



L&L Home Inspections, LLC

L&L HOME INSPECTIONS, LLC

484-942-7344

LL.homeinspectionsllc@gmail.com

<https://www.llhomeinspections.com/>



HOME INSPECTION REPORT

1234 Main St.
Lansdale Pennsylvania 19446

Buyer Name

05/08/2019 9:00AM



Inspector

Donald Nagle

(484)-942-7344

ll.homeinspectionsllc@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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SUMMARY



MAINTENANCE/MONITOR



DEFICIENCIES



SAFETY/IMMEDIATE
ATTENTION

-  2.1.1 Roof - General: End of Life Expectancy
-  2.1.2 Roof - General: Leaking from underside of roof
-  2.3.1 Roof - Shingles: Moss on shingles
-  2.3.2 Roof - Shingles: Nail pops
-  2.3.3 Roof - Shingles: Shingle cracking
-  2.3.4 Roof - Shingles: Shingles missing
-  2.3.5 Roof - Shingles: Granule loss
-  2.5.1 Roof - Gutters/drains: Clogged gutters/downspouts
-  2.6.1 Roof - Flashing/Vents: Drip edge missing
-  2.6.2 Roof - Flashing/Vents: Ridge vents lifted
-  3.3.1 Exterior - Exterior issues: Faucet Handle issue
-  3.3.2 Exterior - Exterior issues: Paint Failing
-  3.3.3 Exterior - Exterior issues: Sealant deteriorated around exterior fixtures
-  3.5.1 Exterior - Windows and Door: Screen torn
-  3.5.2 Exterior - Windows and Door: Window trim damaged
-  3.7.1 Exterior - Gutters and Flashing: Downspout discharge
-  3.8.1 Exterior - Vegetation and Grading: Vegetation
-  3.8.2 Exterior - Vegetation and Grading: Erosion
-  3.8.3 Exterior - Vegetation and Grading: Surface toward Building
-  3.10.1 Exterior - Deck: Deck Board Rot
-  3.10.2 Exterior - Deck: Fasteners-supports
-  3.10.3 Exterior - Deck: No Gaps-deck Boards
-  3.10.4 Exterior - Deck: Paint Failing
-  3.10.5 Exterior - Deck: Supports inadequate
-  3.12.1 Exterior - Siding: Punctures
-  4.2.1 Foundation & Structure - Foundation: Concrete bulging
-  4.2.2 Foundation & Structure - Foundation: Water entry
-  4.2.3 Foundation & Structure - Foundation: Water entry wall penetrations

- ⊖ 4.7.1 Foundation & Structure - Basement: Mold/mildew
- ⊖ 4.7.2 Foundation & Structure - Basement: Pest evidence
- 🔧 4.7.3 Foundation & Structure - Basement: Dry stains
- ⚠️ 4.8.1 Foundation & Structure - Attic Structure & Sheathing: Active Leak
- ⊖ 5.4.1 Electric Service - Circuit Breakers: Corrosion
- ⊖ 5.4.2 Electric Service - Circuit Breakers: Over fused
- 🔧 6.1.1 Kitchen - Cabinets: Loose hardware
- ⊖ 6.1.2 Kitchen - Cabinets: Water Damage Minor
- ⊖ 8.1.1 HVAC - General comments : Service Heating / Cooling System
- ⊖ 8.4.1 HVAC - Air Conditioner: A/C Not Tested / Temperature Under 60 F*
- ⊖ 8.4.2 HVAC - Air Conditioner: Lifespan (10-15 years)
- ⊖ 8.5.1 HVAC - Ducts and Registers: Registers Loose / Damaged / Missing
- 🔧 8.6.1 HVAC - Filter & Thermostat: Filter Dirty
- 🔧 9.1.1 Laundry - General: Broke/Disconnect Vent
- ⊖ 10.1.1 Interiors - Electrical: Light Fixture Inoperable
- ⊖ 10.1.2 Interiors - Electrical: Cover Plate broken or Missing
- 🔧 10.1.3 Interiors - Electrical: Extension Cords
- ⊖ 10.1.4 Interiors - Electrical: Receptacle Damage
- 🔧 10.2.1 Interiors - Floors, Walls, Ceilings: Ceiling-Dry Stains
- ⊖ 10.2.2 Interiors - Floors, Walls, Ceilings: Ceiling-Wet stain
- 🔧 10.2.3 Interiors - Floors, Walls, Ceilings: Walls-minor crack
- ⊖ 10.2.4 Interiors - Floors, Walls, Ceilings: Laminate open seams
- ⊖ 10.2.5 Interiors - Floors, Walls, Ceilings: Floors-vinyl deteriorated
- 🔧 10.4.1 Interiors - Windows and Door: Window-screens missing
- ⊖ 10.4.2 Interiors - Windows and Door: Door rubs
- 🔧 10.4.3 Interiors - Windows and Door: Door interior-Deteriorated
- 🔧 11.1.1 Bathrooms - Bathub: Caulk at floor
- ⊖ 11.1.2 Bathrooms - Bathub: Clogged or Drains slowly
- ⊖ 11.6.1 Bathrooms - Shower: Crack insert
- 🔧 11.7.1 Bathrooms - Sink/countertop: Sink Drains Slow
- 🔧 11.8.1 Bathrooms - Toilets: Loose
- ⊖ 13.1.1 Water Heater - Water Heater: No Expansion Tank 2012

1: INSPECTION DETAILS

Information

Ground Condition

Damp

Present at time of the inspection

Client, Clients Agent, Owner

Property Occupancy

Yes

Temperature

48 Fahrenheit

Weather Condition

Partly Cloudy

Rain in the last few days

No

Structure Details: Structures Inspected

House

Structure Details: Type of Structure

Single Family

Structure Details: Foundation Type

Full Basement

Structure Details: Utilities

All Utilities on

Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors 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 in 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.

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 Florida State 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 clients inspection contingency window or prior to closing, which 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.

Left or right of 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.

Limitations

Structure Details

OCCUPIED

Some areas and items at this property were obscured by furniture, stored items, or debris. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

2: ROOF

Information

General: Roof Type

Hipped

General: Roof covering

Asphalt/Fiberglass Shingles

General: Estimated age (Main)

25+ years

General: Roof Drainage

Gutter system

Shingles: Layers Visible

One Layer

General: Roof Pictures

General: Roof Inspection method

Traversed

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

Recommendations

2.1.1 General

END OF LIFE EXPECTANCY



Safety/Immediate Attention

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. 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 professional.

2.1.2 General

LEAKING FROM UNDERSIDE OF ROOF**Safety/Immediate Attention**

There was elevated moisture content on the underside of the roof covering. We recommend a licensed roofer further evaluate and make necessary repairs

* See attic section

Recommendation

Contact a qualified professional.

2.3.1 Shingles

**Maintenance/Monitor****MOSS ON SHINGLES**

Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically.

Recommendation

Contact a qualified professional.



2.3.2 Shingles

**Deficiencies****NAIL POPS**

One or more roofing nails weren't fully seated and shingles were lifting or nail heads were protruding through shingle surfaces. The nails may have loosened, or were not pounded in fully when installed. Shingles are likely to be wind damaged, and leaks can occur as a result. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

Recommendation

Contact a qualified roofing professional.



