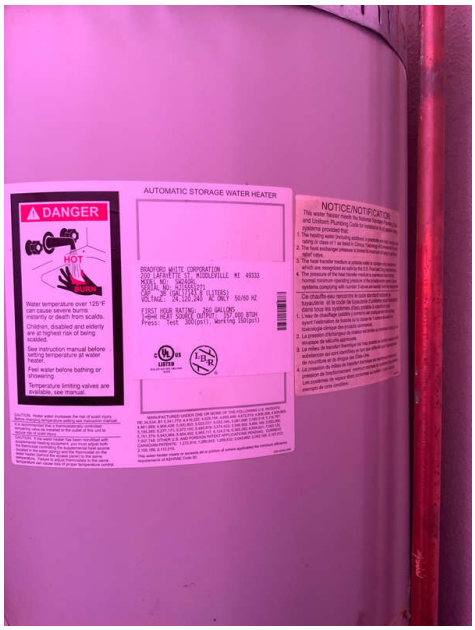
Recommendations

UNKNOWN AGE

The estimated useful life for most water heaters is 8 to 12 years. The inspector was unable to determine the age of the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The clients should be aware that this water heater may be near, at, or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age, and budgeting for a replacement if necessary.

Recommendation

Contact a qualified plumbing contractor.



6.4.3 Water Heater

Recommendations

EARTHQUAKE STRAPS NEED ADJUSTMENT

Earthquake straps were not installed as per standard building practices recommend adjusting the earthquake straps.

Recommendation

Contact a handyman or DIY project

7: ELECTRICAL

		IN	NI	NP	O
7.1	Electric Panel	X			X
7.2	Branch Wiring	X			
7.3	Circuit Breakers	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Electric Panel: Amperage
100

Electric Panel: Branch Wiring
Copper

Electric Panel: Location of Main Disconnect
Beside Meters

Electric Panel: Panel Capacity
Unknown

Electric Panel: Panel Locations
Garage

Electric Panel: Panel Manufacturer
Cutler Hammer

Electric Panel: Protection
Breakers

Electric Panel: Service Conductor
Multi-strand Aluminum

Electric Panel: Service Type
Underground

Electric Panel: Service Voltage
120

Electric Panel: System Grounding
Grounding Rod

Electric Panel: Wiring Method
Romex

Limitations

Observations

7.1.1 Electric Panel

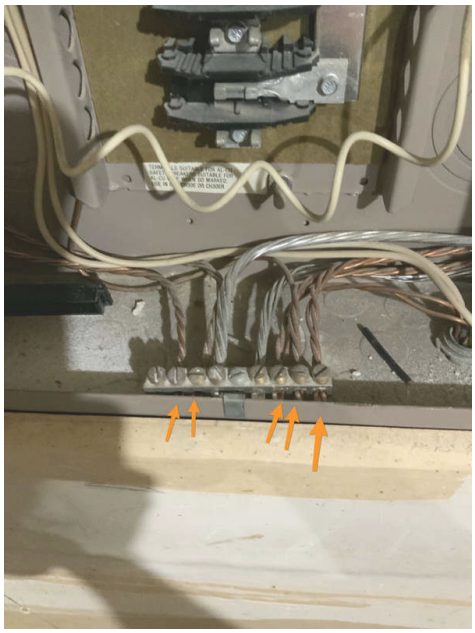
Recommendations

DOUBLE GROUNDS

Grounding wires are doubled or bundled together on the grounding bus bar. This is unsafe due to one of the grounding wires could come loose from the lug allowing a circuit to become an ungrounded circuit. A qualified electrician should evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



7.1.2 Electric Panel

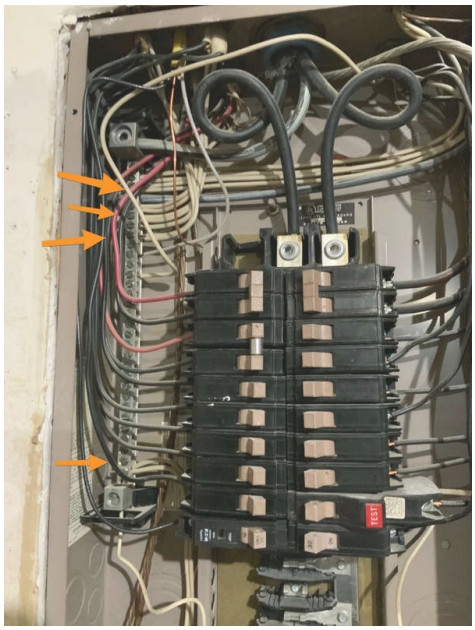
Recommendations

DOUBLE TAP, NEUTRAL BAR

Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in panel. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Recommend that a qualified electrician repair per standard building practices.

Recommendation

Contact a qualified electrical contractor.



