REDBUD PROPERTY INSPECTIONS, LLC
405-200-8957
steve@redbudinspections.com
https://www.redbudinspections.com

RESIDENTIAL INSPECTION

1234 Main St.
Edmond OK 73012

Buyer Name
03/04/2019 9:00AM

Inspector
Steve Bennett
InterNACHI Certified, OK License 70001799
405-200-8957
steve@redbudinspections.com

Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

This Inspection Report is based on a *visual, non-invasive* inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, etc. An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Observations and Recommendations are organized into three categories by level of severity:

1) Minor/Maintenance Issues or Upgrades - Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. Also included are items that are often considered as upgrades. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.

2) Moderate Recommendations - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY

12.9.3 Doors, Windows & Interior - Countertops & Cabinetry: Countertop- Moderate Damage/Deterioration
12.10.1 Doors, Windows & Interior - Tiled Areas- Kitchen, Bath & Laundry: Shower Tile Damage
12.10.2 Doors, Windows & Interior - Tiled Areas- Kitchen, Bath & Laundry: Grout Deteriorating
13.1.1 Electrical - Service Entrance: Riser/Raceway Disconnected
13.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
13.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Contamination in Panel
13.3.1 Electrical - Branch Wiring, Circuits, Breakers & Fuses: Neutral/Neutral or Ground/Neutral at Same Lug
13.3.2 Electrical - Branch Wiring, Circuits, Breakers & Fuses: Junction Box Cover Missing
13.3.3 Electrical - Branch Wiring, Circuits, Breakers & Fuses: Junction Box Missing
13.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
13.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
13.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Inoperable Receptacle(s)
13.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Loose Receptacle
13.4.5 Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle, 3-Prong
13.4.6 Electrical - Lighting Fixtures, Switches & Receptacles: Damaged Light Fixture
13.4.7 Electrical - Lighting Fixtures, Switches & Receptacles: Light Missing Globe/Cover
13.5.1 Electrical - GFCI & AFCI: GFCI Protection Not Installed
13.5.2 Electrical - GFCI & AFCI: GFCI Failure
13.6.1 Electrical - Smoke Detectors: Not Installed
14.1.1 Built-in Appliances - Dishwasher: Control Panel Damaged
14.2.1 Built-in Appliances - Cooktop/Exhaust Fan: Cooktop Burner Inoperable
14.2.2 Built-in Appliances - Cooktop/Exhaust Fan: Cooktop Missing Control Knobs
14.3.1 Built-in Appliances - Oven: Oven Light Not Operational
14.4.1 Built-in Appliances - Garbage Disposal: Excessive Noise

1: INSPECTION DETAILS

Information

General: Start Time
8:30am

General: In Attendance
None

General: Occupancy
Vacant

General: Type of Building
Attached, Single Family

General: House Orientation
N

General: Weather Conditions
Partly Cloudy, Breezy

General: Utilities
Water Off

General: Finish Time
11:06am

General: Temperature (approximate)
52 Fahrenheit (F)
The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the A/C. If too warm, same goes for the furnace. Also, ideally we would like an indoor/outdoor temperature differential of 20 or more for best results on portions of an Infrared inspection.

General: Relative Humidity- Interior
34 %

Except in specialized facilities, the relative humidity in your building should be between 30% and 50%. Condensation on windows, wet stains on walls and ceilings, and musty smells are signs that relative humidity may be high.

2: SITE

Information

Driveways: **Driveway Material**
Concrete

Driveways: **Driveway OK**
No deficiencies were found in the driveway at the time of inspection.

Sidewalk/Walkway: **Walkway Material**
Concrete

Vegetation, Grading, Drainage & Retaining Walls: **Retaining Wall Material**
N/A

Sidewalk/Walkway: **Walkways OK**
At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walkways.

Vegetation, Grading, Drainage & Retaining Walls: **Grading/Lot Drainage:**
Slopes Away From House
Grading is inspected to determine that it allows rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). Any flat or low areas around the home should be back-filled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Limitations

Vegetation, Grading, Drainage & Retaining Walls

GRADING LIMITATIONS

The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. Recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

3: EXTERIOR

Information

Patios: Material
Concrete

Patios: Covering Type
No Cover

Doorbell: Doorbell (OK)
The doorbell responded to the switch at the time of the inspection.

Siding, Flashing & Trim: Siding Material
Brick Veneer, Wood

Siding, Flashing & Trim: Siding Style
Masonry, Shakes, Clapboard

Eaves, Soffits & Fascia: Soffit Material
Hardboard/Plywood

Eaves, Soffits & Fascia: Fascia Material
Hardboard/Plywood

Eaves, Soffits & Fascia: Soffit Vents
Present

Exterior Doors: Exterior Entry Door- Front
Glass, Wood, Storm Door Present

Exterior Doors: Exterior Entry Door- Rear/Side/Other
Wood, Glass

Exterior Doors: Exterior Entry Door- Garage
Metal Clad

Inspection Method
Attic Access, Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing, detached structures or swimming pools/spas unless pre-arranged as ancillary inspections.

Patios: General

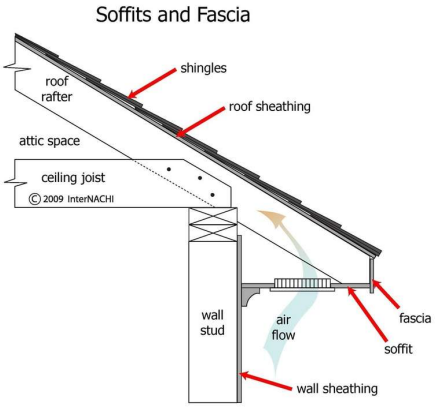
Patios are flat, ground-level surfaces used for outdoor activity. They're usually paved with concrete, brick or other masonry, although a patio can be made of loose gravel or some other hard-scaping material. Patios may be covered, as with a pergola or awning, and some patios are built underneath decks. They're not typically enclosed, though. For convenience sake, patios may be located adjacent to a home and at an entrance.

Patios: Patio (OK)

The Inspector observed no deficiencies in the condition of this patio at the time of the inspection. Inspection of the patio typically includes examination of the following:- surface damage;- installation deficiencies; - level and flat;- deterioration;- heaving or settling; and- roof or cover and its supporting structure.

Eaves, Soffits & Fascia: **Eaves, Soffits and Fascia**

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Recommendations

3.1.1 Patios

PATIO CRACKING (MODERATE)

Moderate/Repair Item

REAR

The patio surface had moderate cracking visible at the time of the inspection. Cracks wider than 1/8" should be filled with an appropriate material to help prevent continued deterioration.

Recommendation

Contact a handyman or DIY project

3.3.1 Siding, Flashing & Trim

LOOSE BOARDS

Moderate/Repair Item

REAR

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified siding specialist.

3.3.2 Siding, Flashing & Trim

WARPING/BUCKLING

Moderate/Repair Item

REAR, WEST

Wood siding was warping or buckling in areas, potentially allowing for moisture intrusion. Recommend a qualified siding contractor evaluate and repair/replace.

Recommendation

Contact a qualified siding specialist.