2.3.3 Shingles

SHINGLE CRACKING



Safety/Immediate Attention

Several shingles are cracking. Cracking can occur from shingle age and/or ventilation issues. Roof leaks may occur. A certified roofing contractor should evaluate as the shingles may be at the end of life expectancy.

Recommendation

Contact a qualified roofing professional.



2.3.4 Shingles

SHINGLES MISSING

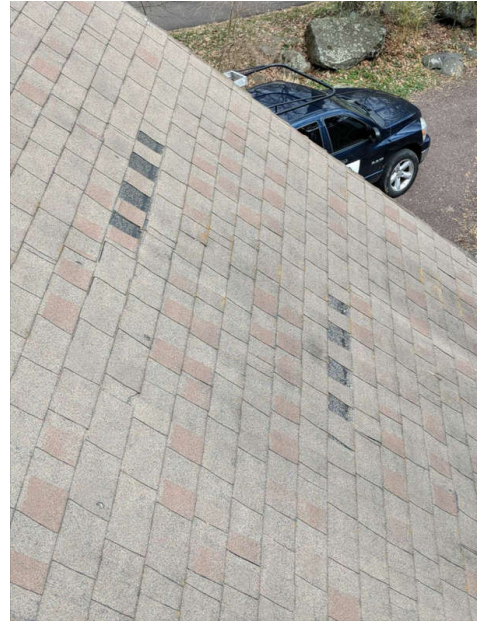


Safety/Immediate Attention

Roofing shingles were missing. This can cause deterioration and moisture intrusion. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms, e.g. wood fungi. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

Recommendation

Contact a qualified roofing professional.



2.3.5 Shingles

GRANULE LOSS

Deficiencies

There is granule loss on the shingles. Based on the age of this roof the granule loss is considered normal. It is recommended to have the roof evaluated by a certified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.5.1 Gutters/drains

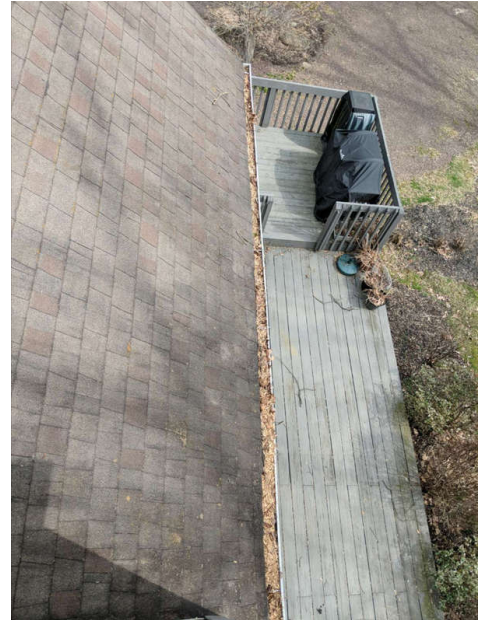
CLOGGED GUTTERS/DOWNSPOUTS

Maintenance/Monitor

Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Recommendation

Recommended DIY Project



2.6.1 Flashing/Vents



Maintenance/Monitor

DRIP EDGE MISSING

No "drip edge" flashing was visible at roof eaves (lower edges) or rakes (gable end edges). Drip edge helps prevent water from soaking into the edges of the roof sheathing material (typically plywood or oriented strand board). This reduces the chance of fungal rot or deterioration from water damage in the roof sheathing. Recommend that a qualified contractor install drip edge flashings where missing and per standard building practices

Recommendation

Contact a qualified roofing professional.

2.6.2 Flashing/Vents



Deficiencies

RIDGE VENTS LIFTED

The ridge vents we're lifted or loose. A licensed roofer should repair the ridge vents

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

Recommendations

3.3.1 Exterior issues



Maintenance/Monitor

FAUCET HANDLE ISSUE

One or more hose faucet handles were *missing / loose / broken*. Recommend that a qualified person replace handles or make repairs as necessary.

Recommendation

Contact a qualified professional.



3.3.2 Exterior issues



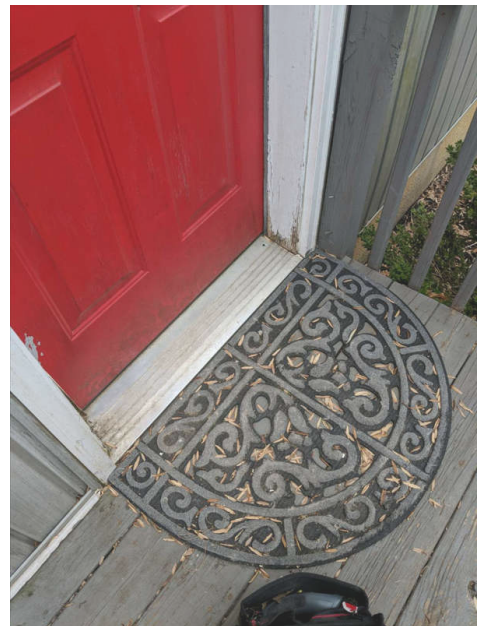
Maintenance/Monitor

PAINT FAILING

The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices.

Recommendation

Contact a qualified painting contractor.



3.3.3 Exterior issues



Maintenance/Monitor

SEALANT DETERIORATED AROUND EXTERIOR FIXTURES

Sealant is deteriorated around exterior fixtures where they exit the wall (I.e. Hose faucets, conduit, lights, wires). These areas should be properly sealed to help prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project



3.5.1 Windows and Door

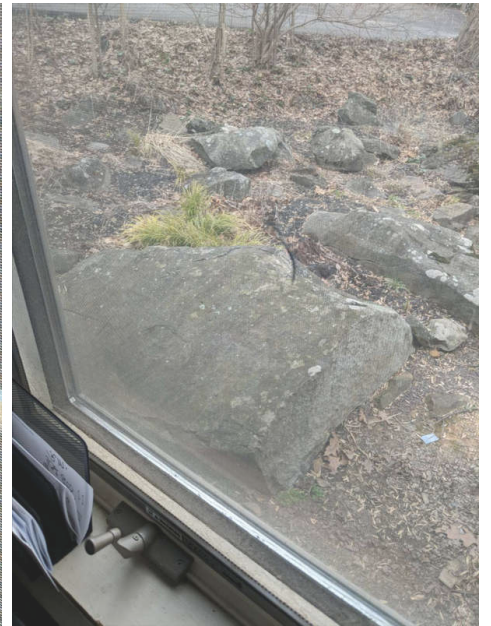
SCREEN TORN

One or more screens are torn in the frame(s).

Recommendation

Contact a qualified professional.

 Maintenance/Monitor



3.5.2 Windows and Door

WINDOW TRIM DAMAGED

The window trim is damaged. We recommend it be repaired or replaced

Recommendation

Contact a qualified professional.