8: HEATING

		IN	NI	NP	O
8.1	Heating Equipment	X			X
8.2	Distribution Systems	X			
8.3	Vents, Flues & Chimneys	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating Equipment: Heat Type
Hydronic, Gas-Fired Heat

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Filter Type
Unknown

Heating Equipment: Last Service Date
Unknown

Distribution Systems: Ductwork
Copper

Heating Equipment: Brand
Beacon, Weil-McLain

Limitations

Observations

8.1.1 Heating Equipment

Recommendations

NEEDS SERVICING/CLEANING

Boiler or furnace should be cleaned and serviced annually. Recommend a qualified HVAC or Heating/Mechanical contractor clean, service and certify furnace.

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified heating and cooling contractor

8.1.2 Heating Equipment

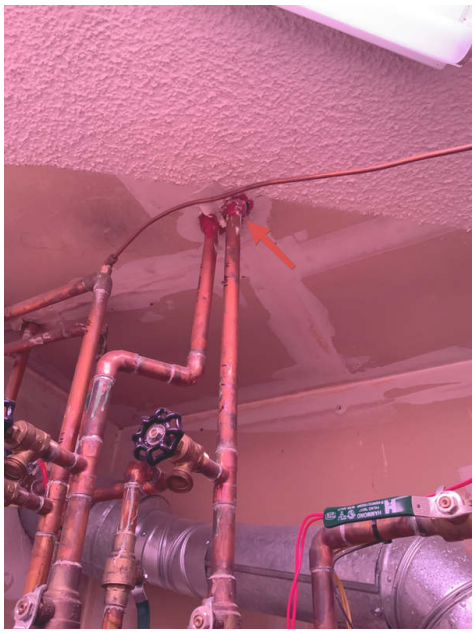
Health and Life Safety Items

FIRE CAULKING REQUIRED

Penetrations observed in the heating unit room. All penetrations must be sealed with approved fire caulking.

Recommendation

Contact a qualified professional.



8.1.3 Heating Equipment

Recommendations

EVIDENCE OF PAST LEAK

The garage heating unit supply and return water piping is significantly corroded with evidence of past leaks. Recommend consulting a qualified mechanical contractor to repair or replace as necessary.

Recommendation

Contact a qualified heating and cooling contractor

8.1.4 Heating Equipment

Recommendations

CORROSION PRESENT

Corrosion was observed on one or more plumbing or heating pipes in the heating area. Recommend a qualified mechanical contractor evaluate and repair or replace as needed.

Recommendation

Contact a qualified professional.

9: INTERIOR

		IN	NI	NP	O
9.1	Walls	X			
9.2	Ceilings	X			
9.3	Floors	X			
9.4	Steps, Stairways & Railings	X			X
9.5	Electrical	X			X
9.6	Smoke and CO alarms	X			
9.7	Windows and Door	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls: Structural Material
Wood

Walls: Wall Material/Covering
Drywall

Ceilings: Ceiling Material
Gypsum Board

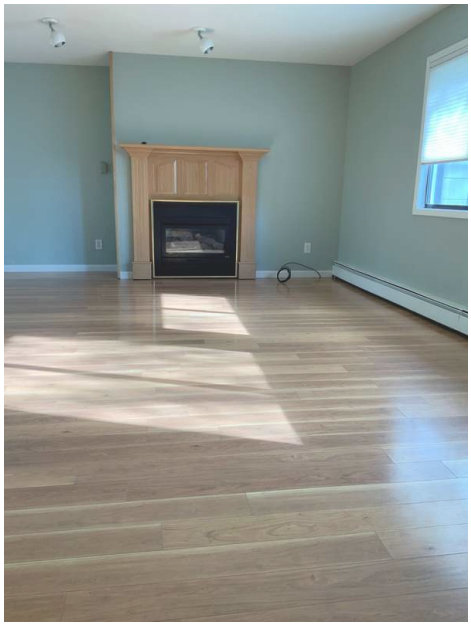
Floors: Floor Coverings
Laminate, Carpet

Smoke and CO alarms: Smoke Alarms Present
Yes

Windows and Door: Window Manufacturer
Unknown

Windows and Door: Window Type
Sliders, Double Pane, Storm

Room Pictures







Limitations

Observations

9.4.1 Steps, Stairways & Railings

Recommendations

HANDRAIL NOT GRASPABLE

Handrails at one or more flights of stairs were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat. Recommend that a qualified person install graspable handrails or modify existing handrails per standard building practices.

Recommendation

Contact a qualified professional.

9.4.2 Steps, Stairways & Railings

Health and Life Safety Items

NEEDS SHEETROCK UNDER STAIRS

CRAWLSPACE

One or more areas on the underside of staircases was not properly sheet rocked and fire taped. Recommend installing sheet rock drywall gypsum board and fire taping is necessary to allow for proper egress time. Repairs to be completed by a licensed contractor .

Recommendation

Contact a qualified professional.

9.5.1 Electrical

Recommendations

OUTLET(S) NOT GROUNDED

BEDROOM 3 E WALL

One or more outlets are not grounded. Recommend a qualified electrician replace non-grounded outlets with grounded ones.