Large gap

3.3.3 Siding, Flashing & Trim

Moderate/Repair Item

PAINT/FINISH FAILING

VARIOUS

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painting contractor.

3.3.4 Siding, Flashing & Trim

Moderate/Repair Item

ROT-TYPE DAMAGE

WEST, FRONT

An area of exterior siding/trim showed signs of wood rot. These areas should be repaired/replaced as necessary by a qualified siding contractor to prevent further deterioration.

Recommendation

Contact a qualified siding specialist.



3.3.5 Siding, Flashing & Trim

Moderate/Repair Item

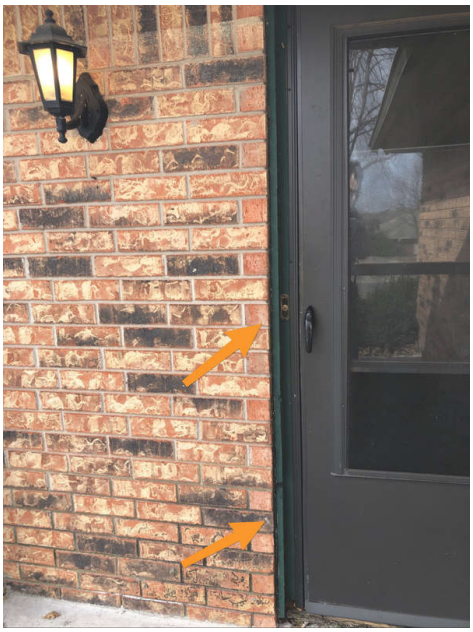
CAULKING/SEALANT RECOMMENDED

FRONT

Caulking/Sealant is recommended in one or more areas of the exterior to prevent moisture and/or pest intrusion.

Recommendation

Contact a handyman or DIY project




3.4.1 Eaves, Soffits & Fascia

Moderate/Repair Item

FASCIA - ROTTED

FRONT ENTRY, NORTHWEST, WEST, EAST, SOUTHWEST

One or more sections of the fascia are rotted. Recommend qualified contractor evaluate & repair.

Recommendation

Contact a qualified professional.







3.4.2 Eaves, Soffits & Fascia

Moderate/Repair Item

PAINT/FINISH FAILING

VARIOUS

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the araes be properly prepared and painted / finished.

Recommendation

Contact a qualified painting contractor.


3.5.1 Exterior Doors

Moderate/Repair Item

DOOR SILL/TRIM

FRONT, REAR

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified door repair/installation contractor.

3.5.2 Exterior Doors

Moderate/Repair Item

DEADBOLT STRIKEPLATE NEEDS ADJUSTMENT

REAR EXTERIOR

The strike plate for the deadbolt requires the doorknob to be pulled tightly in order to latch. Recommend adjusting the strike plate to allow for easier operation and less wear on the deadbolt mechanism.

Recommendation

Contact a handyman or DIY project

3.6.1 Window Exteriors

Moderate/Repair Item

SCREEN DAMAGED/MISSING

LIVING ROOM, WEST, SOUTH

A window screen was damaged or missing altogether. Recommend repair/replacement by Handyman.

Recommendation

Contact a qualified professional.

3.6.2 Window Exteriors

Moderate/Repair Item

GLAZING STRIP DAMAGE

REAR

The plastic glazing strip around a window pane was damaged. This can lessen the integrity of the window and should be repaired/replaced as necessary.

Recommendation

Contact a handyman or DIY project

4: ROOF

Information

General: Inspection Method
Walked the Roof

General: Roof Type/Style
Gable

Coverings: Material
Asphalt

Coverings: Layers (Asphalt)
1 Layer

Underlayment: Underlayment Material
Mostly Hidden, Present- Specific Type Unknown

Roof Drainage Systems: Gutter Material
Seamless Aluminum

Skylights, Chimneys & Other Roof Penetrations: Chimney Type
Masonry, Clay Tile

Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Material
Concrete

Rooftop (Structure): Method of Inspection
Walked the Roof

General: General Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist.

Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents.

The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Coverings: Dimensional

The roof was covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composed of multiple layers bonded together. Laminated shingles are also called "architectural" or "laminated" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

Underlayment: Underlayment disclaimer, edges only

The underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only at representative areas around the perimeter of the roof. It was not fully inspected and the Inspector disclaims responsibility for evaluating its condition.

Roof Drainage Systems: Seamless Aluminum

The aluminum gutter system was a seamless type with gutter seams at corners only. Seams are weak points in gutters and are typically where they fail first. Gutter systems using seamless fabrication may have longer service lives than gutters assembled in sections.

Flashings: Flashing- General

Flashing is a general term used to describe sheet metal (or other material) fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights;
- junctions at which roofs meet walls;
- roof edges;
- areas at which roofs change slope;
- areas at which roof-covering materials change;
- areas at which different roof planes meet (such as valleys).

Flashings: Material

Metal

Visible portions of the flashing's were inspected looking for installation related deficiencies or damage (drip edge, sidewall, head-wall, counter, etc - if applicable). Typically most areas of flashing's are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic or ceilings where the flashing was presumed to be in place. No deficiencies were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Skylights, Chimneys & Other Roof Penetrations: Vent Types

Plumbing Vent Pipe(s), Wind Turbines, Gable Vents

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Skylights, Chimneys & Other Roof Penetrations: Flue inspection disclaimer

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

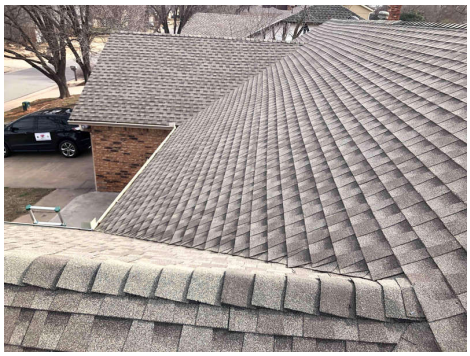
Rooftop (Structure): Exterior Structure (OK)

The Inspector observed no deficiencies in the condition of the exterior roof structure.

Notable Roof Photos





Recommendations

4.2.1 Coverings

Moderate/Repair Item

DAMAGED OR MISSING SHINGLES

REAR

Damaged and/or missing asphalt composition shingles noted at the time of the inspection should be replaced to avoid damage to the underlying home structure from moisture intrusion.

*Small number of shingles in an isolated area.

Recommendation

Contact a qualified professional.


