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RESIDENTIAL REPORT

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06/28/2018 9:00AM



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1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Furnished, Occupied, Utilities On

Style

Multi-level, Crawlspace

Temperature (approximate)

45 Fahrenheit (F)

Type of Building

Detached, Single Family

Weather Conditions

Cloudy, Light Rain

2: ROOF

		D	NP	NI	IN
2.1	Coverings	X			
2.2	Roof Drainage Systems		X		X
2.3	Flashings				X
2.4	S Skylights, Chimneys & Other Roof Penetrations	X			X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Ladder, Eaves, Roof Surface

Roof Type/Style

Gable

Coverings: Material

Fiberglass

Roof Drainage Systems: Gutter Material

Not Present

Flashings: Material

Rubber

Limitations

Roof Drainage Systems

NOT PRESENT

Construction is ongoing. Drainage systems not installed. Recommend having systems evaluated by a professional after installation.

Observations

2.1.1 Coverings

IMPROPER/INCOMPLETE NAILING

Roof coverings showed signs of improper installation and fastening. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

SHINGLES MISSING

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

Recommendation

Contact a qualified roofing professional.



2.1.3 Coverings

EVIDENCE OF PATCHING

During the inspection, I observed areas of patching. This could indicate preventative patching or could indicate corrective repairs to prior leaking. Recommend further evaluation or monitoring.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

DOWNSPOUTS MISSING

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation

Contact a qualified handyman.

2.3.1 Flashings

PIPE BOOT

The rubber pipe boot appears to be inverted at the collar. This can lead to leaking and premature failure due to ponding water and or snow/ice.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion, weathering and wildlife nesting. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.





2.4.2 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP IMPROPERLY INSTALLED

CHIMNEY TO INDOOR WOOD BURNING FIREPLACE

Chimney cap was installed using flat plywood rather than recommended materials. This will potentially result in wood rot and water intrusion. Recommend chimney repair contractor install proper cap.

Recommendation

Contact a qualified chimney contractor.



3: EXTERIOR

		D	NP	NI	IN
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia				X
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			

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Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Brick Veneer, Vinyl, Wood

Siding, Flashing & Trim: Siding Style

Tongue and Groove

Exterior Doors: Exterior Entry Door

Steel, Wood

Walkways, Patios & Driveways: Driveway Material

Concrete, Dirt

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Front Porch, Patio, Sidewalk

Decks, Balconies, Porches & Steps: Material

Concrete

Limitations

Decks, Balconies, Porches & Steps

NOT COMPLETE

FRONT AND REAR PATIO

Construction is ongoing so there are no steps leading to the front porch.

Observations

3.1.1 Siding, Flashing & Trim

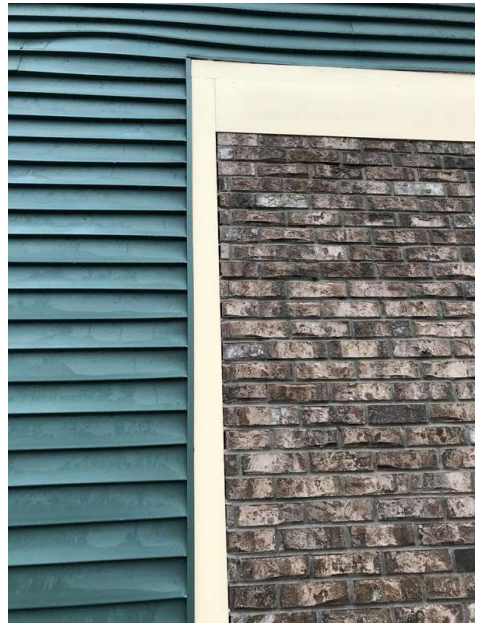
WARPING/BUCKLING

MULTIPLE LOCATIONS

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards too tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

TRIM IMPROPERLY SEALED

TRIM BETWEEN THE SIDING AND EXTERIOR BRICK FIREPLACE

Trim is improperly sealed which could cause moisture intrusion. Recommend proper sealing.

