INSPEX HOME INSPECTIONS
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PROPERTY INSPECTION REPORT

1234 Main St.
Denver CO 80210

Buyer Name
06/24/2019 9:00AM

Inspector
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inspex@cox.net

Agent
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555-555-5555
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Thank you for choosing INSPEX Home Inspections to perform your home inspection!

The inspection itself and the inspection report comply with the requirements of the State of Nevada Standards of Practice. These Standards of Practice define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. We have attached them to this report and linked them in your inspection agreement for your convenience.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Home inspectors cannot predict future conditions, and as such, we cannot be responsible for things that are concealed or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

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 of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional.

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.

Recommendations are organized into three categories by level of severity:

1) **Upgrades and/or Minor Maintenance Recommendations** - These recommendations 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.

2) **Moderate Recommendations** - Most items typically fall into this category. These recommendations may require a qualified contractor to evaluate further and repair or

replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended will result in

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

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report is copyrighted and may not be used in whole or in part without our express written permission.

This is meant to be an Honest, Impartial, Third-Party assessment.

Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY

126	7	20	12
ITEMS INSPECTED	MINOR	MODERATE	SAFETY / MAJOR

- 1.2.1 Site - Vegetation / Soil / Drainage: Tree Branches - Overhang the Roof
- 1.3.1 Site - Driveway / Patio / Sidewalks: Sidewalks / patios - Trip Hazard
- 1.5.1 Site - Fences / Gates: Perimeter Wall Cracks / Deterioration - Monitor
- 1.5.2 Site - Fences / Gates: Perimeter Wall - Efflorescence
- 3.3.1 Exterior - Exterior Walls / Trim: Holes / Gaps
- 3.3.2 Exterior - Exterior Walls / Trim: Stucco Crack(s) / Damage needs Repair
- 3.4.1 Exterior - Exterior Windows: Window Frame Loose / Damaged
- 3.4.2 Exterior - Exterior Windows: Window Trim Damaged
- 4.2.1 Garage - House Door: Self-Closing Device Needs Repair or Replacement
- 4.4.1 Garage - Automatic Opener: Control Loose
- 4.5.1 Garage - Floor, Walls, Ceiling: Fire Wall / Ceiling Gaps, Holes and/or Damaged
- 5.2.1 Roofing - Roof Coverings: Debris (pine needles and/or leaves) on Roof Surface
- 5.2.2 Roofing - Roof Coverings: Roof Tiles Cracked, Broken or Loose
- 6.2.1 Plumbing - Service: Water meter leaking
- 6.3.1 Plumbing - Supply Lines: Hose Bib Missing Backflow Preventer
- 6.3.2 Plumbing - Supply Lines: Hose Bib Leaked While Off
- 6.3.3 Plumbing - Supply Lines: Insulation Missing, Damaged or Loose
- 6.6.1 Plumbing - Water Heater: Water Heater Stand Damaged or Deteriorated
- 7.3.1 Electrical - Panel Wiring & Breakers: Breaker / Wiring Hot
- 7.7.1 Electrical - Switches / Receptacles: Cover Plate Loose / Missing / Damaged
- 8.2.1 Hvac - Heating / Forced Air: Lifespan (15-20 yrs)
- 8.3.1 Hvac - Air Conditioner: Refrigerant Line Insulation Deteriorated / Missing
- 8.5.1 Hvac - Filter & Thermostat: Air Filters Dirty
- 9.1.1 Attic - Attic Access: Hatch Cover Missing / Damaged
- 10.4.1 Interior - Walls: Wall Damaged
- 14.3.1 Kitchen - Range/Oven/Cooktop: Cooktop / Stove Burner CO2 Level Too High
- 14.5.1 Kitchen - Dishwasher: Interior Parts Missing / Damaged
- 14.8.1 Kitchen - Sinks / Fixtures: Corrosion on fittings/lines