4.4.1 Roof Drainage Systems

Moderate/Repair Item

DOWNSPOUTS DRAIN NEAR HOUSE

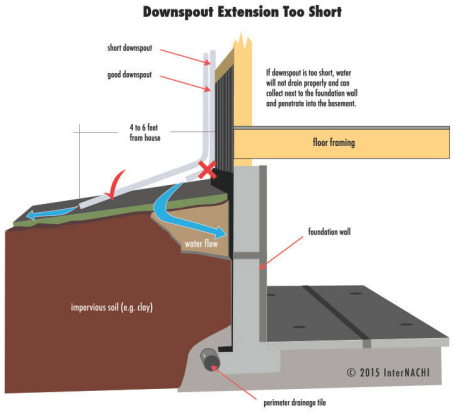
SOUTHEAST

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend adjusting downspout extensions to drain at least 4-6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



4.6.1 Skylights, Chimneys & Other Roof Penetrations

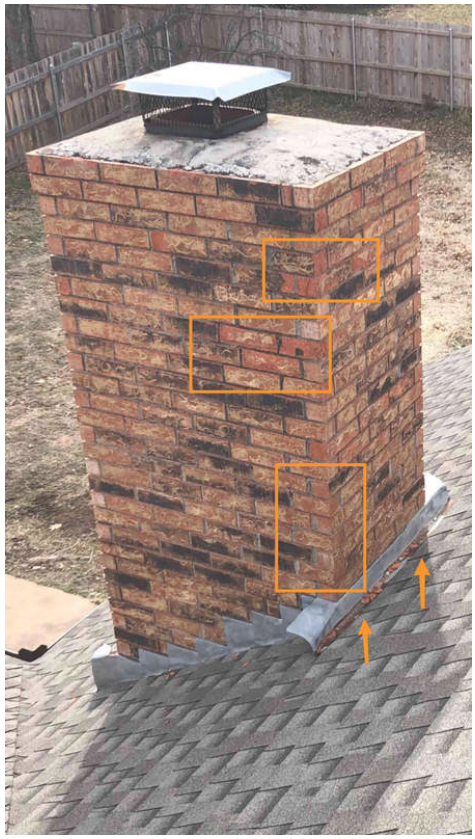
Moderate/Repair Item

CHIMNEY- BRICK SPALLING (MINOR)

Spalling was present on the surface of the brick chimney surround. This should be monitored as no significant damage was observed at the time of the inspection.

Recommendation

Recommend monitoring.



5: GARAGE

Information

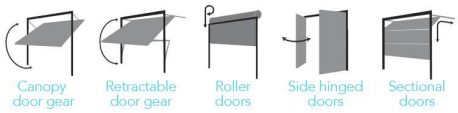
General: Size/Type
2-Car

Ceiling: Material
Drywall

Floor: Floor
Curb Present

Walls/Firewalls: Garage Walls
Drywall

Garage Overhead Door: Type
Automatic, Sectional



Garage Overhead Door: Material
Metal, Non-insulated

Garage Door Opener: Number of Openers
1

Garage Door Opener: Brand
Garage
Chamberlain

General: Garage Introduction

Inspection of the garage typically includes examination of the following:

- general structure
- floor, wall and ceiling surfaces
- operation of all accessible conventional doors and door hardware
- overhead door condition and operation including manual and automatic safety component operation and switch placement
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection
- interior and exterior lighting
- stairs and stairways- proper firewall separation from living space
- proper floor drainage

Ceiling: Garage Ceiling (Mostly OK)

At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage ceilings. Notable exceptions will be listed in this report.

Floor: Floors (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

Garage Overhead Door: Overhead Door Introduction

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition
- mounting brackets
- automatic opener
- automatic reverse
- photo sensor
- switch placement
- track & rollers
- manual disconnect

Garage Overhead Door: Garage Overhead Doors OK

At the time of the inspection, no deficiencies were observed in the condition of the garage overhead doors.

Garage Overhead Door: Tracks (OK)

The overhead garage door tracks appeared to be correctly installed and stable at the time of the inspection.

Garage Door Opener: Type

Chain-Drive

Each type has its advantages in regards to dependability, cost, noise-level, etc.

Bob Vila sums it up well here:

Garage Opener 101

Garage Door Opener: Auto-Reverse Disclaimer

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Occupant Door (From garage to inside of home): Type

No Visible Fire Rating

The occupant door is the door between your attached garage and your living space. The door from the garage should lead to a non-sleeping area of the house. In addition to providing easy access to your garage, the occupant door should provide a barrier between your (usually) unheated garage and the rooms of your home. Poorly-installed, an occupant door can cause heated air to leak from your house, wasting energy and adding to your heating bill. Since combustible gasoline is stored in most vehicle gas tanks, an occupant door should be part firewall, not just a decorative, wooden door.

Limitations

General

STORAGE

Recommendations

5.2.1 Ceiling

Moderate/Repair Item

DRYWALL (OPENER CRACKS)

The ceiling had drywall cracks (cosmetic) in the garage. These are often created by vibrations from the garage door opener. While this damage is considered cosmetic, repair is recommended to prevent spreading of the cracks.

Recommendation

Contact a qualified drywall contractor.

5.4.1 Walls/Firewalls

Moderate/Repair Item

FIREWALL (VIOLATIONS)

The walls separating the garage from the home living space did not meet firewall requirements. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.

5.4.2 Walls/Firewalls

Moderate/Repair Item

WALLS (MODERATE DAMAGE)

The garage walls had moderate damage visible at the time of the inspection. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.

5.7.1 Occupant Door (From garage to inside of home)

Moderate/Repair Item

DOOR TO LIVING SPACE (NON-COMPLIANT)

GARAGE

The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1 3/8 inches thick, metal or a 20-minute fire-rated panel door. Note that a window or doggie-door, while common and convenient, is unlikely to provide sufficient firewall protection.

Recommendation

Contact a qualified door repair/installation contractor.

5.7.2 Occupant Door (From garage to inside of home)

Minor/Maintenance/Upgrade Item

NO SELF-CLOSING HINGES

GARAGE

The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

6: FOUNDATION, BASEMENT, CRAWLSPACE & STRUCTURE

Information

General: Inspection Method
Attic Access, Visual

Foundation: Material
Slab on Grade, Concrete

Floor Structure: Material
Concrete, Slab

Floor Structure: Basement
N/A

Wall Structure: Type
Wood Frame

Wall Structure: Material
Brick, Wood

Ceiling Structure: Material
Drywall

General: Disclaimer: Interior Inspection
The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

Floor Structure: OK (Concrete Slab)
No concerns with the concrete slab foundation were visible at the time of inspection. Minor cracks are common in all concrete products and the condition of this foundation is considered typical or normal at all locations that the inspector was able to view.

Floor Structure: Sub-floor
N/A
Because of interior floor and ceiling coverings, not all floor structural members were able to be inspected. At the time of inspection, the floor structure and material appeared to be in good condition. Any specific defects will be listed in the report.

Ceiling Structure: Type
Conventional Framing, Plywood Sheathing, All Visible
Because of interior ceiling coverings, not all structural members were able to be fully inspected. At the time of inspection the ceiling structure and material appeared to be in good condition. Any specific defects will be listed in the report.

Limitations

Basements & Crawlspaces
NOT PRESENT

Floor Structure
LIMITED INSPECTION (SLAB-ON-GRADE)

Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

Vapor Retarders (Crawlspace or Basement)

CRAWLSPACE/BASEMENT NOT PRESENT

Wall Structure

LIMITATION: WALL STRUCTURE

Because of exterior and interior wall coverings, not all structural members were able to be fully inspected. At the time of inspection the wall structure and material appears to be in good condition. Any specific defects will be listed in the report.