Recommendation

Contact a handyman or DIY project



3.1.3 Siding, Flashing & Trim

WOOD TRIM EXPOSED TO ELEMENTS

Trim around exterior windows is wood material. Does not seem to be treated or painted and is exposed to the elements. Recommend treating and monitoring to prevent future wood rot and water intrusion.

Recommendation

Recommend monitoring.





3.2.1 Exterior Doors

GARAGE DOORS

I was unable to test garage overhead doors due to ongoing construction and homeowners belongings.



3.2.2 Exterior Doors

LEAKING

GARAGE

Water intrusion most likely due to improper installation or missing trim. Recommend DIY or Qualified Professional to correct.

Recommendation

Contact a qualified professional.



3.2.3 Exterior Doors

OTHER DOORS

I observed no indications of deficiencies in the Front or Rear entry doors during the time of inspection.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.3.2 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

WHERE THE DRIVEWAY MEETS THE GARAGE FLOOR

Trip hazards observed. Patch or repair recommended.

Recommendation

Recommended DIY Project



3.4.1 Decks, Balconies, Porches & Steps

MISSING STAIRS

Construction is ongoing so there are no steps leading to the front porch. There are cutouts that may be foundation supports for future steps. The rear patio has no steps leading up to the door for entry to the home. Recommend stairs in both locations.

Recommendation

Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia

WOOD FINISH

Eaves, Soffits & Fascia are all wood material. Recommend monitoring and maintenance as needed to prevent wood rot and water intrusion.

Recommendation

Contact a qualified professional.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

MULTIPLE LOCATIONS

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

INCOMPLETE GRADING

Construction still in progress, gutters have not been installed causing improper drainage. This is creating a trench that is pushing water towards the foundation. Recommend gutter installation and proper grading to prevent future water intrusion.

Recommendation

Contact a qualified grading contractor.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		D	NP	NI	IN
4.1	Foundation	X			X
4.2	Basements & Crawlspace	X			
4.3	Floor Structure	X			
4.4	Wall Structure				X
4.5	Ceiling Structure	X			X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Crawlspace Access, Visual

Foundation: Material

Masonry Block

Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

Plank

Floor Structure:

Basement/Crawlspace Floor

Dirt

Limitations

Wall Structure

NOT COMPLETE

Construction ongoing. No deficiencies observed at this time.

Observations

4.1.1 Foundation

POOR VENTILATION OF FOUNDATION AREA

The foundation is poorly ventilated. Increased ventilation (introduction and movement of fresh air) is recommended. This can be accomplished by partially opening basement windows, doors and/or vents on opposite sides of the foundation on a regular basis (when weather is suitable). And by installing a dehumidifier to decrease moisture.

Recommendation

Contact a qualified professional.



4.1.2 Foundation

WATER INTRUSION

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a qualified structural engineer.



4.2.1 Basements & Crawlspaces

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.

Recommendation

Contact a qualified professional.



4.2.2 Basements & Crawlspaces

HIGH MOISTURE LEVELS

High levels of moisture were noted in areas of the basement. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.

Recommendation

Contact a qualified professional.



4.2.3 Basements & Crawlspaces

STANDING WATER

CRAWLSPACE

Observed signs that standing water may have been present on basement floor. Recommend a qualified contractor evaluate and find potential source of moisture.

Recommendation

Contact a qualified professional.



4.3.1 Floor Structure

EVIDENCE OF WATER INTRUSION

CRAWLSPACE

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.

Recommendation

Contact a qualified structural engineer.



4.3.2 Floor Structure

MOLD

CRAWLSPACE

Observed signs of mold in one or more areas in the flooring structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