9.5.2 Electrical

Health and Life Safety Items

HOT-NEUTRAL REVERSE

LEFT OF FIREPLACE

One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.

9.7.1 Windows and Door

Maintenance Item

CLOSET DOORS

MASTER BEDROOM BEDROOM 2 BEDROOM 3

One or more closet doors are missing, damaged or need repairs. It is recommended to have the necessary repairs or replacement of the closet door (s).

Recommendation

Contact a qualified door repair/installation contractor.



9.7.2 Windows and Door

Health and Life Safety Items

IMPROPER SILL HEIGHT

BEDROOM 2 BEDROOM 3 MASTER BEDROOM

Maximum sill height for an egress window is 44 inches from the floor. Recommend consulting with a qualified person to lower sill height or install a permanent step below egress windows.

Recommendation

Contact a qualified professional.



9.7.3 Windows and Door

Recommendations

WINDOW-DOUBLE PANE SEAL

BEDROOM 3 MASTER BEDROOM

Seals between double-pane glass in one or more windows appear to have failed based on condensation or stains between the panes of glass. A qualified contractor should evaluate and replace glass where necessary.

The client(s) should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that the inspector identified may also have failed seals and need glass replaced too.

Recommendation

Contact a qualified window repair/installation contractor.

9.7.4 Windows and Door

Recommendations

WINDOW HARD TO OPEN

LIVING ROOM FAMILY ROOM

One or more windows are difficult to open and close. The windows should be adjusted so that they will open and close freely all necessary repairs should be made.

Recommendation

Contact a qualified professional.


9.7.5 Windows and Door

Recommendations

EVIDENCE OF PAST LEAK

Evidence of a past leak was observed at one or more bedroom windows. Recommend consulting a qualified window professional to ensure that the leak is remediated.

Recommendation

Contact a qualified professional.


10: KITCHEN

		IN	NI	NP	O
10.1	Cabinets	X			
10.2	Countertops-Backsplash	X			X
10.3	Electrical	X			X
10.4	Flooring	X			
10.5	Sink	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cabinets: Cabinetry
Wood

Countertops-Backsplash: Countertop Material
Laminate

Limitations

Observations

10.2.1 Countertops-Backsplash

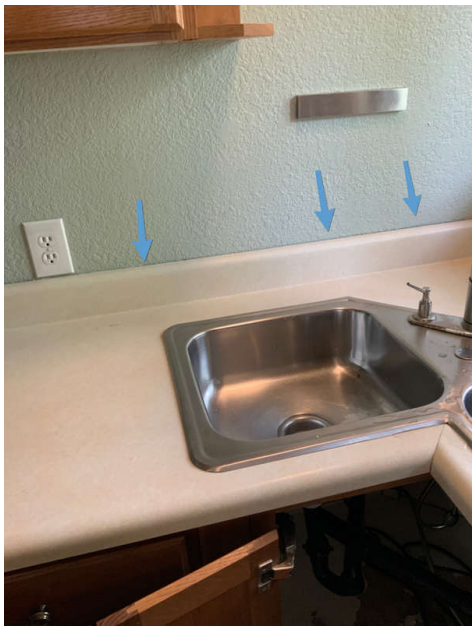
Maintenance Item

CAULKING

One or more areas of the kitchen counter top(s) are recommended to be re-sealed (caulked) to keep any moisture and or water out and prevent future damage.

Recommendation

Recommended DIY Project



10.3.1 Electrical

Health and Life Safety Items

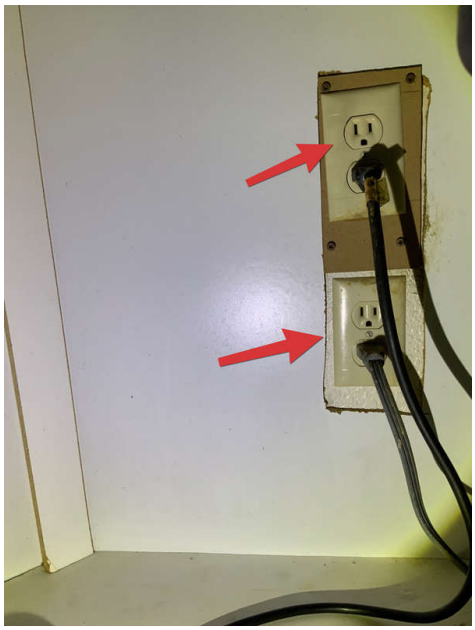
GFCI MISSING

One or more electric receptacles at the kitchen had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.