7: ATTIC, INSULATION & VENTILATION

Information

General: **Inspection Method**
Walked/Crawled

Attic Insulation: **Insulation Type**
Blown, Fiberglass

Ventilation: **Ventilation Type**
Turbines, Soffit Vents, Gable Vents

Exhaust Systems: **Exhaust Fans-Bath**
Fan with Light, Fan/Heat/Light

Exhaust Systems: **Dryer Vent**
Metal, Terminates at Exterior

Attic (Structure): **Access and Location**
Garage
Pull-Down Stairs

Attic (Structure): **Material/Type**
Plywood, Rafters/Joists

General: **Attic Temperature**
66 Degrees
In a perfect world, the attic would be the same temperature as the exterior. Thats typically an unrealistic expectation. A good scenario is an attic temperature within 20 of the exterior.

Attic Insulation: **R-Value**
21-25

The resistance to heat moving through insulation is measured as "R-value". The higher the R-value, the greater the resistance to heat flow through the insulation. Current standards on new construction recommend a minimum R-value of 38 in the attic area.

Ventilation: **Attic Ventilation Disclaimer**
Attic ventilation disclaimerThe Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Attic (Structure): **What's Inspected**
Inspection of the roof structure from inside the attic typically includes:

- Roof structure (typically conventional framing or manufactured trusses)
- Roof sheathing (boards, plywood or oriented strand board)
- Ventilation methods
- Installation and level of thermal insulation that may affect the lifespan or performance of the roofing materials, home energy efficiency, or comfort levels.

Notable Attic Photos

Limitations

Attic (Structure)

LIMITATIONS

Ducts, Insulation

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

Recommendations

7.2.1 Attic Insulation

Moderate/Repair Item

INSUFFICIENT INSULATION

Insulation depth was inadequate. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

7.4.1 Exhaust Systems

Moderate/Repair Item

EXHAUST FAN INOPERATIVE

WEST HALLWAY BATHROOM

And exhaust fan was not working by use of normal operating controls. Repair/replace as necessary.

Recommendation
Contact a qualified electrical contractor.

7.4.2 Exhaust Systems

Moderate/Repair Item

DRYER VENT LOUVER MISSING

EAST EXTERIOR

The dryer vent louver is missing. This should be replaced so as to avoid access by wildlife and/or moisture.

Recommendation
Contact a handyman or DIY project

7.5.1 Attic (Structure)

Moderate/Repair Item

EVIDENCE OF WILDLIFE INTRUSION

WEST ATTIC

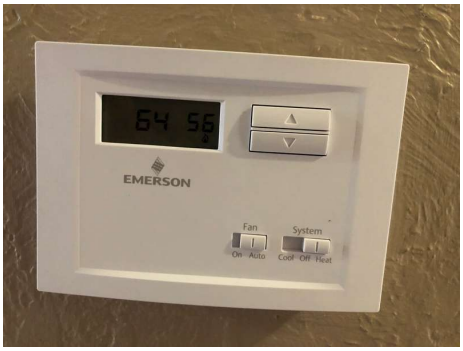
Evidence was observed that indicates wildlife has been in the attic. Recommend removal and securing of access point.

Recommendation
Contact a qualified pest control specialist.

8: SHARED HVAC

Information

Normal Operating Controls: Thermostat Type/Location
West Hallway
Digital



Distribution System: Ductwork
In-Slab

Distribution System: Presence of Installed Heating/Cooling Source in Each Room

Distribution System: Filter Location(s)
Living Room, Hallway(s)

Distribution System: Air Return Grilles OK (To System)
Air Return Grilles were in good working condition and were located appropriately.

Recommendations

8.2.1 Distribution System

Moderate/Repair Item

SAND OBSERVED IN FLOOR REGISTER

NORTHWEST BEDROOM, WEST BEDROOM, SOUTHWEST BEDROOM

Sand was observed in one or more floor registers. This may indicate damage to the in-slab ductwork. A scoping of the HVAC ducts is recommended to determine the extent of damage.

Recommendation
Contact a qualified HVAC professional.

8.2.2 Distribution System

Moderate/Repair Item

FLOOR REGISTER MISSING

NORTHWEST BEDROOM

A floor register was missing. In addition to not being able to direct air, the opening in the floor represents a safety hazard. Replace registers as necessary.

Recommendation

Contact a handyman or DIY project

9: COOLING

Information

Cooling Equipment: Brand
Ruud

Cooling Equipment: Type
Central Air Conditioner

Cooling Equipment: Refrigerant
R-410A

Cooling Equipment: Configuration
Central, Split

Cooling Equipment: Temperature Differential
0 Degrees

Ceiling Fans: Type
Lighted, Wall Switch, Ceiling Mount

Disclaimer

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Cooling Equipment: SEER Rating

13

The SEER measures air conditioning and heat pump cooling efficiency, which is calculated by the cooling output for a typical cooling season divided by the total electric energy input during the same time frame. A SEER rating is a maximum efficiency rating, similar to the miles per gallon for your car. Modern standards call for at least 13 SEER rating for new install. Read more on energy efficient air conditioning at Energy.gov. Note that the maximum SEER rating is dependent on the interior/exterior components being properly matched.

Cooling Equipment: Unit Age

8.5 Years

According to Energy.gov, the "lifespan" of a central air conditioner is about 15 to 20 years. Unfortunately, due to climate differences, the average in Oklahoma is in the 10-15 year range. If your unit is 10+ years old, begin budgeting for eventual replacement.

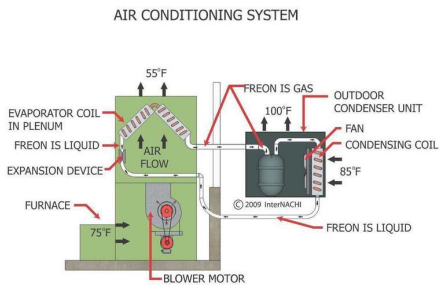
Cooling Equipment: Tonnage

3.5

The measurement for heat is the British thermal unit (BTU). One ton of air conditioning can remove 12,000 BTUs of air per hour. A four ton unit can move 48, 000 BTUs and so on. Therefore, the more tonnage an AC unit is rated at, the more air it can cool.

Cooling Equipment: Split System

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.



Cooling Equipment: Equipment Photos

Limitations

Cooling Equipment

LOW TEMPERATURE

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

10: HEATING

Information

Equipment: Brand & Location
Ruud

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air- Gas

Equipment: Efficiency
Mid

Equipment: Temperature Differential
30 Degrees

Solid Fuel Heating Device (Fireplace, Woodstove): Type
Masonry, Gas Burner, Wood Burning

Solid Fuel Heating Device (Fireplace, Woodstove): Solid Fuel Fireplace System Photos

Disclaimer

Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.Inspection of heating systems typically includes:- system operation: confirmation of adequate response to the thermostat;- proper location;- proper system configuration;- component condition- exterior cabinet condition;- fuel supply configuration and condition;- combustion exhaust venting;- air distribution components;- proper condensation discharge; and- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

Equipment: Furnace Age
8.5 Years

The average life expectancy of furnaces in homes today is between 16 and 20 years. If your furnace is close to this age or older, you should begin budgeting for a replacement. Shopping for a replacement furnace in an emergency does not allow time for you to make your best decision.