 Deficiencies



3.7.1 Gutters and Flashing

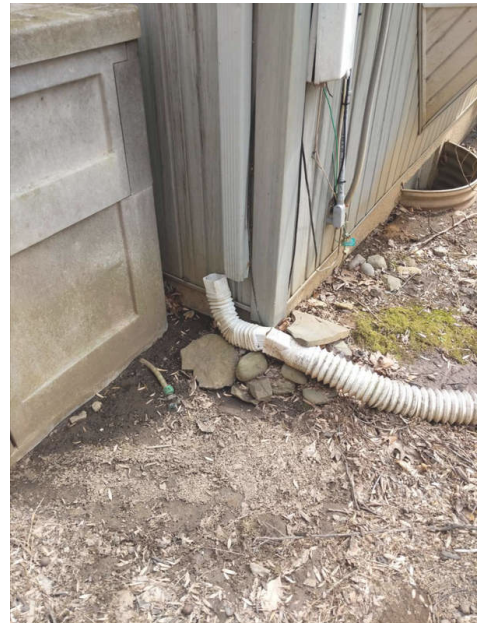
Deficiencies

DOWNSPOUT DISCHARGE

One or more of the downspouts terminate next to the house. We recommend extending the downspout discharge away from the home to prevent water pooling at the foundation.

Recommendation

Contact a qualified professional.



3.8.1 Vegetation and Grading

Maintenance/Monitor

VEGETATION

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Recommendation

Contact a qualified landscaping contractor



3.8.2 Vegetation and Grading



Maintenance/Monitor

EROSION

Significant erosion was found in one or more areas. Recommend having a qualified person evaluate and make repairs as necessary to repair erosion, and to prevent erosion in the future.

Recommendation

Contact a qualified landscaping contractor



3.8.3 Vegetation and Grading



Deficiencies

SURFACE TOWARD BUILDING

Surfaces sloped down towards building perimeters in one or more areas. This may result in water accumulating around building foundations or underneath buildings. Monitor these areas in the future, especially during and after periods of rain. If significant amounts of water are found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing old pavement and installing new.

Recommendation

Contact a qualified professional.



3.10.1 Deck

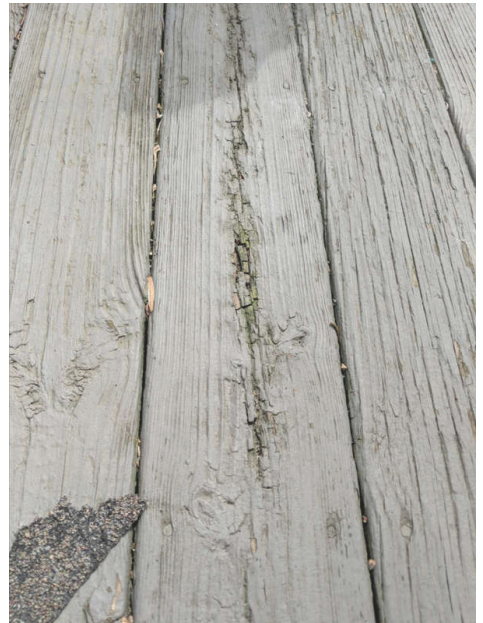
 Maintenance/Monitor

DECK BOARD ROT

Fungal rot was found in decking boards at one or more decks or porches. The boards were generally in serviceable condition during the inspection, but it's likely that the fungal rot will spread and require all boards to be replaced. Boards with significant rot should be replaced now and in the future until the deck or porch is rebuilt. Recommend budgeting for replacement decking in the near future. Note that when decking boards are replaced, other structural repairs may be needed.

Recommendation

Contact a qualified professional.





3.10.2 Deck

**FASTENERS-SUPPORTS**

Fasteners for the deck, porch or balcony *joist hangers / support post brackets / tie plates* were *missing / substandard*. Approved fasteners such as Teco nails should be installed in every nail hole in such hardware. Recommend that a qualified person install approved fasteners where necessary.

Recommendation

Contact a qualified professional.



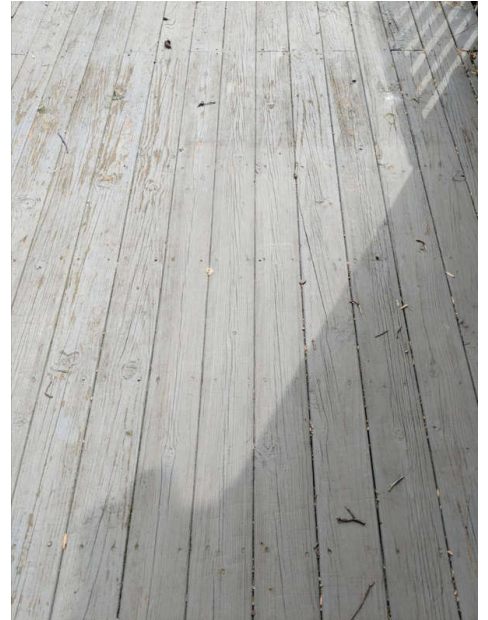
3.10.3 Deck

**NO GAPS-DECK BOARDS**

Decking boards were installed with little or no gap between them. Organic debris such as leaves or evergreen needles may accumulate in between the boards will likely cause rot or deterioration. This is a conducive condition for wood-destroying organisms. At a minimum, keep decking boards clean in the future. Ideally boards should be reinstalled with a 3/8 inch gap between them.

Recommendation

Contact a qualified professional.



3.10.4 Deck



Maintenance/Monitor

PAINT FAILING

Resurfacing paint on one or more decks, porches or balconies was peeling and failing. This type of coating is similar to extremely thick paint and is designed to mask wood and fill large cracks or voids. Such products include Behr Deckover, Olympic Rescue-It, Rust-Oleum Deck Restore, Cabot Deck Correct and Pittsburgh Revitalize. Peeling can be an issue for any film-forming coating, but many reports of peeling have been made regarding these thick resurfacing paints. Once this type of coating begins to fail, repairing the coating may be difficult, or not work. Removal of this coating in order to apply a different finish can be very difficult. Recommend consulting with a qualified.

Recommendation

Contact a qualified painting contractor.

3.10.5 Deck



Deficiencies

SUPPORTS INADEQUATE

The deck supports are not standard. There is a slight bow in the deck due to over spanning of the joist and inadequate supports. We recommend additional supports be installed

Recommendation

Contact a qualified deck contractor.



3.12.1 Siding

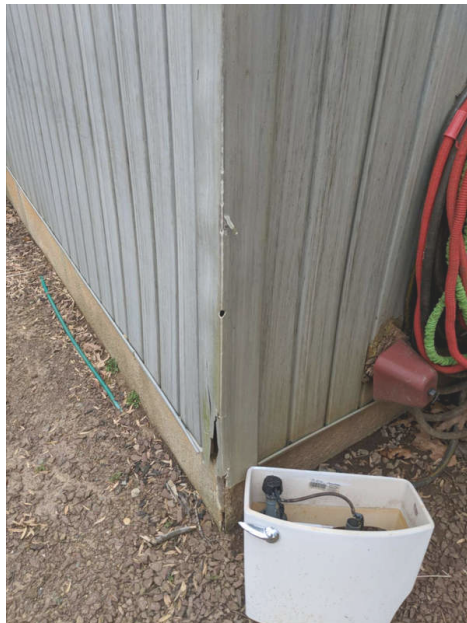
PUNCTURES

 Deficiencies

There were several puncture marks in the exterior siding. Repair is recommended

Recommendation

Contact a qualified professional.



4: FOUNDATION & STRUCTURE

Information

Foundation: Material

Precast

Attic Structure & Sheathing:

Access Type

Ceiling hatch

Attic Structure & Sheathing:

Attic Inspection

Inspection from hatch

Attic Structure & Sheathing:

Sheathing Material

Plywood

Attic Structure & Sheathing: Attic Photos



Recommendations

4.2.1 Foundation

 Maintenance/Monitor

CONCRETE BULGING

The concrete wall is bowed. This appears to have been a defect when assembled. The area should be monitored for water entry or future movement. If movement is noted, the wall should be repaired

Recommendation

Recommend monitoring.