10.5.1 Sink

Recommendations

DRAIN LEAK

One or more sink drains have an active leak. For example, at pipe fittings and/or junctions between pipe and sink. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			X
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			
11.5	Hood/Vent	X			X
11.6	Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

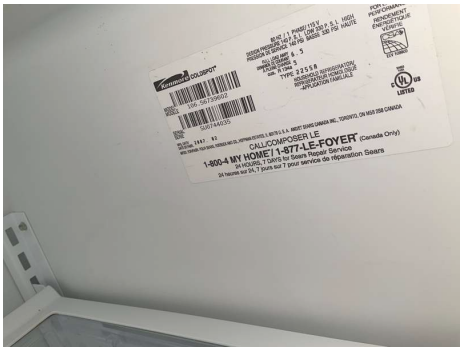
Information

Dishwasher: Brand
Whirlpool

Dishwasher: Model/Serial Numbers
See photo

Refrigerator: Brand
Kenmore

Refrigerator: Model/Serial Numbers
See photo



Refrigerator: Chiller and freezer temp
42 - 0 Fahrenheit

Range/Oven/Cooktop: Range/Oven Brand
Kenmore

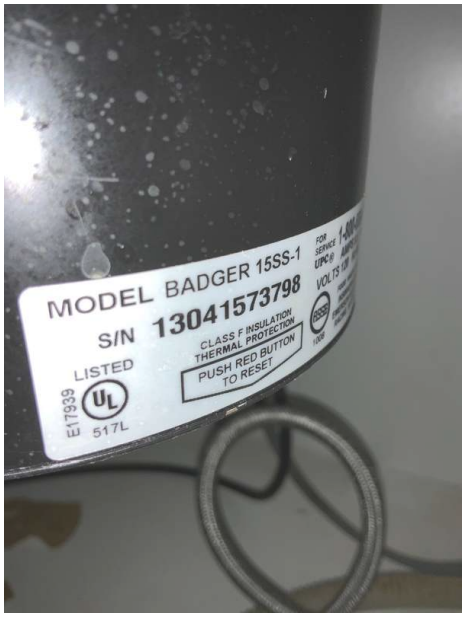
Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Oven Brand - Standalone
N/A

Range/Oven/Cooktop: Model/Serial Numbers
See photo

Range/Oven/Cooktop: Normal operation
The heating elements for the oven and stove top functioned as expected.

Garbage Disposal: Disposal Brand
Badger



Hood/Vent: Exhaust Hood Type
Re-circulate

Microwave: Microwave
General Electric

Microwave: Model/serial number

Refrigerator: Water and Ice maker

There is an automatic ice maker installed,

The ice maker tray was full.

The automatic ice maker was found in the ON position.

We urge you to verify the units proper operation after it has been running for sometime.

Garbage Disposal: Normal operation

The unit is functional as expected. The unit was turned on briefly and operated as expected and appears to be in functional condition.
1) The chopping was no nosier that typically expected.
2) The rubber splashguard was in reasonable condition.
3) No leaks were found.

Limitations

Observations

11.1.1 Dishwasher

Recommendations

AIR GAP MISSING

KITCHEN

The air gap for a dishwasher prevents water in the sink drain from backing up into the dishwasher and potentially contaminating the dishes. Recommend a qualified professional install an air gap for the dishwasher.

Recommendation

Contact a qualified professional.

11.1.2 Dishwasher

Recommendations

DISHWASHER BRACKET

The bracket that attaches the dishwasher to the underside of the countertop is loose, missing or installed in a substandard way. Repairs should be made as necessary, such as installing or reinstalling the bracket, and by a qualified contractor if necessary.

Recommendation

Contact a qualified appliance repair professional.

11.5.1 Hood/Vent

Recommendations

LIGHT INOPERABLE

The light in range hood is inoperable. Recommend replacing light bulb(s) or having repairs made by a qualified contractor as necessary.

Recommendation

Recommended DIY Project

12: BATHROOMS

		IN	NI	NP	O
12.1	Electrical	X			
12.2	Bathub	X			X
12.3	Shower	X			X
12.4	Sink/Countertop	X			X
12.5	Toilets	X			X
12.6	Cabinets	X			X
12.7	Exhaust Fan	X			
12.8	Flooring	X			
12.9	Wall	X			
12.10	Ceiling	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bathub: **Jetted Tub operation**

The jetted tub operated as expected.

Sink/Countertop: **Countertop Material**

Granite

Cabinets: **Cabinetry**

Wood

Exhaust Fan: Exhaust Fans
Bathroom
Fan with Light

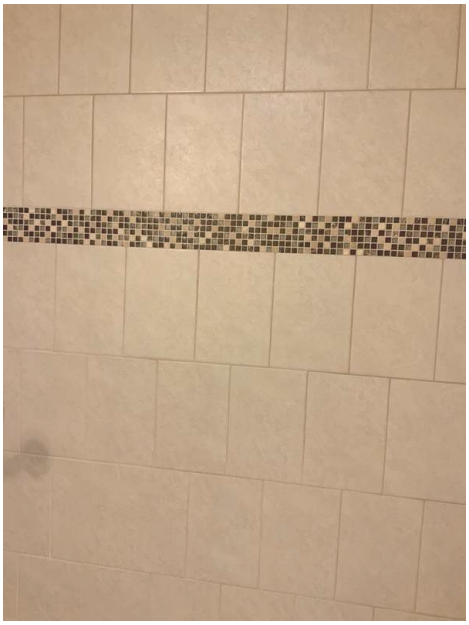
Exhaust Fan: Exhaust Fans
Master Bath
Fan with Light

Bathub: Jetted tub GFCI obstructed

The GFCI for the jetted tub was obstructed or not visible and was not inspected.