4.5.1 Ceiling Structure

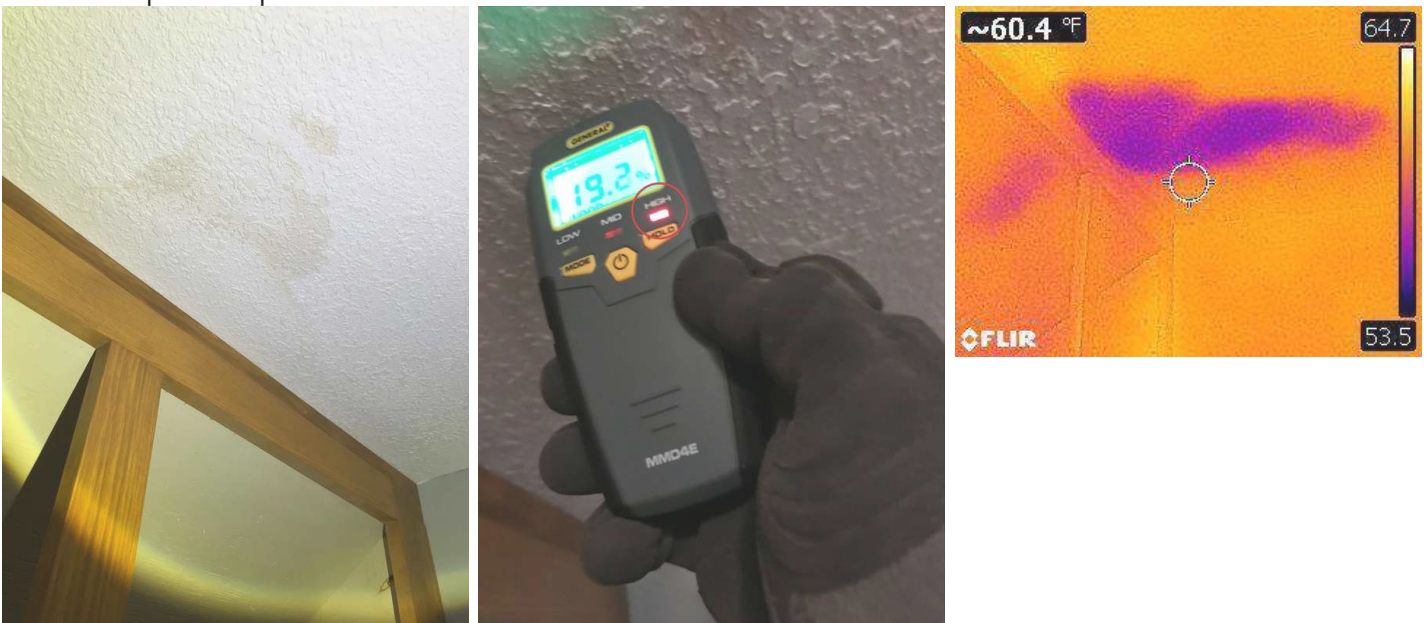
EVIDENCE OF WATER INTRUSION

BEDROOM 2ND FLOOR CLOSET

Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified professional.



5: HEATING

		D	NP	NI	IN
5.1	Equipment	X			X
5.2	Normal Operating Controls				X
5.3	Distribution Systems				X
5.4	Vents, Flues & Chimneys				X
5.5	Presence of Installed Heat Source in Each Room				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Equipment: Brand

Goodman

Equipment: Energy Source

Electric

Equipment: Heat Type

Heat Pump

Distribution Systems: Ductwork

Insulated

AFUE Rating

80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Observations

5.1.1 Equipment

INOPERABLE

Heating element was inoperable at time of inspection. Recommend qualified HVAC professional evaluate & ensure functionality.

Recommendation

Contact a qualified HVAC professional.

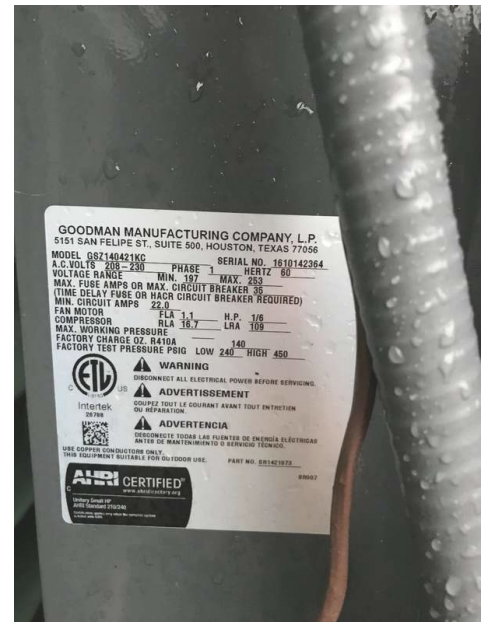


5.1.2 Equipment

DATA PLATE

HEAT PUMP

Manufacturer Label



5.2.1 Normal Operating Controls

THERMOSTAT ON BUT NOT WORKING

The thermostat was set but not working. Could not determine whether it was the heating system or the thermostat that was not functional. Recommend further evaluation by qualified HVAC technician.