1: SITE

Information

General: Occupancy
Occupied, Furnished, Limited Access to Some Areas

General: In Attendance
Client, Buyers Agent

General: Home Style
Two Story Single Family

General: Age Source
Records. Listing

General: Age of Home
11-15 Years

General: House Direction
West

General: Weather
Partly Cloudy

General: Temperature
90-100 F

General: Soil Condition
Dry

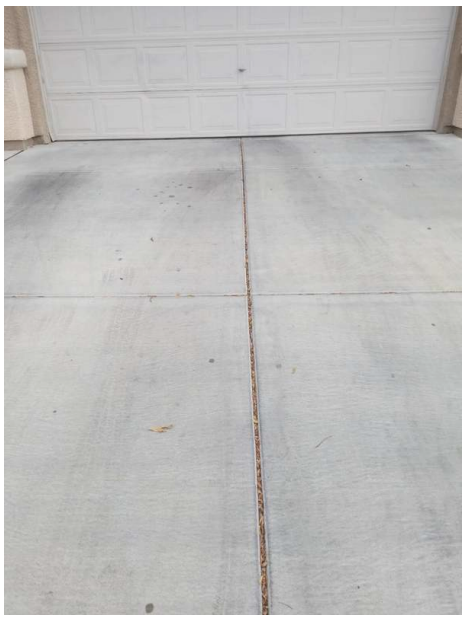
General: Utilities
All Utilities On

General: Lot Topograhpy
Nearly Flat

Driveway / Patio / Sidewalks: Driveway Surface
Concrete

Driveway / Patio / Sidewalks: Sidewalks / Patios - Material
Concrete

Driveway / Patio / Sidewalks: Driveway Photos



Decks / Porch / Patio / Steps / Railings: Condition
Serviceable

Decks / Porch / Patio / Steps / Railings: Cover Type
Covered

Decks / Porch / Patio / Steps / Railings: Material
Wood, Stucco

General: Occupied and/or Furnished

Note: Many areas and items at this property were obscured by furniture and/or stored items. 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.

General: About Thermal Imaging

A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.

General: Inspection Report

Inspex 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.

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 State of Nevada prohibit us from making any repairs or referring to any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

You are advised to seek at least two professional opinions and acquire estimates of repair as to the defects, comments, improvements or recommendations mentioned in the report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report.

We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers.

The information provided in this report is solely for your use. Inspex Home Inspections will not release a copy of 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. 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.

Findings

1.2.1 Vegetation / Soil / Drainage

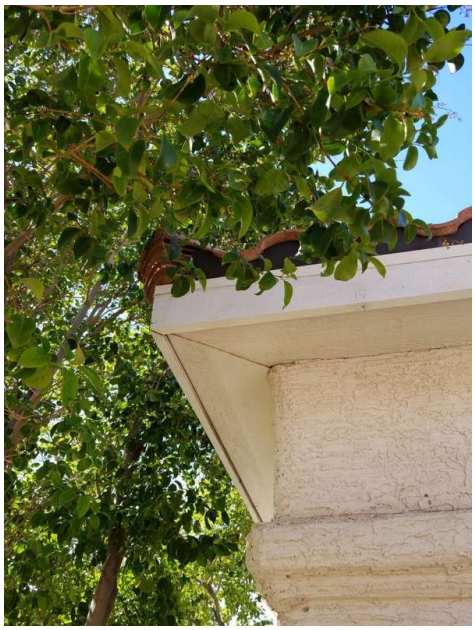
Moderate

TREE BRANCHES - OVERHANG THE ROOF

Tree branches were in contact with the roof or were close/or touching the structure at one or more locations. Damage to the building or the roof can occur, especially during high winds, or may have already occurred (see other comments in this report if applicable). Recommend that a qualified tree service contractor or certified arborist prune back the trees as necessary to prevent damage to the roof and to the building exterior.

Recommendation

Contact a qualified tree service company.



1.3.1 Driveway / Patio / Sidewalks

Safety / Major

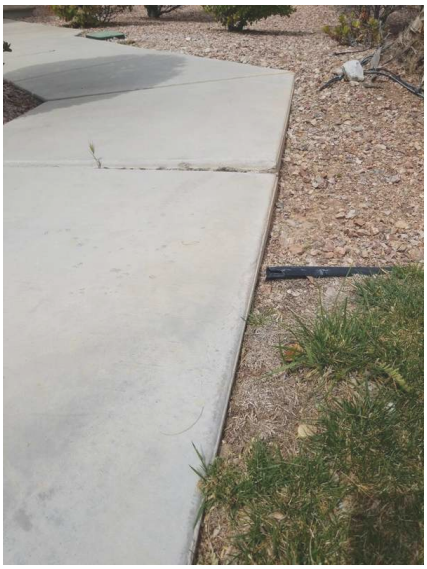
SIDEWALKS / PATIOS - TRIP HAZARD

SIDE WALK - FRONT OF THE HOUSE

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

Recommendation

Contact a qualified concrete contractor.