Shower: Recommend resealing grout yearly.
Bathroom Master Bath

Recommended grout in both bathrooms be resealed yearly to prevent moisture intrusion and possible damage.



Limitations

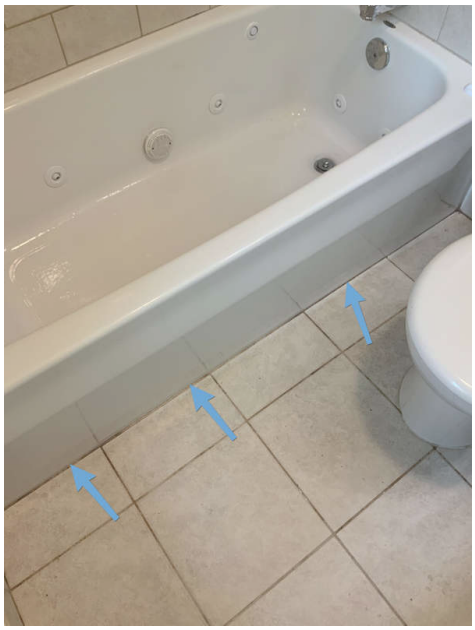
Observations

12.2.1 Bathub
Maintenance Item
CAULK AT FLOOR
MASTER BATH

Caulk is missing or deteriorated along the base of one or more bathtubs, where flooring meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

Recommendation

Recommended DIY Project



12.2.2 Bathub

Maintenance Item

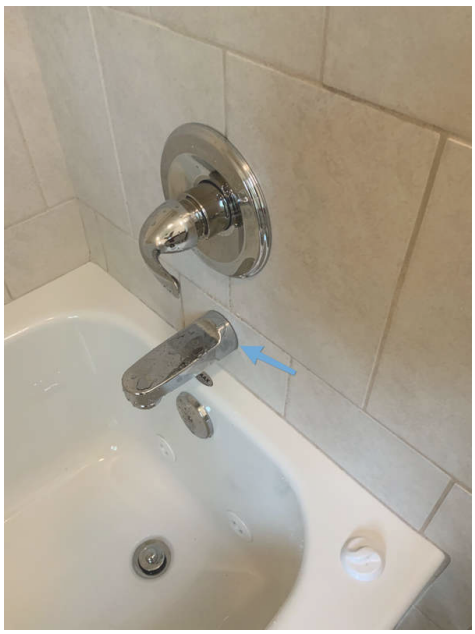
CAULK AT SPOUT

MASTER BATH

Caulk is missing or deteriorated around the base of the bathtub spout. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to wall structures.

Recommendation

Recommended DIY Project



12.2.3 Bathub

Recommendations

JETTED TUB NEED CLEANING

There was debris coming from the jets at the jetted tub. This is normally from not being used for an extended period of time. A cleaner should be ran through the tubs jets to clean.

Recommendation

Recommended DIY Project

12.2.4 Bathub

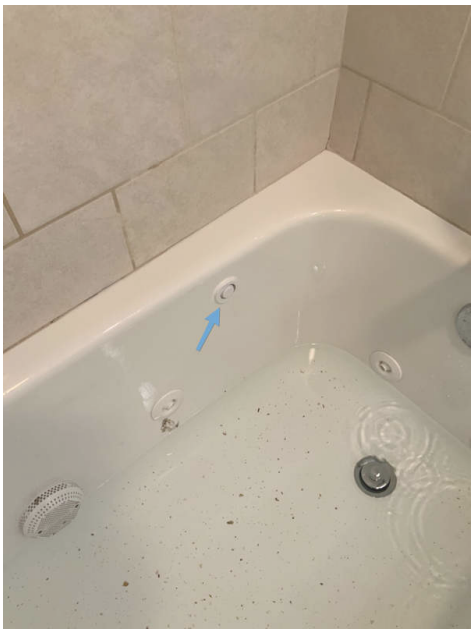
Maintenance Item

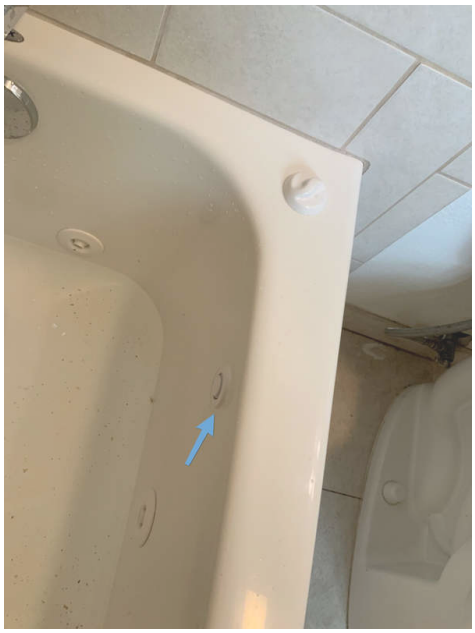
CONTROLS DETACHED

The controls for the jetted tub controls have been detached recommend re-fixing the controls as intended.