Equipment: **AFUE Rating**

80

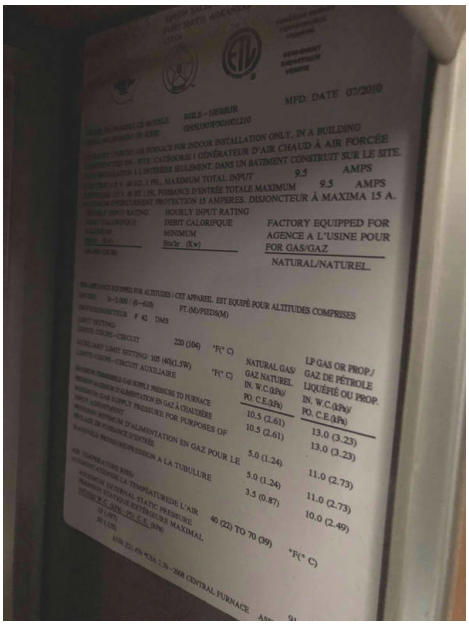
AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

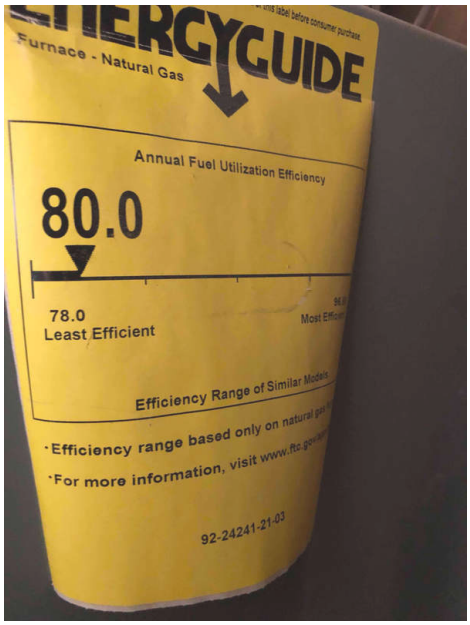
If your AFUE rating is below 80%, it is time to replace your furnace with a more efficient model. New furnaces are generally ranked by efficiency: mid-efficiency furnaces average 80% efficiency; high-efficiency furnaces reach about 90% efficiency; and ultra high-efficiency furnaces improve on standard high-efficiency models with variable-speed fans and controls, which enable these units to achieve up to 97% efficiency.

Equipment: **Furnace OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace. Inspection of the furnace typically includes examination/operation of the following:- cabinet exterior- fuel supply and shut-off (not tested);- electrical shut-off;- adequate combustion air;- proper ignition;- burn chamber conditions (when visible);- exhaust venting;- air filter and blower;- plenum and ducts;- response to the thermostat;- return air system; and- condensate drain components (where applicable).

Equipment: **Equipment Photos**





11: PLUMBING

Information

General: Water Source
Public

General: Filters
None

General: Water Pressure
0 Psi

Main Water Shut-off Device: Location
Streetside, Under Bathroom Sink

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Sewage & Drain, Waste, & Vent (DWV) Systems: Drain Size
1 1/2"

Sewage & Drain, Waste, & Vent (DWV) Systems: Material
PVC

Sewage & Drain, Waste, & Vent (DWV) Systems: Sewage System Type
Public

Hot Water Systems, Controls, Flues & Vents: Manufacturer
AO Smith

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Location
Garage

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Water Heater Age
4.25 Years

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
South Exterior
Gas Meter

General: General

Inspection of the plumbing system typically includes visual examination of:- water supply pipes;- drain, waste and vent (DWV) system;- water heater (type, condition and operation);- sewage disposal system (designation as public or private);- gas system; and- sump pump (confirmation of installation/operation).

Hot Water Systems, Controls, Flues & Vents: General

Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Hot Water Systems, Controls, Flues & Vents: Gas Water Heater

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

Hot Water Systems, Controls, Flues & Vents: Water Heater Photos

Fuel Storage & Distribution Systems: Gas Pipes OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

Limitations

Water Supply, Distribution Systems & Fixtures

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Sewage & Drain, Waste, & Vent (DWV) Systems

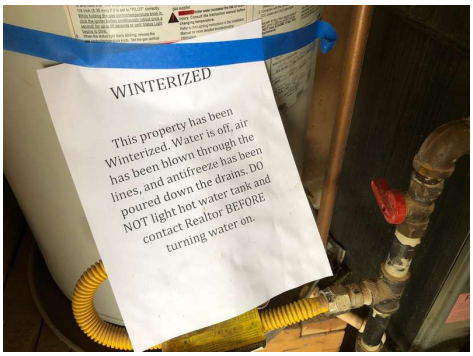
MOST DWV PIPES NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Hot Water Systems, Controls, Flues & Vents

WINTERIZED/DISCONNECTED

The water heater has been disconnected from the water supply and gas turned off at the tank.



Recommendations

11.3.1 Water Supply, Distribution Systems & Fixtures

Moderate/Repair Item

FAUCET HANDLE MISSING

WEST HALLWAY BATHROOM

A handle for a faucet was missing. Repair/replace as necessary.

Recommendation

Contact a handyman or DIY project

11.4.1 Sewage & Drain, Waste, & Vent (DWV) Systems

Moderate/Repair Item

UNABLE TO LOCATE MAIN CLEANOUT

Unable to locate a cleanout for the main sewer pipe. Generally-accepted modern standards mandate that a full-size cleanout be located within 5 feet of the foundation in line with the building drain and sewer. It is possible that it was hidden under leaves or camouflaged within a flowerbed. Recommended inquiring from homeowner as to location.

Recommendation

Contact a qualified plumbing contractor.

12: DOORS, WINDOWS & INTERIOR

Information

Air Quality: **Odor**
Normal

Doors: **Interior Door Type**
Hollow

Windows: **Window Type/Material**
Casement, Single-hung, Metal, Wood

Floors: **Floor Coverings**
Tile, Carpet, Engineered Wood, Laminate

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Drywall

Countertops & Cabinetry: **Countertop Material**
Tile, Laminate

Countertops & Cabinetry: **Cabinetry**
Wood

General: **A Reminder on Cosmetic Deficiencies**

Cosmetic defects are outside of the scope of the standard home inspection. This includes things like minor staining, nail holes, dings, scratches, general wear, tacky wallpaper, etc. Occasionally these will make it into the report if the inspector deems them to be significant.

General: **Minor Wear**

The home interior showed minor general wear and deterioration commensurate with its age.

Doors: **Interior Doors Mostly OK**

A the time of the inspection, the Inspector observed few deficiencies in the condition of interior doors. Notable exceptions will be listed in this report or blue-taped (minor cosmetic).

Walls: **Walls Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the condition of walls in the home interior. Notable exceptions will be listed in this report or blue-taped (minor cosmetic).

Trim: **Trim Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the condition of interior trim components. Notable exceptions will be listed in this report or blue-taped (minor cosmetic).Inspection of interior trim typically includes examination of the following:- door and window casing;- baseboard;- any trim around walls and ceilings;- any permanently-installed corner or cabinet trim; and- built-in features such as book cases.