1.5.1 Fences / Gates

Minor

PERIMETER WALL CRACKS / DETERIORATION - MONITOR

Minor cracks, deterioration, leaning or bowing were found in one or more perimeter walls. The perimeter walls appeared to be serviceable, but recommend monitoring them in the future. Further deterioration may occur and retaining walls may need significant repairs or replacement at some point. Note that such repairs are often expensive.

Recommendation

Recommend monitoring.

1.5.2 Fences / Gates

Moderate

PERIMETER WALL - EFFLORESCENCE

Evidence of water intrusion or accumulation was found in one or more sections of the perimeter wall. Recommend that a qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

2: STRUCTURE

		IN	NI	NP	F
2.1	Foundation	X			
2.2	Roof Structure	X			
2.3	Ceiling Structure		X		
2.4	Floor Structure		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

Foundation: Foundation Type
Slab on Grade

Roof Structure: Types
Engineered Wood Trusses

Ceiling Structure: Types
Not Visible

Floor Structure: Types
Not Visible

Limitations

3: EXTERIOR

		IN	NI	NP	F
3.1	Chimney			X	
3.2	Exterior Doors	X			
3.3	Exterior Walls / Trim	X			X
3.4	Exterior Windows	X			X
3.5	Soffit / Fascia / Eaves	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

Exterior Photos

Exterior Doors: Exterior Door Material
Wood, Metal, Sliding glass

Exterior Walls / Trim: Wall Structure
Wood Frame

Exterior Walls / Trim: Wall Cladding
Stucco

Exterior Windows: Window Type
Metal, Sliding, Dual-pane

Soffit / Fascia / Eaves: Inspection Method
From a Ladder

Soffit / Fascia / Eaves: Material
Stucco

Limitations

Findings

3.3.1 Exterior Walls / Trim

Minor

HOLES / GAPS

PORCH RIGHT SIDE

One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified handyman.

3.3.2 Exterior Walls / Trim

Moderate

STUCCO CRACK(S) / DAMAGE NEEDS REPAIR

GARAGE LEFT SIDE

Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture can enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco can become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.

Recommendation

Contact a stucco repair contractor

3.4.1 Exterior Windows

Moderate

WINDOW FRAME LOOSE / DAMAGED

Window frame was damaged at one or more windows. Recommend repairs be made by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.

3.4.2 Exterior Windows

Moderate

WINDOW TRIM DAMAGED

LEFT SIDE OF THE HOUSE

Window sill appeared to be damaged and in need of repair. Recommend repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified professional.

4: GARAGE

		IN	NI	NP	F
4.1	General	X			X
4.2	House Door	X			X
4.3	Vehicle Door	X			X
4.4	Automatic Opener	X			X
4.5	Floor, Walls, Ceiling	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

General: Garage Photos

General: Vehicle Door
Sectional

General: Ceiling Type
Finished

Vehicle Door: Condition
Serviceable

Vehicle Door: Vehicle Door Photos

General: Structure Type
Attached Garage

General: Automatic Opener Safety Devices
Reversed when tested

House Door: Condition
Serviceable

Vehicle Door: Type
Sectional

Automatic Opener: Condition
Repair

General: Occupant Door
Solid

General: Wall Type
Finished

House Door: Door Type
Solid

Vehicle Door: # of Garage Doors
2

Automatic Opener: Mechanical - Auto-Reverse Operable
Yes

Findings

4.2.1 House Door

SELF-CLOSING DEVICE NEEDS REPAIR OR REPLACEMENT

Safety / Major

The self-closing device on the door between the garage and the house didn't close and latch the door. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.

4.4.1 Automatic Opener

Moderate

CONTROL LOOSE

The control button or panel for operating one or more automatic garage vehicle door openers was loose. A qualified person should repair as necessary so buttons or control panels are securely attached to wall surfaces.

Recommendation

Recommended DIY Project

4.5.1 Floor, Walls, Ceiling

Safety / Major

FIRE WALL / CEILING GAPS, HOLES AND/OR DAMAGED

One or more gaps, holes, and/or areas with missing or substandard surface materials were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall).

Recommendation

Contact a qualified drywall contractor.

5: ROOFING

		IN	NI	NP	F
5.1	General	X			
5.2	Roof Coverings	X			X
5.3	Flashings and Roof Penetrations	X			
5.4	Roof Drainage, Gutters and Downspouts			X	

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

General: Roof Covering
Concrete Tile

General: Roof Type
Gable

Flashings and Roof Penetrations: Condition
Serviceable

Flashings and Roof Penetrations: Flashing Material
Metal

General: Roof Photos



General: Roof Inspection Method
Remote Control Drone

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 determine 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.