Recommendation

Contact a qualified professional.





12.3.1 Shower

Maintenance Item

CAULK AT FLOOR

Caulk is missing or deteriorated along the base of the shower, where flooring meets the shower. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

Recommendation

Recommended DIY Project

12.4.1 Sink/Countertop

Maintenance Item

BACKSPLASH SEALANT

Caulk is missing and/or deteriorated where counter tops meet back splashes in wet areas, such as around sinks. Caulk should be replaced where deteriorated and/or applied where missing to prevent water damage.

Recommendation

Recommended DIY Project

12.4.2 Sink/Countertop

Recommendations

REVERSED PLUMBED

MASTER BATH

One or more bathroom faucets appear to be reversed plumbed. The cold water comes on in the hot water position and the hot water comes on in the cold position. A certified plumbing contractor should evaluate the fixture and make the necessary repairs.

Recommendation

Contact a qualified plumbing contractor.

12.4.3 Sink/Countertop

Maintenance Item

AERATOR MISSING

The aerator for the bathroom sink is missing and recommend replacing to prevent splattering.

Recommendation

Recommended DIY Project

12.5.1 Toilets

Maintenance Item

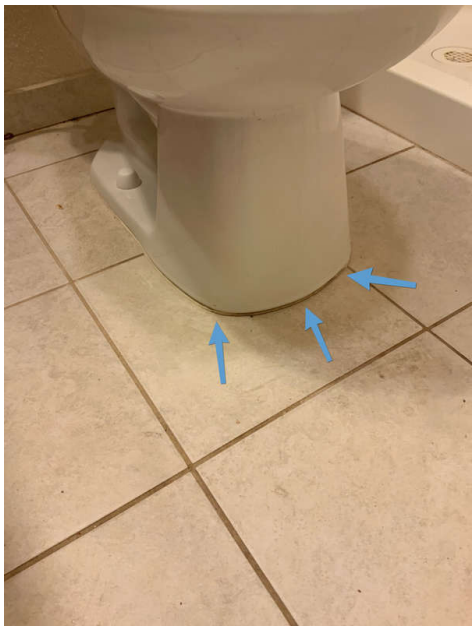
NO OR BAD CAULK BASE

BATHROOM

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Recommendation

Recommended DIY Project



12.5.2 Toilets

Recommendations

RUNS

MASTER BATH

The toilet "run" after being flushed, where water leaks from the tank into the bowl. Significant amounts of water can be lost through such leaks. A qualified plumber should evaluate and repair or replace components as necessary.

Recommendation

Contact a qualified plumbing contractor.

12.6.1 Cabinets

Recommendations

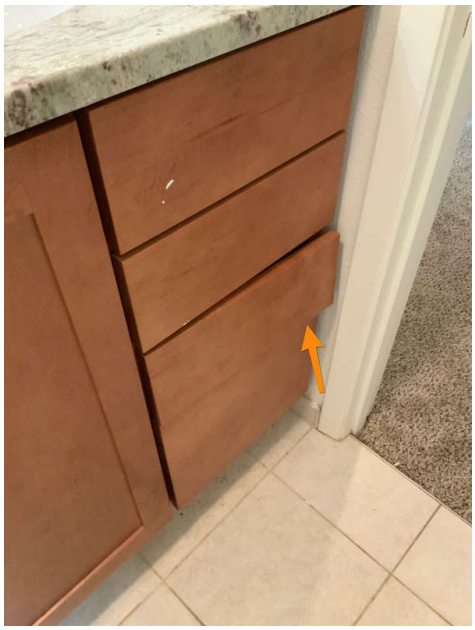
CABINET DOOR ADJUSTMENT

MASTER BATH

One or more bathroom cabinet doors and or drawers are in need of adjustment.

Recommendation

Contact a qualified professional.



12.10.1 Ceiling

Recommendations

MINOR CRACKING OBSERVED

Cracking in the paint above the shower has deteriorated recommend repainting need to prevent moisture intrusion.

Recommendation

Contact a qualified professional.

13: LAUNDRY

		IN	NI	NP	O
13.1	General	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Dryer Power Source
220 Electric

General: Dryer Vent
Metal, Metal (Flex)

Limitations

General

NOT INSPECTED

Neither the clothes washer nor dryer were operated or evaluated. It is not within the scope of this inspection to evaluate the washer and dryer and therefore they are excluded from this inspection.