4.2.2 Foundation

 Deficiencies

WATER ENTRY

Daylight was seen at the sill. Water stains and organic growth were seen at the corner by the electrical panel. This area should be sealed up from the exterior to prevent water entry. Organic growth should be treated and or removed

Recommendation

Contact a qualified professional.



4.2.3 Foundation

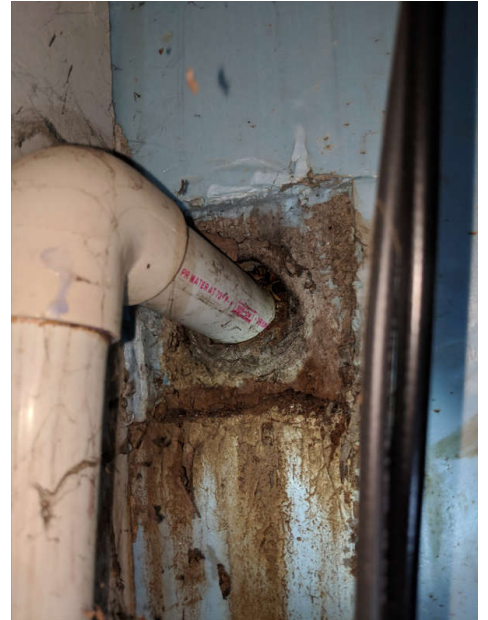
 Deficiencies

WATER ENTRY WALL PENETRATIONS

Water stains seen at foundation wall penetrations. We recommend sealing wall penetrations to prevent water entry

Recommendation

Contact a qualified professional.



4.7.1 Basement

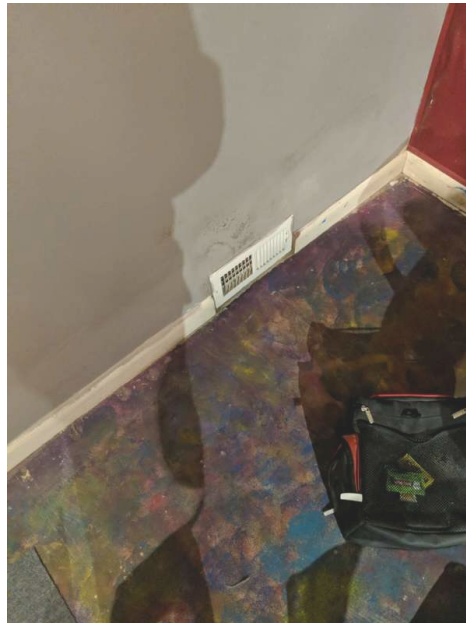
MOLD/MILDEW

Deficiencies

Mold or mildew was noted in the basement. Mold testing is not part of a home inspection. Samples would need to be collected and sent to the lab for testing.

Recommendation

Contact a qualified mold inspection professional.



4.7.2 Basement

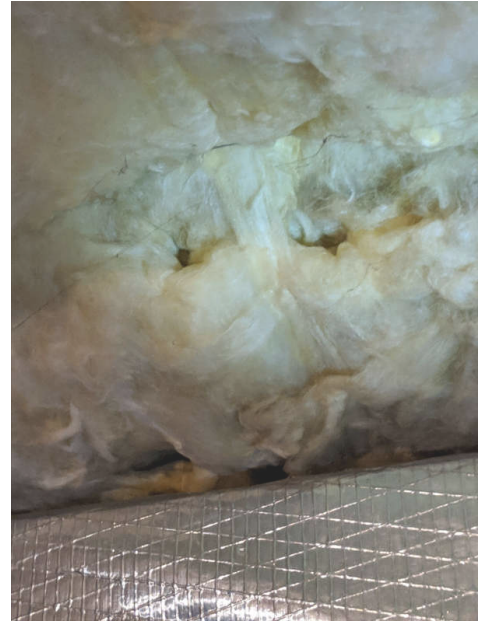
PEST EVIDENCE

Deficiencies

Pest evidence such as burrows were observed in the insulation in the basement. Rodents have been active in the past and can possibly still be present. We recommend traps be set

Recommendation

Contact a qualified professional.



4.7.3 Basement

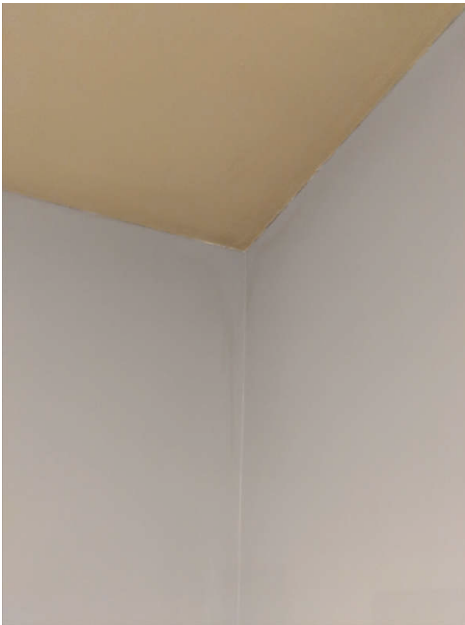
 Maintenance/Monitor

DRY STAINS

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

Recommendation

Recommend monitoring.



Basement



Basement



Basement

4.8.1 Attic Structure & Sheathing

 Safety/Immediate Attention

ACTIVE LEAK

One or more active roof leaks were found. Recommend further evaluate and repair any roof leaks. Recommend obtaining estimate(s) prior to closing.