5.3.1 Distribution Systems

DUCT IMPROPERLY SECURED

CRAWLSPACE

Ducts were not properly secured causing them to hang in areas. This can make it more difficult for heat system to push air through. Recommend HVAC technician evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



5.4.1 Vents, Flues & Chimneys

GOOD CONDITION

Flues appeared to be in condition although there was evidence of water intrusion due to improper vent cap.

6: COOLING

		D	NP	NI	IN
6.1	Cooling Equipment				X
6.2	Normal Operating Controls				X
6.3	Distribution System				X
6.4	Presence of Installed Cooling Source in Each Room				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Cooling Equipment: Brand

Goodman

Cooling Equipment: Energy Source/Type

Heat Pump

Cooling Equipment: Location

Exterior West

Distribution System:

Configuration

Central

Cooling Equipment: SEER Rating

15 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

7: PLUMBING

		D	NP	NI	IN
7.1	Main Water Shut-off Device			X	
7.2	Drain, Waste, & Vent Systems				X
7.3	Water Supply, Distribution Systems & Fixtures				X
7.4	Hot Water Systems, Controls, Flues & Vents				X
7.5	Fuel Storage & Distribution Systems		X		X
7.6	Sump Pump		X		X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Filters

Unknown

Water Source

Public

Main Water Shut-off Device:

Location

Unknown

Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

PVC

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Pex

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Hot Water Systems, Controls,

Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Under Staircase

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Unknown

Sump Pump: Location

No sump pump found

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Limitations

Main Water Shut-off Device

UNKNOWN

A main water shut off valve was not observed at the time of inspections. I was unable to locate. This could be due to obstruction or inspection limitations.

Water Supply, Distribution Systems & Fixtures

INCOMPLETE

Construction is ongoing. Plumbing incomplete. I was unable to properly test functional flow and pressure of water. However, the plumbing I was able to observe was functioning properly at time of inspection.

Fuel Storage & Distribution Systems

NO GAS

No gas was observed in the home at time of inspection

Observations

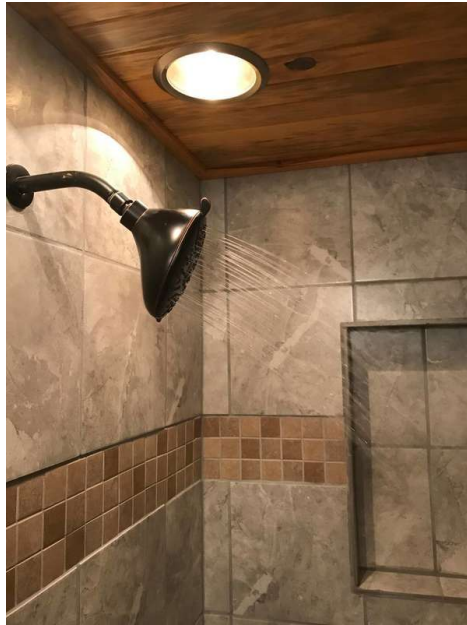
7.3.1 Water Supply, Distribution Systems & Fixtures

INCOMPLETE PLUMBING

Construction is ongoing. Plumbing incomplete. I was unable to properly test functional flow and pressure of water. However, the plumbing I was able to observe was functioning properly at time of inspection. If you would like me to come back and check once complete, please call.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Hot Water Systems, Controls, Flues & Vents

CORROSION

Corrosion was noted at the burn chamber or pipe fittings. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