Observations

13.1.1 General

Recommendations

FLEX DRYER DUCT

N CRAWLSPACE

Dryer duct should be smooth wall solid steel ducting. Recommend repair or replacing to current building standards .

Recommendation

Contact a qualified professional.

14: ATTIC

		IN	NI	NP	O
14.1	General	X			
14.2	Attic Insulation	X			
14.3	Attic Hatch	X			
14.4	Electrical	X			X
14.5	Insulation	X			
14.6	Ventilation	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Ceiling Structure
Trusses

General: Inspection Method
Viewed from access

General: Insulation Depth
R19

General: Insulation Material
Cellulose loose

General: Roof Structure
Trusses

General: Sheeting Material
Plywood

Attic Insulation: Insulation Type
Cellulose

Attic Hatch: Location
Roof Gables

Ventilation: Ventilation Type
Gable Vents, Soffit Vents

Limitations

Observations

14.4.1 Electrical

Maintenance Item

MISSING BULB

Recommend replacing the bulb in the attic.

Recommendation

Recommended DIY Project

14.4.2 Electrical

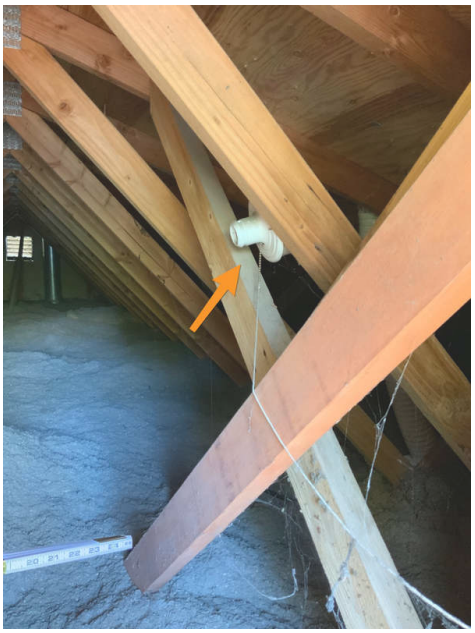
Recommendations

SAFETY CAGE NEEDED

A safety cage is needed for the light fixtures in the attic.

Recommendation

Recommended DIY Project



14.4.3 Electrical

Maintenance Item

FIXTURE INOPERABLE

The bulb was inoperable at one or more fixtures in the attic. Recommend replacing the bulb(s).

Recommendation

Recommended DIY Project

14.6.1 Ventilation

Recommendations

EXHAUST TERMINATE IN ATTIC

One or more exhaust fan ducts terminate in attic do to a roof or side vent has never been installed through the roof or exterior wall surfaces. This is a conducive condition for wood destroying insects and organisms due to increased moisture levels in the attic from the exhaust air. A qualified contractor should evaluate and install vent caps where missing and as per standard building practices, so all exhaust air is vented outside.

Recommendation

Contact a qualified HVAC professional.

14.6.2 Ventilation

Recommendations

EXHAUST FLEX DUCTING

Recommend replacing the existing attic exhaust vents with smooth wall solid ducting and replacing the existing flexible ducting.

Recommendation

Contact a qualified professional.

14.6.3 Ventilation

Recommendations

GABLE/RIDGE/SOFFIT VENTS CLOGGED

One or more gable/ridge/soffit vents in the attic were clogged with insulation material. Recommend cleaning or adjusting to allow adequate air flow and ventilation through the attic.

Recommendation

Contact a qualified professional.

15: CRAWLSPACE

		IN	NI	NP	O
15.1	General	X			X
15.2	Foundation, Basement & Crawlspaces	X			X
15.3	Floor Structure	X			
15.4	Vapor Retarder (Barrier)	X			X
15.5	Plumbing-Electrical	X			
15.6	Substructure	X			X
15.7	Ventilation-Insulation	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Beam Material
Solid wood

General: Floor structure
Engineered joists, Wood Joist

General: Inspection Method
Traversed

General: Insulation material
Fiberglass rolled

General: Pier/Support material
Wood

General: Vapor Barrier present
Yes

Foundation, Basement & Crawlspaces: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Wood I-Joists

Floor Structure: Sub-floor
Plywood

Ventilation-Insulation: Flooring Insulation
Fiberglass

Ventilation-Insulation: Flooring Insulation
None

Limitations

Observations

15.1.1 General

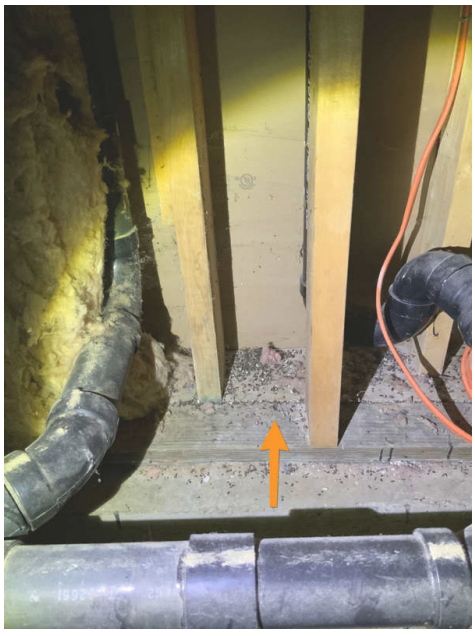
Recommendations

PEST EVIDENCE

Evidence of rodent infestation was found in the form of *feces / urine stains / traps / poison / dead rodents / damaged insulation* in the *attic / crawl space / basement / garage / interior rooms*. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary.