Limitations

Findings

5.2.1 Roof Coverings

DEBRIS (PINE NEEDLES AND/OR LEAVES) ON ROOF SURFACE

Minor

Debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.

Recommendation

Contact a qualified roofing professional.

5.2.2 Roof Coverings

Moderate

ROOF TILES CRACKED, BROKEN OR LOOSE

Roof tiles were cracked, broken or loose. Leaks may occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace tiles or make repairs as necessary.

Recommendation

Contact a qualified roofing professional.

6: PLUMBING

		IN	NI	NP	F
6.1	Excluded Items			X	
6.2	Service	X			X
6.3	Supply Lines	X			X
6.4	Drain, Waste, & Vent Systems	X			
6.5	Fuel Systems	X			X
6.6	Water Heater	X			X
6.7	Exhaust Fans / Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

Service: Water Meter Photos
Front yard by sidewalk

Service: Water Service Type
Public

Service: Water Service Material
Unknown / Not Visible

Service: Main Water Shut-off Location
Garage

Service: Pressure Regulator Present
Yes

Service: Sewer Type
Public

Supply Lines: Materials
PEX

Supply Lines: PEX Manifold Control Panel Photos
Laundry Room

Drain, Waste, & Vent Systems: Drain Line Materials
Not Visible

Drain, Waste, & Vent Systems: Waste Line Materials
ABS

Drain, Waste, & Vent Systems: Vent Materials
PVC

Drain, Waste, & Vent Systems: Clean-out Location(s)
Exterior right side

Fuel Systems: Visible Fuel Storage Systems
N/A

Fuel Systems: Fuel Service Type
Natural Gas

Fuel Systems: Main Gas Shut-off Location
Gas Meter

Water Heater: Estimated Mfg. Year
2013

Water Heater: Energy Source / Type
Tank, Natural gas

Water Heater: Capacity
40 Gallon

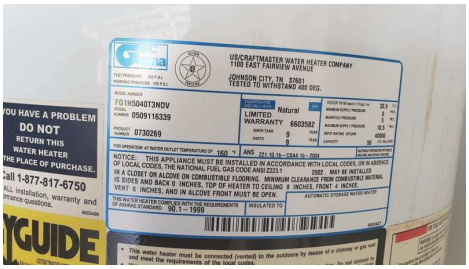
Water Heater: Location
Garage

Exhaust Fans / Ventilation: Type
Exhaust fan

Service: Water Pressure
50-60 PSI

View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.

Water Heater: Equipment Photo



Limitations

Excluded Items

LIMITATIONS

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Excluded Items

IRRIGATION / SPRINKLERS

Note: This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Findings

6.2.1 Service

Safety / Major

WATER METER LEAKING

The water was leaking at the water meter. Recommend that a qualified plumber repair or replace the valve as necessary.

Recommendation

Contact a qualified plumbing contractor.

6.3.1 Supply Lines

Minor

HOSE BIB MISSING BACKFLOW PREVENTER

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

Recommendation

Contact a handyman or DIY project

6.3.2 Supply Lines

Moderate

HOSE BIB LEAKED WHILE OFF

One or more hose bibs (outside faucets) leaked while off. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

6.3.3 Supply Lines

Moderate

INSULATION MISSING, DAMAGED OR LOOSE

Insulation for one or more water supply pipes was missing, incomplete, deteriorated and/or loose. Recommend replacing or installing insulation on pipes per standard building practices to prevent them from freezing during cold weather, and for better energy efficiency with hot water supply pipes.

Recommendation

Recommended DIY Project

6.6.1 Water Heater

Moderate

WATER HEATER STAND DAMAGED OR DETERIORATED

Water heater stand deteriorated. Recommend a qualified person repair or replace the stand.

Recommendation

Contact a qualified professional.