5: ELECTRIC SERVICE

Information

Electric Panel: Amperage

200

Electric Panel: Panel Manufacturer

Square D

Electric Panel: Protection

Breakers

Electric Panel: Service Type

Overhead

Electric Panel: Service Voltage

120/240

Electric Panel: Branch Wiring

Copper

Electric Panel: Location of Main Disconnect

Top of Panel

Electric Panel: Service Conductor

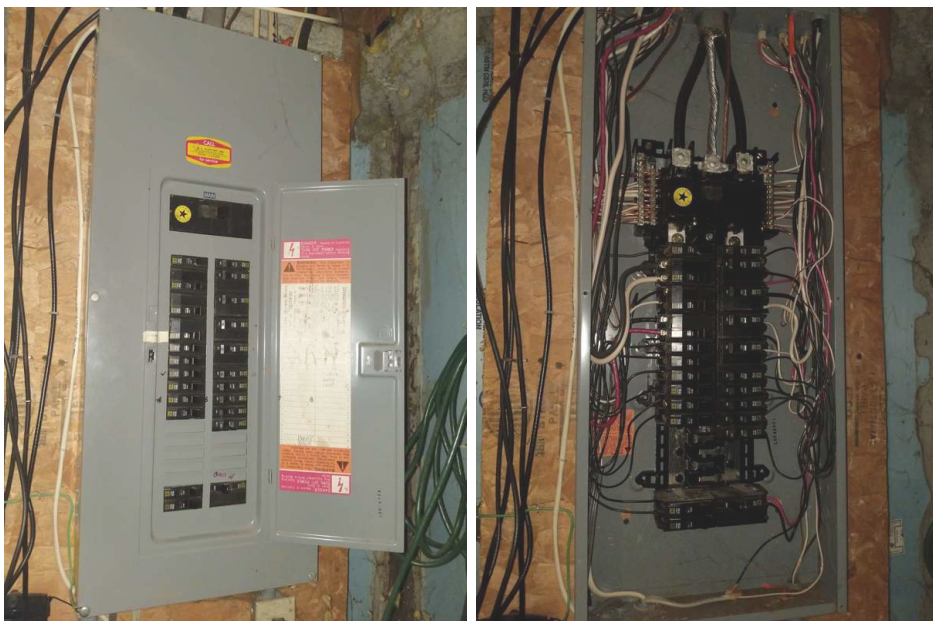
Multi-strain Aluminum

Electric Panel: System Grounding

Grounding Rod

Electric Panel: Location of Main Panel

Basement

Electric Panel: Panel pictures


Recommendations

5.4.1 Circuit Breakers

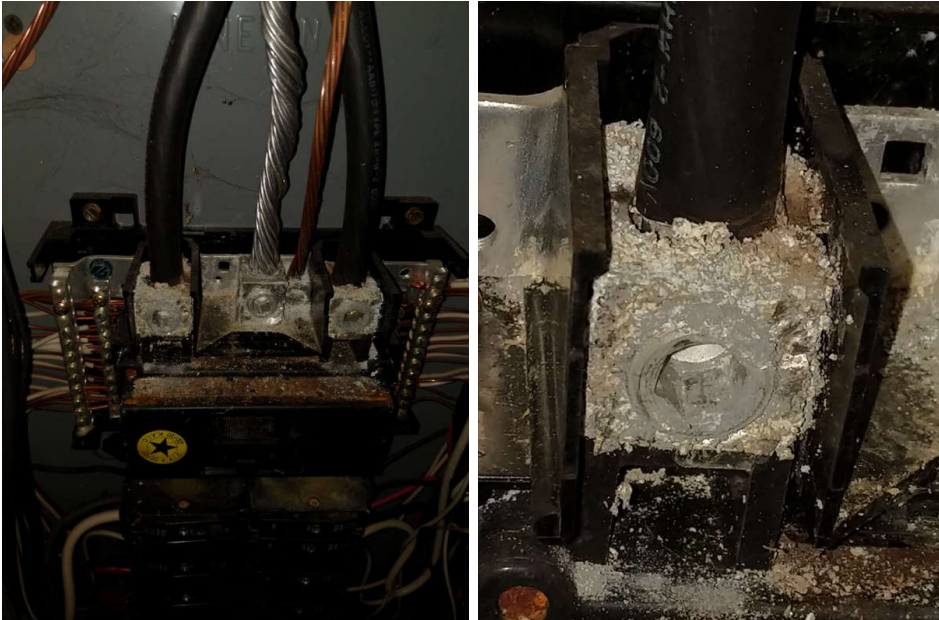
CORROSION

There is corrosion on one or more of the main breakers. We recommend the breaker be cleaned and secured to ensure a solid connection.

Recommendation

Contact a qualified electrical contractor.





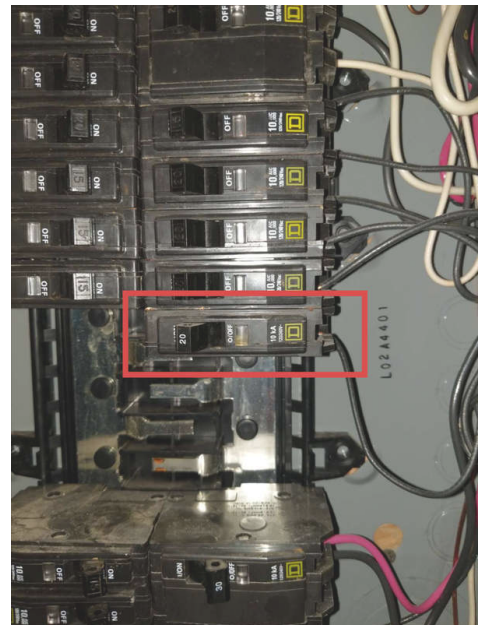
5.4.2 Circuit Breakers

OVER FUSED

We found over-fusing in the main service panel, meaning the fuse or breaker is not rated for the connected wire. This is a potential fire hazard. We recommend the circuit be equipped with a properly rated overcurrent protection device.

Recommendation

Contact a qualified electrical contractor.



6: KITCHEN

Recommendations

6.1.1 Cabinets



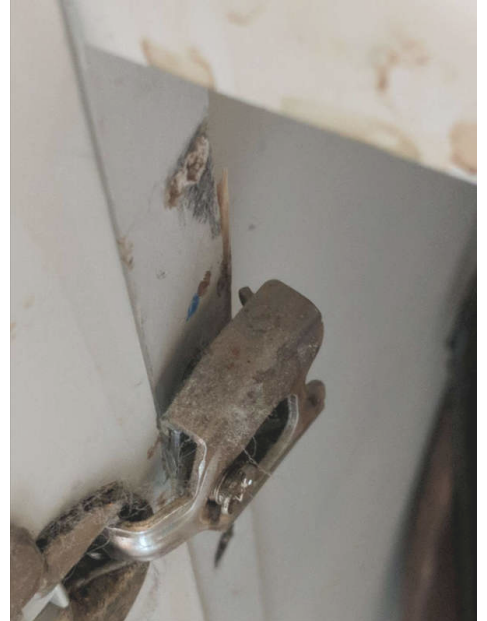
Maintenance/Monitor

LOOSE HARDWARE

Hardware such as hinges, latches or pulls are loose and/or missing on one or more cabinets. Repairs should be made and/or hardware should be replaced as necessary, and by a qualified contractor if necessary.

Recommendation

Contact a qualified cabinet contractor.



6.1.2 Cabinets



Deficiencies

WATER DAMAGE MINOR

Water stains and/or minor water damage was found in the shelving or cabinet components below the sink. The client(s) should evaluate and consider having repairs made.

Recommendation

Contact a qualified cabinet contractor.



7: APPLIANCES

Information

Microwave: Normal operation

The Microwave operated as expected.

Range-Cooktop-Oven: Normal operation

The heating elements for the oven and stove top functioned as expected.

Dishwasher: Dishwasher Operation

The dishwasher is functional and operated as expected. The unit was operated through a complete cycle. No operational discrepancies were noted.

8: HVAC

Information

Heating / Forced Air: Estimated Year Mfg.
2007

Heating / Forced Air: Location
Basement

Heating / Forced Air: Energy source
Electric

Air Conditioner: Estimated Year Mfg.
2008

Air Conditioner: Location
Exterior

Air Conditioner: System Type
Split system

Air Conditioner: Temperature split
Not Taken

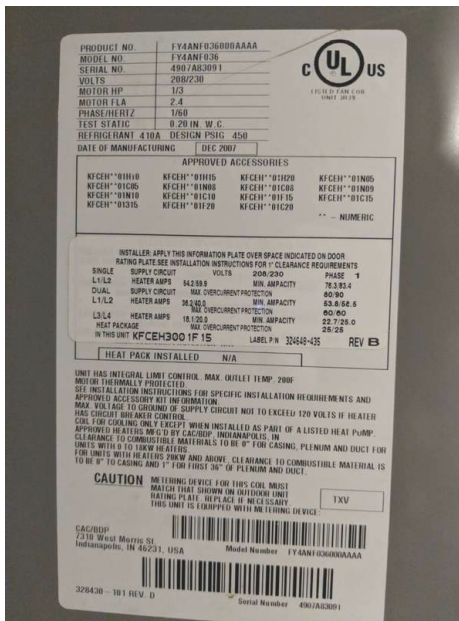
Ducts and Registers: Type
Ducts and Registers

Filter & Thermostat: T-stat Location(s)
1st Floor Family room

Filter & Thermostat: Filter Location(s)
Forced air unit

Filter & Thermostat: Filter Size
20x25x1

Heating / Forced Air: Equipment Photos



Heating / Forced Air: Appears Functional

Heat system appears to be in working order. A forced air heating system has a typical lifespan of 15-20 years.