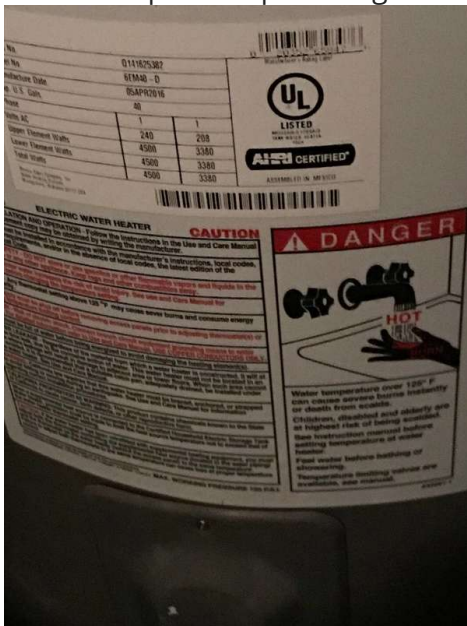
7.4.2 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



7.4.3 Hot Water Systems, Controls, Flues & Vents

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

8: ELECTRICAL

		D	NP	NI	IN
8.1	Service Entrance Conductors				X
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device				X
8.3	Branch Wiring Circuits, Breakers & Fuses				X
8.4	Lighting Fixtures, Switches & Receptacles				X
8.5	GFCI & AFCI				X
8.6	Smoke Detectors				X
8.7	Carbon Monoxide Detectors				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

living room

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

not present

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Aluminum

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

MISSING KNOCKOUTS

I did not remove the dead front cover on the electrical panel due to missing knockouts therefore, I was unable to determine if the fuses and breakers were wired correctly. Recommend qualified electrician further evaluate.

Lighting Fixtures, Switches & Receptacles

INCOMPLETE WIRING

Due to ongoing construction, the electrical is incomplete.

Observations

8.1.1 Service Entrance Conductors

MAIN ELECTRICAL SERVICE ENTRANCE

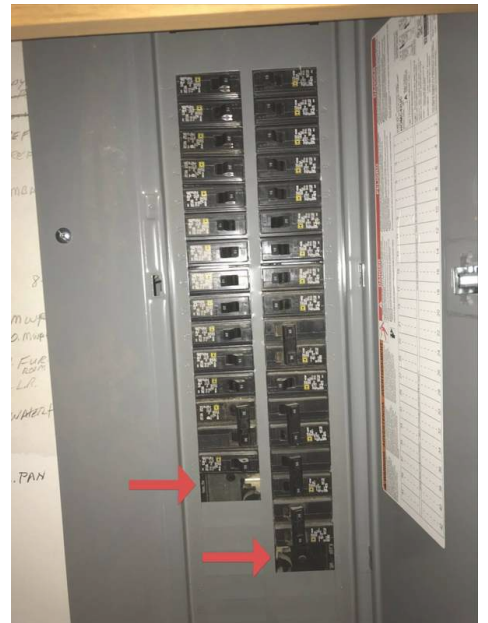
8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.

8.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING

CRAWLSPACE

Wiring is run through flooring into the crawlspace. The hole is jagged which may cause future fraying of the wire. Recommend a qualified electrician further evaluate the wiring and electrical system.

Recommendation

Contact a qualified electrical contractor.



Unknown exposed wire

8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.

8.4.2 Lighting Fixtures, Switches & Receptacles

INCOMPLETE

Due to ongoing construction, several plate covers were missing. There were outlets yet to be installed. All receptacles did not have power or light fixtures were missing. I did test a representative number of outlets and switches. The ones that were tested seemed to be in working order.

Recommendation

Contact a qualified electrical contractor.



8.6.1 Smoke Detectors

SMOKE DETECTORS INSTALLED



9: ATTIC, INSULATION & VENTILATION

		D	NP	NI	IN
9.1	Attic Insulation				X
9.2	Vapor Retarders (Crawlspace or Basement)		X		
9.3	Ventilation				X
9.4	Exhaust Systems		X		X
9.5	Vapor Retarders (Crawlspace or Basement)				

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Flooring Insulation

None

Attic Insulation: Insulation Type

Fiberglass

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

None

Limitations

Attic Insulation

LIMITED ACCESS TO ATTIC

ATTIC

Limited Access to some areas due to insulation.

Ventilation

LIMITED ACCESS

ATTIC

Limited Access. I was not able to observe all ventilation systems at the time of this inspection.