Countertops & Cabinetry: **Cabinetry Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the condition of the cabinets. Notable exceptions will be listed in this report or blue-taped (minor cosmetic).

Recommendations

12.3.1 Doors

Moderate/Repair Item

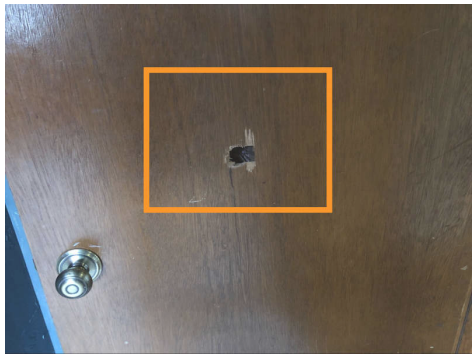
MODERATE DAMAGE/DETERIORATION

SOUTH BEDROOM

Doors exhibited general moderate damage or deterioration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repairs.

Recommendation

Contact a qualified door repair/installation contractor.



12.3.2 Doors

Moderate/Repair Item

DOOR(S) MISSING

KITCHEN TO LAUNDRY, SOUTH BEDROOM CLOSET

One or more doors were not installed and were not located on the premises. It may be that the door was never installed or was removed out of convenience. Nonetheless, the door was missing.

12.3.3 Doors

Moderate/Repair Item

DOOR DETACHED

WEST BEDROOM

A door was present but detached from the hinges. It is unknown if the door fits properly. Recommend replacement/repair as necessary.

Recommendation

Contact a handyman or DIY project

12.4.1 Windows

Moderate/Repair Item

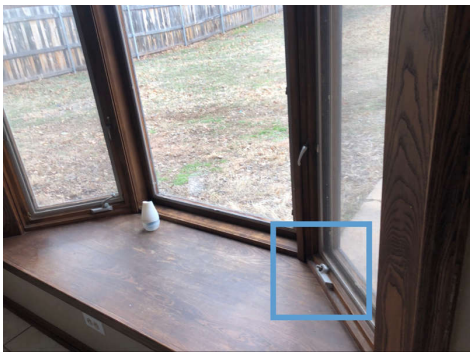
CASEMENT- MISSING CRANK

DINING ROOM, LIVING ROOM

A casement window was missing the crank (handle).

Recommendation

Contact a handyman or DIY project




12.4.2 Windows

Moderate/Repair Item

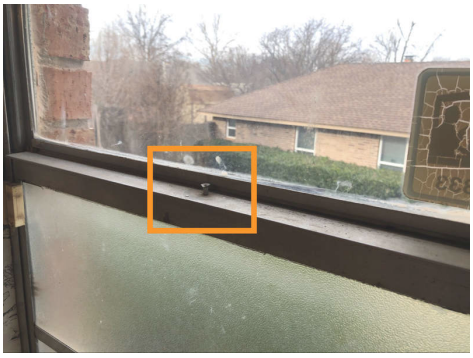
BROKEN LOCK

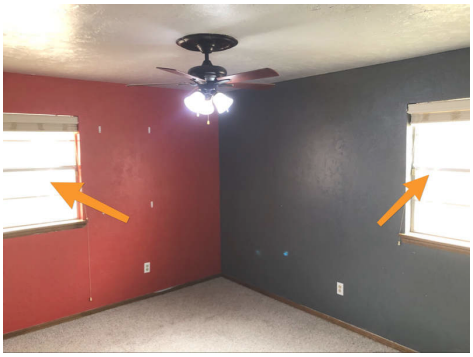
NORTHWEST BATHROOM, WEST HALLWAY BATHROOM, WEST BEDROOM, SOUTH BEDROOM

The locking mechanism was broken on one or more windows. Repair/replace as necessary.

Recommendation

Contact a handyman or DIY project



12.5.1 Floors

Moderate/Repair Item

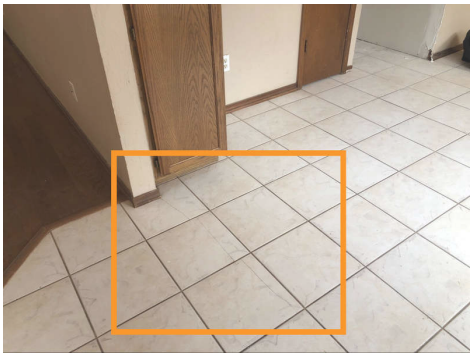
TILES- CRACKED

DINING ROOM

Cracked floor tiles visible at the time of the inspection. Recommend repair/replacement of affected tiles.

Recommendation

Contact a qualified flooring contractor



12.7.1 Ceilings

Moderate/Repair Item

DRYWALL SEAM CRACKS- MINOR

DINING ROOM

Seam cracks were visible at the drywall ceiling. These are common and do not represent a structural issue.

Recommendation

Contact a qualified drywall contractor.

12.8.1 Trim

Moderate/Repair Item

INTERIOR TRIM PIECE MISSING

LAUNDRY

Trim was missing. Repair/replace as necessary.

Recommendation

Contact a qualified carpenter.

12.9.1 Countertops & Cabinetry

Minor/Maintenance/Upgrade Item

CABINET/DRAWER PULL/HANDLE MISSING

One or more cabinets or drawers were missing the pull/handle.

Recommendation

Contact a qualified cabinet contractor.

12.9.2 Countertops & Cabinetry

Moderate/Repair Item

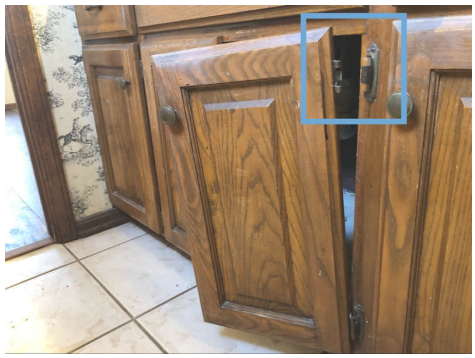
CABINET HINGE LOOSE/DAMAGED

NORTHWEST BATHROOM

One or more cabinet hinges were loose/damaged or otherwise not functioning properly. Repair/replace as necessary.

Recommendation

Contact a handyman or DIY project



12.9.3 Countertops & Cabinetry

Moderate/Repair Item

COUNTERTOP- MODERATE DAMAGE/DETERIORATION

WEST HALLWAY BATHROOM

Countertop had visible moderate damage or deterioration. Repair/replace as necessary.

Recommendation

Contact a qualified tile contractor

12.10.1 Tiled Areas- Kitchen, Bath & Laundry

Moderate/Repair Item

SHOWER TILE DAMAGE

NORTHWEST BATHROOM, WEST HALLWAY BATHROOM

There is noticeable damage within the shower tile assembly. This can potentially allow moisture intrusion into the interior wall. Recommend a qualified professional repair as necessary.

Recommendation

Contact a qualified tile contractor

12.10.2 Tiled Areas- Kitchen, Bath & Laundry

Moderate/Repair Item

GROUT DETERIORATING

WEST HALLWAY BATHROOM

Grout lines were cracked or deteriorated, potentially allowing for moisture intrusion. Recommend a qualified contractor repair or replace grout.