Air Conditioner: Equipment Photos



Recommendations

8.1.1 General comments

SERVICE HEATING / COOLING SYSTEM

Deficiencies

The last service date of the forced air heating / cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

Recommendation

Contact a qualified HVAC professional.

8.4.1 Air Conditioner

A/C NOT TESTED / TEMPERATURE UNDER 60 F*

Deficiencies

The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. It is also impossible to determine if the HVAC system is cooling properly as even if no or low refrigerant is in the system, the air will still register at ambient exterior temperature. Client should be aware of this limitation when inspecting in cooler temperatures.

Recommendation

Contact a qualified HVAC professional.

8.4.2 Air Conditioner

LIFESPAN (10-15 YEARS)

Deficiencies

The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation
Recommend monitoring.

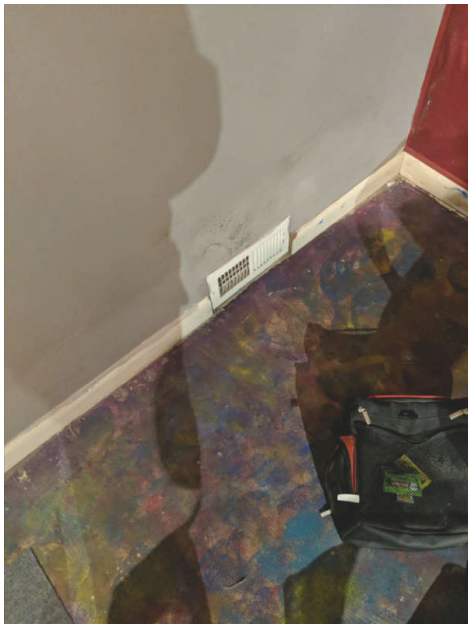
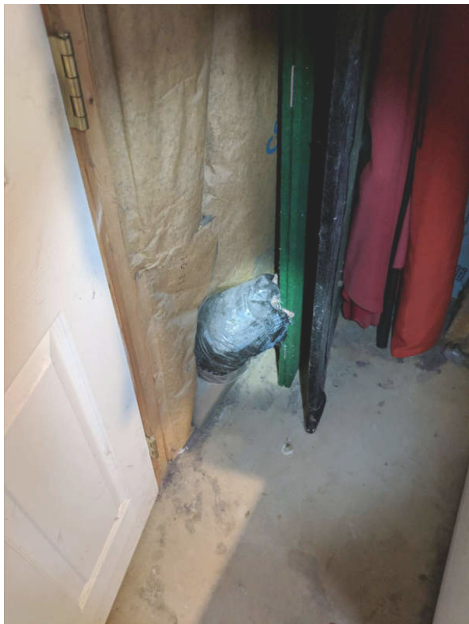
8.5.1 Ducts and Registers

Deficiencies

REGISTERS LOOSE / DAMAGED / MISSING

The ducting to the registers has been removed. We recommend following up with the home owner as to why it was removed and installing new duct work as needed

Recommendation
Contact a qualified HVAC professional.



8.6.1 Filter & Thermostat

Maintenance/Monitor

FILTER DIRTY

Air filters for the heating and/or cooling system were dirty at one or more locations. Indoor air quality will be reduced as a result. Recommend installing good quality filters at intended locations (e.g. in or at the air handler, behind return air grills). Filters should be sized correctly to minimize air gaps. Many types of filters are available. Recommend installing pleated filters or better rather than the cheapest disposable kind.

Recommendation
Recommended DIY Project



9: LAUNDRY

Information

General: Dryer Operation

We normally operate Clothes Dryers without a wash load (i.e. we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does NOT replicate operating the unit fully loaded with a heavy wash load.

General: Washer Operation

We normally operate Clothes Washers without a wash load (i.e we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does not replicate the unit fully loaded with a heavy wash load.

Recommendations

9.1.1 General



Maintenance/Monitor

BROKE/DISCONNECT VENT

The clothes dryer exhaust duct is broken or disconnected in one or more places. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Damage to building components may result. A qualified contractor should evaluate and make permanent repairs as necessary.

Recommendation

Contact a qualified appliance repair professional.



10: INTERIORS

Information

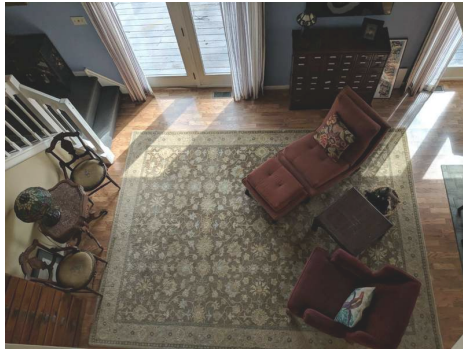
Floors, Walls, Ceilings: Wall material/covering

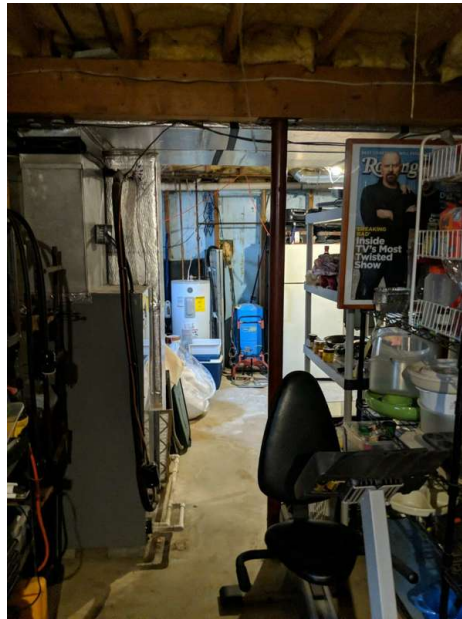
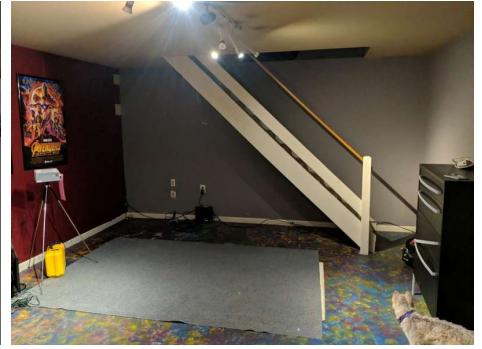
Drywall

Smoke and CO alarms: Smoke Alarms Present

Yes

Floors, Walls, Ceilings: Room Pictures





Recommendations

10.1.1 Electrical

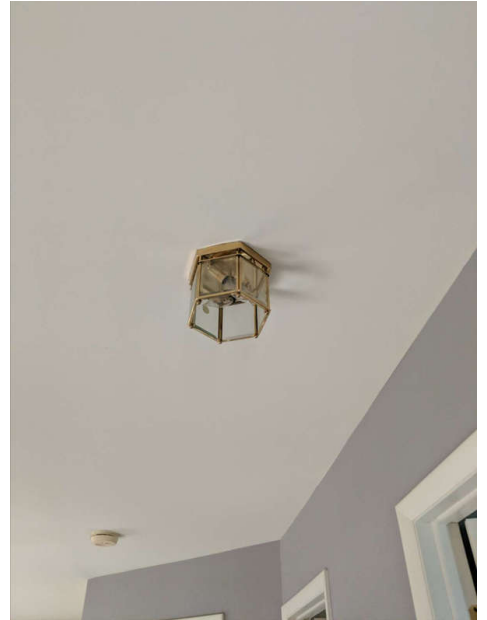
Deficiencies

LIGHT FIXTURE INOPERABLE

One or more light fixtures appear to be inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.