Observations

9.1.1 Attic Insulation

ATTIC INSULATION OBSERVED



9.2.1 Vapor Retarders (Crawlspace or Basement)

NO VAPOR BARRIER

There is no vapor barrier beneath the flooring. This can result in unwanted moisture.

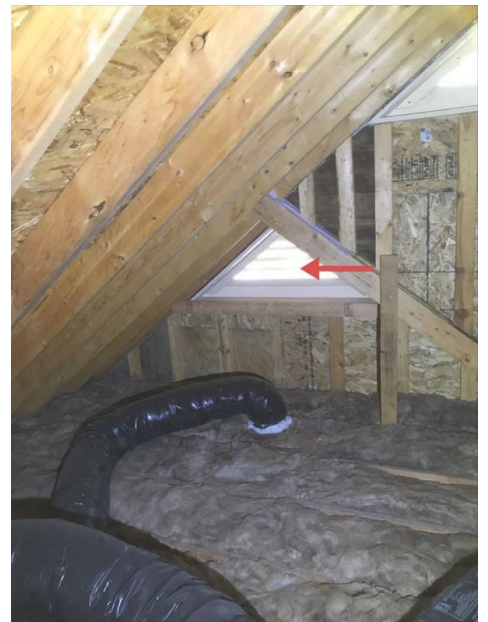
Recommendation

Contact a qualified insulation contractor.

9.3.1 Ventilation

MISSING VENTILATION

I was not able to observe all ventilation systems at the time of this inspection. It is a possibility that the soffit vents were covered by insulation. Recommend evaluate further. Also observed no screen on the attic vent. Recommend screen to prevent vermin from entering residence.



10: DOORS, WINDOWS & INTERIOR

		D	NP	NI	IN
10.1	Doors				X
10.2	Windows				X
10.3	Floors				X
10.4	Walls				X
10.5	Ceilings				X
10.6	Steps, Stairways & Railings				X
10.7	Countertops & Cabinets				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Windows: Window Type

Single Pane

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Hardwood, Unfinished

Walls: Wall Material

Drywall, Unfinished

Ceilings: Ceiling Material

Gypsum Board, Unfinished,
Wood

Countertops & Cabinets:

Countertop Material
Wood Butcher Block

Countertops & Cabinets:

Cabinetry

Wood

Limitations

Walls

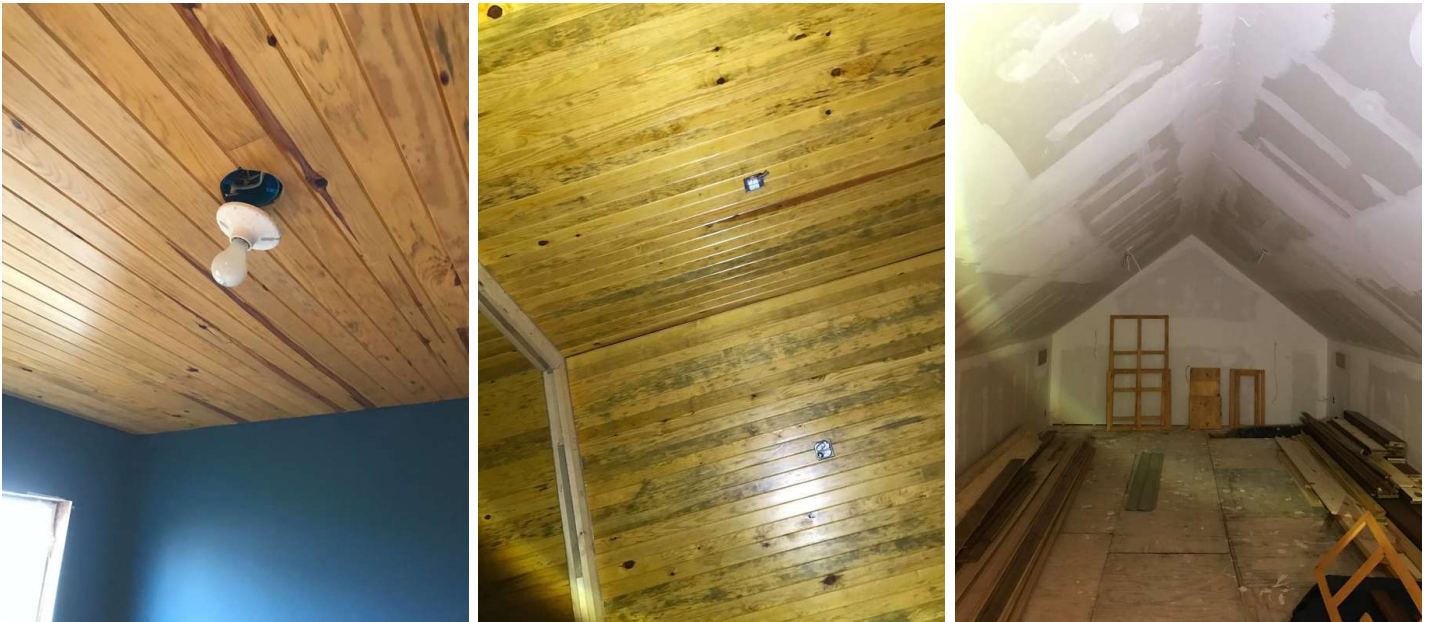
UNFINISHED

Due to ongoing construction, walls were unfinished in several areas

Ceilings

UNFINISHED

Due to ongoing construction, ceilings were unfinished in some areas



Countertops & Cabinets

UNFINISHED

KITCHEN

Due to ongoing construction, cabinets and countertops were not finished.

Observations

10.2.1 Windows

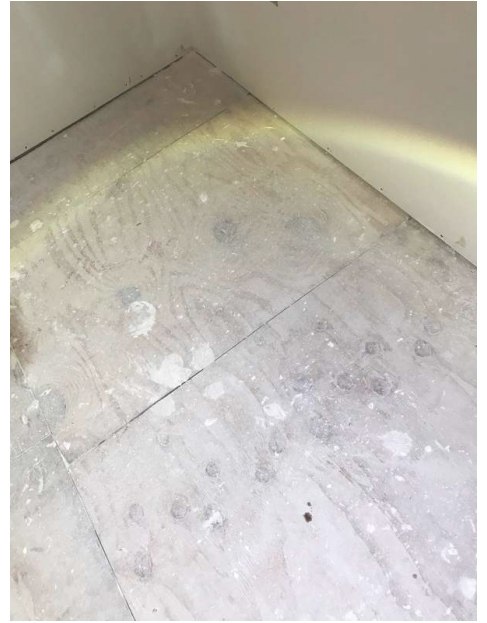
WINDOWS INSPECTED



10.3.1 Floors

INCOMPLETE

Due to ongoing construction, many areas of flooring were not complete.



10.4.1 Walls

INCOMPLETE

Due to ongoing construction in the home, many areas of drywall were not complete.



10.5.1 Ceilings

STAIN(S) ON CEILING

MASTER CLOSET

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



10.6.1 Steps, Stairways & Railings

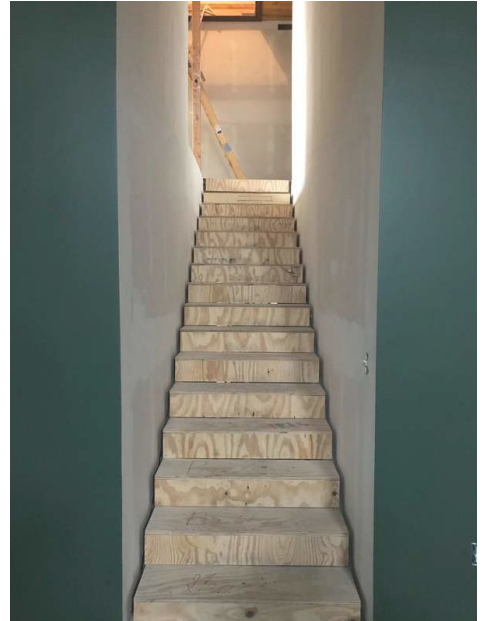
NO HANDRAIL

STAIRCASE

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.



10.7.1 Countertops & Cabinets

CABINET DOOR MISSING

One or more cabinet doors were missing.

Recommendation

Contact a qualified cabinet contractor.



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.