Recommendation

Contact a qualified professional.



15.2.1 Foundation, Basement & Crawlspaces

Recommendations

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

15.4.1 Vapor Retarder (Barrier)

Recommendations

IMPROPER INSTALLATION

Vapor barrier is improperly installed. This can result in unwanted moisture. Recommend insulation contractor evaluate and repair/replace as needed.

16: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
16.1	Fireplaces, Stoves & Inserts	X			X
16.2	Fuel-buring Accessories	X			
16.3	Chimney & Vent Systems	X			
16.4	Hearth	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Fireplaces, Stoves & Inserts:
Type
Gas

Fireplaces, Stoves & Inserts:
Fireplace type
Metal insert

Fireplaces, Stoves & Inserts:
Woodstove type
N/A

Chimney & Vent Systems:
Chimney type
Metal

Fireplaces, Stoves & Inserts: **Fireplace Turned Off**

Fireplace controls are in the off position therefore the gas fireplace was not tested and is outside of the scope of this inspection. Recommend consulting with the owner to ensure that the fireplace operates as intended.

Limitations

Observations

16.1.1 Fireplaces, Stoves & Inserts

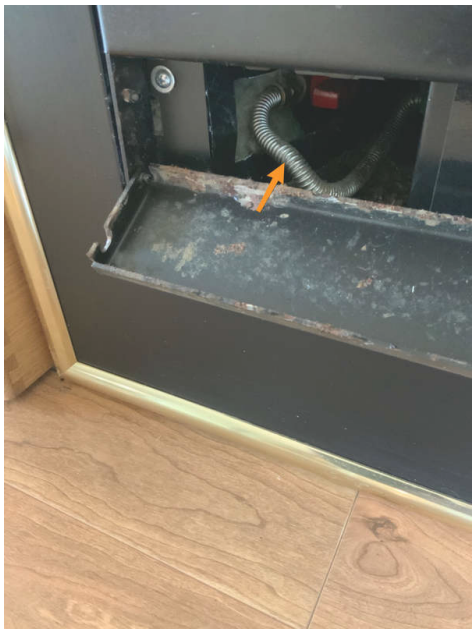
Recommendations

REPLACE GAS LINE

Recommend replacing the gas line for the installed fireplace.

Recommendation

Contact a qualified professional.



17: INSULATION AND VENTILATION

		IN	NI	NP	O

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Limitations

STANDARDS OF PRACTICE

Inspection Details
This inspection will be performed according to the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics. Both are available via the link below.

ASHI Standards of Practice and Code of Ethics

This report covers all aspects required by the Standards of Practice.

A list of general exclusions (what will***not*** be covered during this inspection) is available beginning on page 5 of the Standards of Practice and a Glossary of terms used throughout the Standards begins on page 7.

Structural Components
3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing
5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Plumbing
6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical
7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other

signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Interior
10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Laundry
LAUNDRY EQUIPMENT:
Cautionary Statement; We normally operate on-site laundry equipment. Washers and dryers have special safety concerns to owners. During our inspection, we attempt to check the utility connections, supply of hot and cold water, grounded electrical receptacles and some safety devices. During our inspection we endeavor to verify that the equipments operates properly, however we do NOT verify the proper operation of ALL safety devices and other built in safe guards. This is a job for an appliance specialist.

Please be aware that with any appliance being used everyday, owners often forget, or over look the potential hazards that are present in these day-to-day helpmates. All laundry equipment operates both with electricity and high speed motors and rotating drums. Because of the combination of water and electricity along with high-speed rotation, all laundry equipment should be respected. PLEASE SECURE ALL OPERATION AND MAINTENANCE MANUALS FROM PRESENT OWNERS OR THE MANUFACTURERS. Virtually all manufacturers have this consumers information available to you-contact the respective manufacturer.

Please instruct all children that these appliances are potentially hazardous and they should not be played with, nor should anyone under any circumstances, place a hand inside any operating laundry equipment.

LIMITATIONS OF APPLIANCES INSPECTION:

As we discussed and is described in your inspection contract, this is a visual limited in scope by (but not restricted to) the following conditions.

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Attic
The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Crawlspace
Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Fireplaces and Fuel-Burning Appliances
12.1 The inspector shall: A. inspect: 1. fuel-burning fireplaces, stoves, and fireplace inserts. 2. fuel-burning accessories *installed* in fireplaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning fireplaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

Insulation and Ventilation
11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.