Recommendation

Contact a qualified countertop contractor.

13: ELECTRICAL

Information

Service Entrance: Electrical Service Conductors
Aluminum, Inspected at Panel

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker, Split Bus

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Panel Capacity
Unknown, Unknown/Not Labeled

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect Amperage
Split Bus- Not Calculated

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location(s)
None

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

Branch Wiring, Circuits, Breakers & Fuses: Wiring Method
Romex

Lighting Fixtures, Switches & Receptacles: Dryer Power Source
220 Electric, Gas

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Service Conductor Amperage
Unknown

The more amps you have in a home, the more electrical devices you can have in use at any given time. The typical standard for modern usage is 100 amps; less than 100 amps may not be adequate for your needs. Large homes, and homes with central air-conditioning or electric heat will need more power, typically 150 to 200 amps.

Lighting Fixtures, Switches & Receptacles: Disclaimer- Switches

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

Smoke Detectors: Smoke Alarms- General

For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room, outside each sleeping area and on every level of the home. Homes built to earlier standards often dont meet these minimum requirements. Homeowners should take proactive steps make sure that older homes have a sufficient complement of smoke alarms

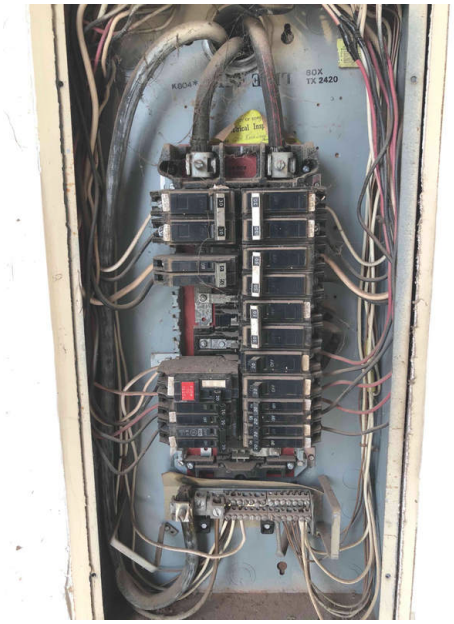
Smoke Detectors: Locations
true, Bedrooms, Outside Bedrooms, All Levels

Smoke alarms should be installed inside and outside of each sleeping area, and on every level of your home including the basement. Never install a smoke alarm within 3 feet of a ceiling fan or air duct, or within 10 feet of the kitchen stove.

Carbon Monoxide Detectors: Carbon Monoxide Alarms- General

According to the carbon monoxide guidelines of the National Fire Protection Association (NFPA 720, 2005 edition), all carbon monoxide alarms shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms, and each alarm shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.

Notable Electrical System Photos



Limitations

Service Entrance

SERVICE ENTRANCE CABLE MARKINGS ILLEGIBLE

MAIN ELECTRICAL PANEL

Markings describing the amperage rating of the service entrance conductors were illegible and the Inspector was unable to confirm proper rating. Confirmation of service entrance conductors rating would require the services of a qualified electrical contractor.

Branch Wiring, Circuits, Breakers & Fuses

BRANCH CIRCUIT LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

Recommendations

13.1.1 Service Entrance

Significant and/or Safety Concern

RISER/RACEWAY DISCONNECTED

NORTHEAST EXTERIOR

The riser was disconnected at the meter box, exposing the service entrance cables to touch, impact and abrasion. This condition should be corrected to avoid shock/electrocution hazard or damage to the conductors. Work around service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications.

Recommendation

Contact a qualified electrical contractor.

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

Minor/Maintenance/Upgrade Item

MISSING LABELS ON PANEL

MAIN ELECTRICAL PANEL

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

Recommendation

Contact a handyman or DIY project

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

Moderate/Repair Item

CONTAMINATION IN PANEL

MAIN ELECTRICAL PANEL

Contamination was present in the electrical panel. Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, should not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. This may cause undue stress to electrical components and systems and may void the manufacturers warranty. Consultation with a qualified electrical contractor is recommended.

Recommendation

Contact a qualified electrical contractor.

13.3.1 Branch Wiring, Circuits, Breakers & Fuses

Moderate/Repair Item

NEUTRAL/NEUTRAL OR GROUND/NEUTRAL AT SAME LUG

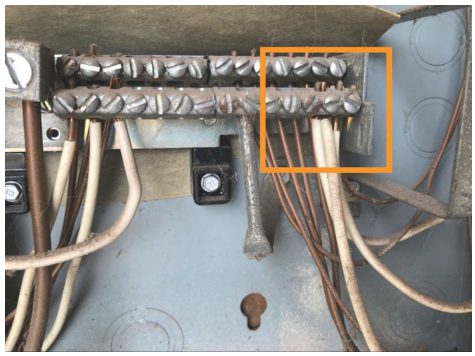
MAIN ELECTRICAL PANEL

A Neutral conductor is combined with another Neutral or Ground at the bus bar in the panel. Each Neutral should have its own terminal. This can create a safety hazard. Correction is recommended.

More information can be found HERE.

Recommendation

Contact a qualified electrical contractor.



13.3.2 Branch Wiring, Circuits, Breakers & Fuses

Moderate/Repair Item

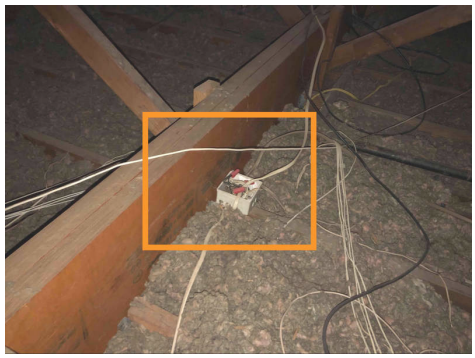
JUNCTION BOX COVER MISSING

ATTIC

A junction box cover was missing, leaving conductors exposed. Recommend repair as necessary.

Recommendation

Contact a handyman or DIY project



13.3.3 Branch Wiring, Circuits, Breakers & Fuses

Moderate/Repair Item

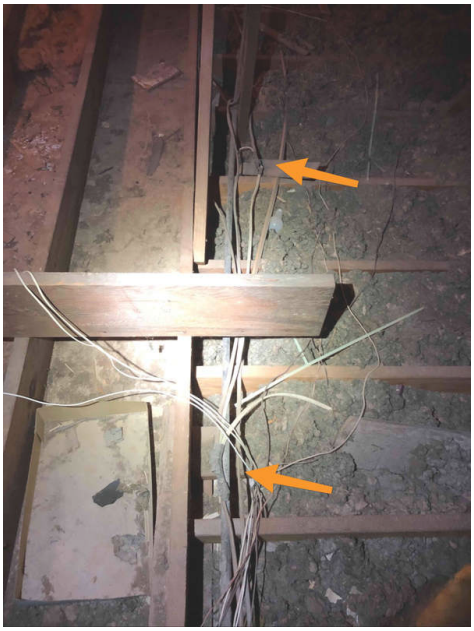
JUNCTION BOX MISSING

EAST ATTIC

Splices were noted without a proper junction box. Installation of a box is recommended to secure the connections.