Recommendation

Contact a qualified electrical contractor.



2nd Floor hallway

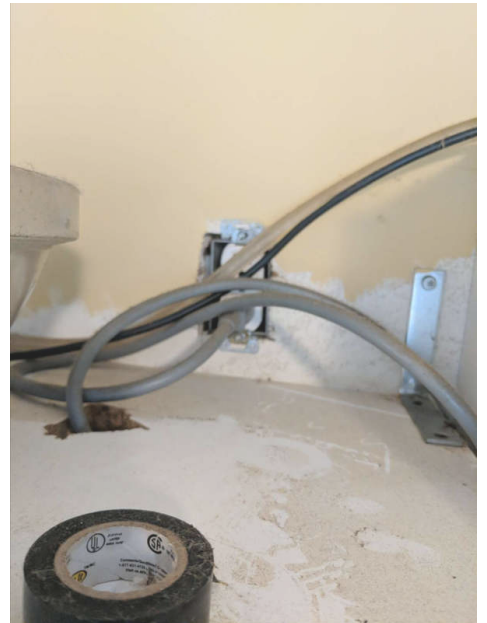
10.1.2 Electrical

COVER PLATE BROKEN OR MISSING Deficiencies

One or more electric coverplates are broken, damaged or missing. This can be safety hazard due to the risk of shock depending on the severity of the issue. A qualified electrician should replace them as necessary.

Recommendation

Contact a qualified electrical contractor.



Microwave

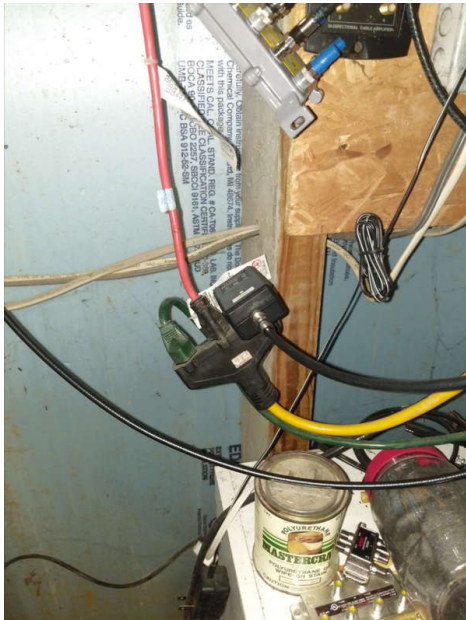
10.1.3 Electrical

EXTENSION CORDS Maintenance/Monitor

Extension cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.

Recommendation

Contact a qualified electrical contractor.



10.1.4 Electrical

Deficiencies

RECEPTACLE DAMAGE

One or more receptacles were broken or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.

Recommendation

Contact a qualified electrical contractor.



2nd Floor Bedroom

10.2.1 Floors, Walls, Ceilings

Maintenance/Monitor

CEILING-DRY STAINS

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

Recommendation

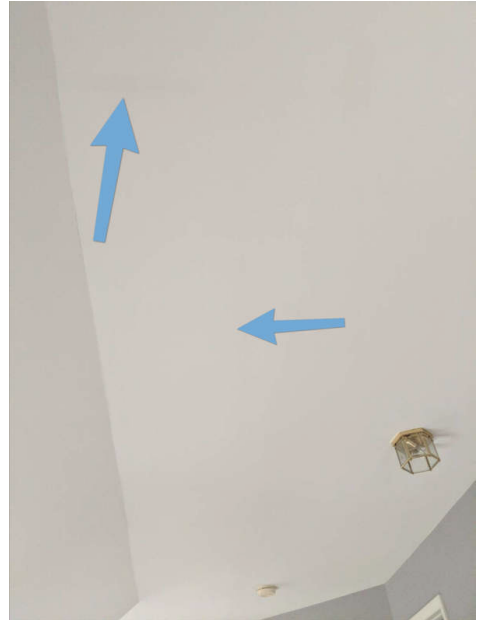
Recommend monitoring.



2nd Floor



2nd Floor



2nd Floor



2nd Floor

10.2.2 Floors, Walls, Ceilings

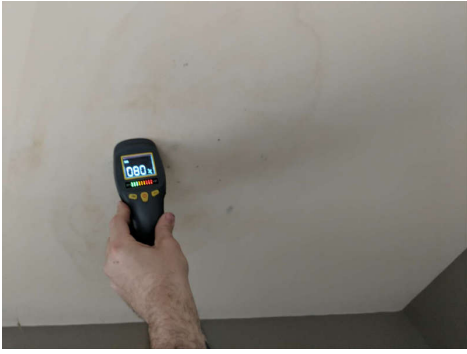
CEILING-WET STAIN

Stains and elevated levels of moisture were found in one or more ceiling areas. A qualified contractor should evaluate and repair as necessary.

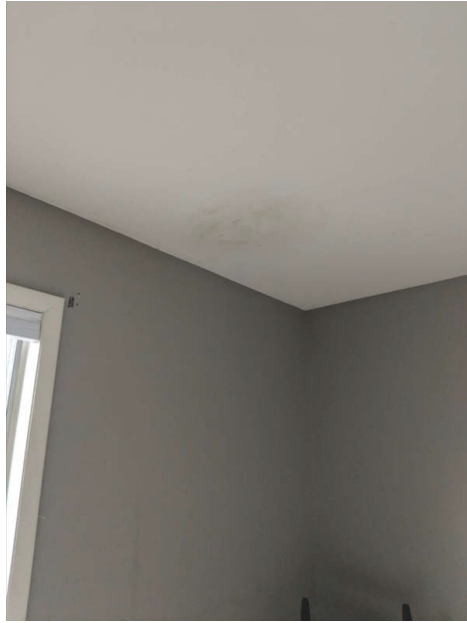
Recommendation

Contact a qualified professional.





2nd Floor Bedroom



2nd Floor Bedroom

10.2.3 Floors, Walls, Ceilings

 Maintenance/Monitor

WALLS-MINOR CRACK

Minor cracks were found in walls in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.

Recommendation

Contact a qualified drywall contractor.