Recommendation

Contact a qualified electrical contractor.



13.4.1 Lighting Fixtures, Switches & Receptacles

Moderate/Repair Item

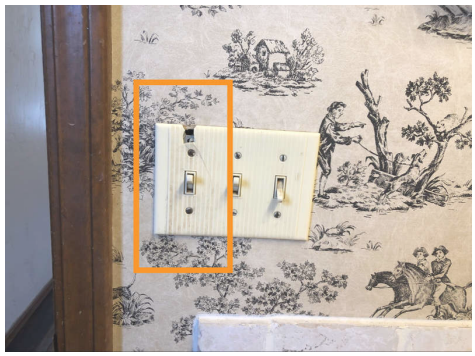
COVER PLATES DAMAGED

NORTHWEST BATHROOM

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



13.4.2 Lighting Fixtures, Switches & Receptacles

Moderate/Repair Item

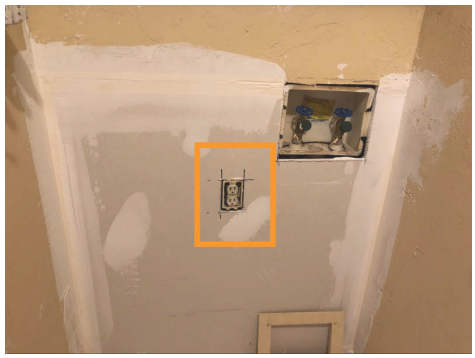
COVER PLATES MISSING

LAUNDRY

At the time of the inspection, an electrical receptacle cover plate was missing. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by Handyman/DIY.

Recommendation

Contact a qualified electrical contractor.



13.4.3 Lighting Fixtures, Switches & Receptacles

Moderate/Repair Item

INOPERABLE RECEPTACLE(S)

REAR EXTERIOR

An electrical receptacle was inoperable at the time of the inspection. The Inspector recommends service by a qualified electrical contractor.

*Possibly related to non-functional GFCI at main electrical panel.

Recommendation

Contact a qualified electrical contractor.

13.4.4 Lighting Fixtures, Switches & Receptacles

Moderate/Repair Item

LOOSE RECEPTACLE

LAUNDRY

An electrical receptacle was improperly secured. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a handyman or DIY project

13.4.5 Lighting Fixtures, Switches & Receptacles

Moderate/Repair Item

UNGROUNDED RECEPTACLE, 3-PRONG

GARAGE

Although the 3-prong electrical receptacles installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical receptacles. This condition is especially dangerous because it leads those using the electrical system to believe they are protected by a grounding system when they are not. Ungrounded electrical receptacles should be labeled as such.Although ungrounded electrical systems may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:1. Replacing an individual standard receptacle with a GFCI receptacle.2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.

Recommendation

Contact a qualified electrical contractor.

13.4.6 Lighting Fixtures, Switches & Receptacles

Moderate/Repair Item

DAMAGED LIGHT FIXTURE

FRONT EXTERIOR

A light fixture showed visible damage. Recommend repair/replacement by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

13.4.7 Lighting Fixtures, Switches & Receptacles

Moderate/Repair Item

LIGHT MISSING GLOBE/COVER

WEST BEDROOM

A light fixture was missing its cover. Replacement is recommended.

Recommendation

Contact a handyman or DIY project

13.5.1 GFCI & AFCI

Significant and/or Safety Concern

GFCI PROTECTION NOT INSTALLED

KITCHEN, EXTERIOR, BATHROOM, GARAGE

Kitchen, Bathroom, Exterior, Garage

Ground fault circuit interrupter (GFCI) protection of home electrical receptacles was not provided in certain areas of the home where GFCI is currently recommended. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.

2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.

3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Recommendation

Contact a qualified electrical contractor.

13.5.2 GFCI & AFCI

Moderate/Repair Item

GFCI FAILURE

MAIN ELECTRICAL PANEL

A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

13.6.1 Smoke Detectors

Moderate/Repair Item

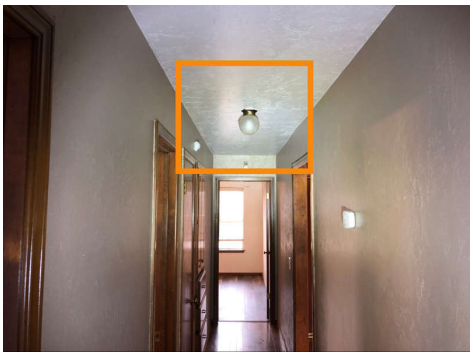
NOT INSTALLED

NORTHWEST HALLWAY

Outside Speeping Area

Recommendation

Contact a handyman or DIY project



14: BUILT-IN APPLIANCES

Information

General Appliance Operation
Note: Appliances are operated at the discretion of the Inspector.

Dishwasher: Brand
GE

Cooktop/Exhaust Fan: Cooktop Brand
Magic Chef

Cooktop/Exhaust Fan: Cooktop Type
Coil

Cooktop/Exhaust Fan: Cooktop Energy Source
Electric

Cooktop/Exhaust Fan: Exhaust Fan Brand
Broan

Cooktop/Exhaust Fan: Exhaust Fan Type
Re-circulate, Range Hood, Filtered

Oven: Oven Brand
Maytag

Oven: Oven Type
Wall

Oven: Oven Energy Source
Electric

Garbage Disposal: Brand
Badger

Built-in Microwave: Microwave Brand
None

Built-in Microwave: Microwave Type
N/A

Refrigerator: Brand
None

Refrigerator: Type
N/A

Cooktop/Exhaust Fan: Exhaust Fan OK
At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the exhaust fan.

Oven: Limited Inspection
The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Limitations

Dishwasher

INSUFFICIENT UTILITIES

Built-in Microwave

BUILT-IN MICROWAVE NOT PRESENT

Refrigerator

REFRIGERATOR NOT PRESENT/ NOT STAYING

Recommendations

14.1.1 Dishwasher

Moderate/Repair Item

CONTROL PANEL DAMAGED

KITCHEN

The dishwasher control panel was damaged. Operation could not be verified.

Recommendation

Contact a qualified appliance repair professional.

14.2.1 Cooktop/Exhaust Fan

Moderate/Repair Item

COOKTOP BURNER INOPERABLE

KITCHEN

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

Recommendation

Contact a qualified handyman.

14.2.2 Cooktop/Exhaust Fan

Moderate/Repair Item

COOKTOP MISSING CONTROL KNOBS

KITCHEN

Cooktop was missing control knobs. Recommend contacting manufacturer for replacement parts.

Recommendation

Contact a qualified professional.

14.3.1 Oven

Moderate/Repair Item

OVEN LIGHT NOT OPERATIONAL

KITCHEN

Recommendation

Contact a handyman or DIY project

14.4.1 Garbage Disposal

Moderate/Repair Item

EXCESSIVE NOISE

KITCHEN

Garbage disposal was excessively noisy. There may be an unseen object in the disposal or it could be a problem with the motor itself.

Recommendation

Contact a qualified appliance repair professional.

STANDARDS OF PRACTICE