10.2.4 Floors, Walls, Ceilings

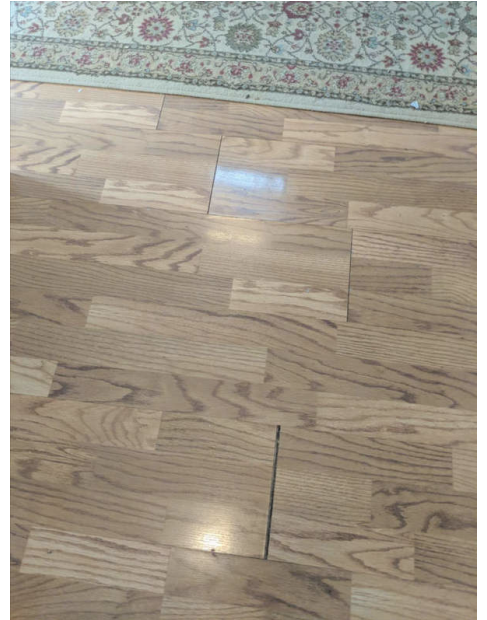
 Deficiencies

LAMINATE OPEN SEAMS

There were areas where the laminate flooring has separated at it's seams. We recommend the gaps be repaired

Recommendation

Contact a qualified professional.



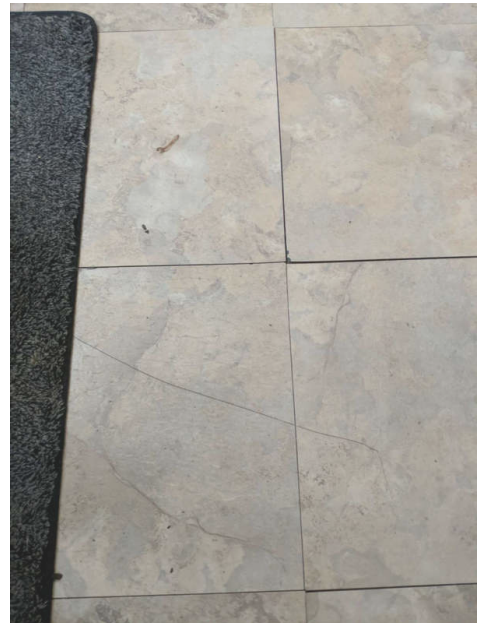
10.2.5 Floors, Walls, Ceilings

FLOORS-VINYL DETERIORATED

Vinyl flooring is damaged and/or lifting in one or more areas. A qualified contractor should replace or repair the damaged flooring.

Recommendation

Contact a qualified flooring contractor



10.4.1 Windows and Door

WINDOW-SCREENS MISSING

Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

Recommendation

Contact a qualified window repair/installation contractor.



10.4.2 Windows and Door

 Deficiencies

DOOR RUBS

One or more doors bind in their jamb, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors.

Recommendation

Contact a qualified door repair/installation contractor.



10.4.3 Windows and Door

 Maintenance/Monitor

DOOR INTERIOR-DETERIORATED

One or more interior doors are damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



11: BATHROOMS

Recommendations

11.1.1 Bathub



Maintenance/Monitor

CAULK AT FLOOR

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



1st Floor

11.1.2 Bathub



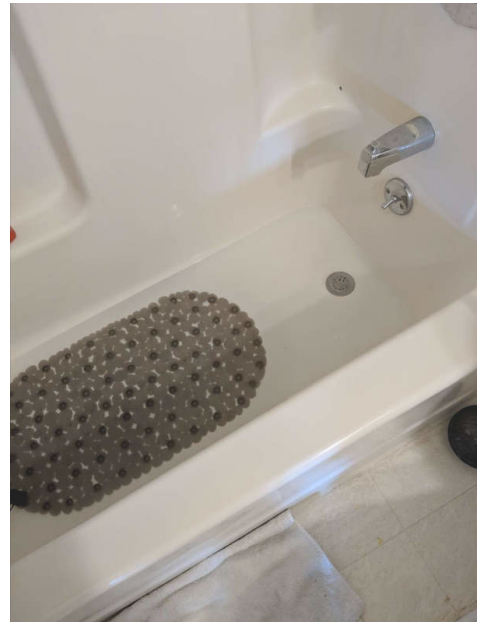
Deficiencies

CLOGGED OR DRAINS SLOWLY

One or more bathtub drains are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor

11.6.1 Shower



Deficiencies

CRACK INSERT

There is a crack in the fiberglass insert for the shower pan. This may allow water to intrude below the shower Pan causing moisture issues. Recommend to have the shower Pan repaired to help prevent moisture intrusion in unseen areas.

Recommendation

Contact a qualified professional.



2nd Floor

11.7.1 Sink/countertop

SINK DRAINS SLOW

One or more sinks are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/Monitor



2nd Floor

11.8.1 Toilets

LOOSE

One or more toilets are loose. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/Monitor



12: PLUMBING

Information

General: Water Source

Private Well

General: Drain Pipe

PVC

Sump pump: Operated as expected

The sump pump was tested and found to be working.

General: Location of Main Shut off

Basement



General: Plumbing In Walls

As is typical of most buildings, the majority of the supply piping is concealed from view. Basically it is installed inside the walls and under the floors. Where the supply piping was noted, it was found to be copper. This is an excellent water piping material with an indefinite lifespan.

Drain and Waste: Inspect, Pump Septic

Recommend having the septic tank inspected. Recommend having the tank pumped if it was last pumped more than 3 years ago.

Limitations

General

WELL

The water source was an on site private well. The well was not inspected. It is recommended that all wells be flow checked and the water tested.

13: WATER HEATER

Information

Water Heater: Estimated Age
5 Years

Water Heater: Energy Source
Electric

Water Heater: Manufacturer
General Electric

Water Heater: Location
Basement

Water Heater: Water Temperature
113 Degrees

Water Heater: Capacity
40



Water Heater: Type
Tank

Water Heater: Pictures of Unit



Recommendations

13.1.1 Water Heater



NO EXPANSION TANK 2012

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These have been required in certain areas for new installs or replacement since 2012. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

STANDARDS OF PRACTICE

Inspection details

Billings Home Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the National Association of Certification Home Inspectors (NACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. Billings Home Inspections will not release a copy or this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. There is no fee for your 1st telephone consulting call. Additional calls may incur additional fees. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

Roof

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; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visual and apparent conditions at the time of the inspection. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even Then, numerous features may conceal active leakage. Usually not all attics are readily accessible for inspection. The client is advised to inquire about the presence of any roof leaks with the present owner.

IF Required, Only Qualified, License personnel Should Carry Out Any Repairs Needed.

All roofs require periodic maintenance to achieve typical lifespans, and should be inspected annually. Expect to make periodical repairs to any roof on a routine basis with replacement at the end of the roof's material Useful Service Life, which may not be equal to its Design Life.

CONCLUSIONS MADE BY THE INSPECTOR DO NOT CONSTITUTE A WARRANTY, GUARANTY, OR POLICY OF INSURANCE.

Exterior

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Foundation & 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.

Electric Service

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

HVAC

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.

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.

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.

Interiors

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Plumbing

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

- 1) Portions of the plumbing system canceled by finishes and/or storage (below sinks etc.) below the structure, or beneath the ground surface are not inspected.
- 2) Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- 3) Clothes washing machine connections are not inspected.
- 4) Interior of flues or chimneys which are not readily accessible are not inspected.

5) Water conditioning systems, solar water heaters, fire and lawn sprinklers, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

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

Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.