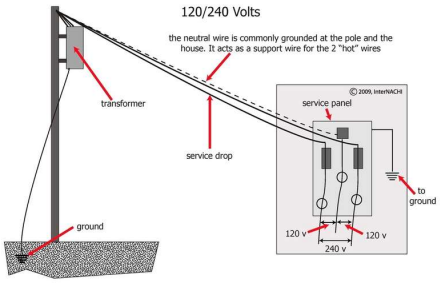
7: ELECTRICAL

		IN	NI	NP	F
7.1	Excluded Items	X			X
7.2	Service	X			X
7.3	Panel Wiring & Breakers	X			X
7.4	Panels	X			
7.5	GFCI / AFCI Protection	X			X
7.6	Wiring	X			X
7.7	Switches / Receptacles	X			X
7.8	Lighting & Fans	X			
7.9	Smoke Detectors / CO Alarms / Door Bell	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

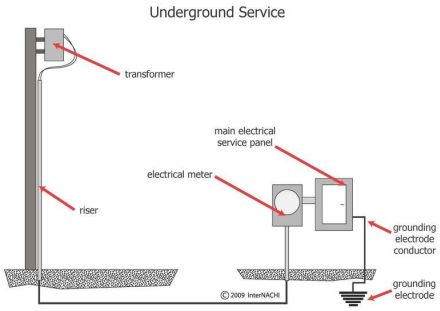
Service: Voltage
120-240 Voltage



Service: Wires Type
Copper

Service: System Ground
System Ground Unknown

Service: Entrance Conductor Material
Unknown / Not Visible



Service: Amperage
100

Panel Wiring & Breakers: Over protection devices
Breakers

Panels: Main Panel Location
Exterior, Left side

Panels: Panel Capacity
100 AMP

Panels: Main disconnect rating
100 Amp

Panels: Sub Panel Location(s)
N/A

Panels: **Panel Equipment Photographs**

GFCI / AFCI Protection: **GFCI reset locations**

Bathrooms, Garage, Exterior, Kitchen, Laundry

Wiring: **Wiring Type**

Non Metallic Sheathed

Wiring: **Solid Strand Aluminum Present**

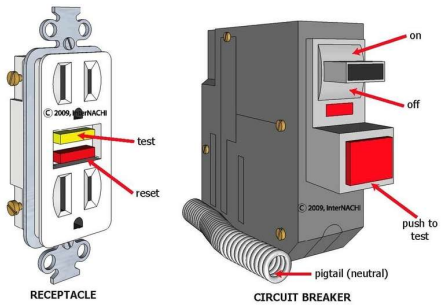
No

GFCI / AFCI Protection: GFCI protection present

Yes

A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.

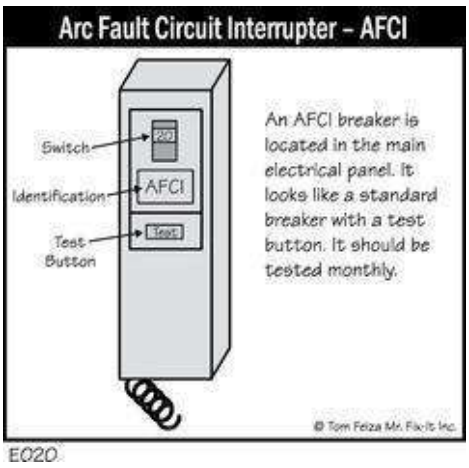
Ground Fault Circuit Interrupters



GFCI / AFCI Protection: **AFCI protection present**

No

An **Arc Fault Circuit Interrupter** (AFCI) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



Smoke Detectors / CO Alarms / Door Bell: **Smoke Detector Installed / Location(s)**

Yes, Bedrooms, 2nd floor, 1st floor

Note: Smoke detectors are tested only for audibility and not tested using actual smoke.

Smoke Detectors / CO Alarms / Door Bell: **Carbon Monoxide Alarm(s) Installed / Location(s)**

2nd Floor Hallway, 1st floor hallway

Note: Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

Limitations

Excluded Items

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

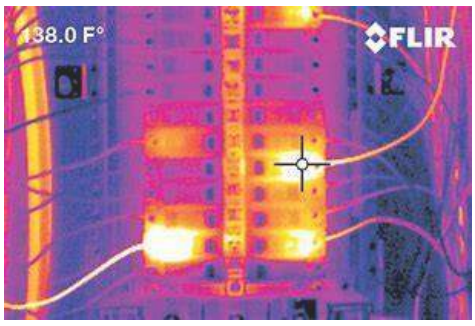
Findings

7.3.1 Panel Wiring & Breakers

Safety / Major

BREAKER / WIRING HOT

Circuit breakers and/or wires appear overheated. As seen using thermal imaging. This poses a safety hazard for shock and/or fire. Recommend that a qualified licensed electrical contractor review this finding and correct as needed.



Recommendation

Contact a qualified electrical contractor.

7.7.1 Switches / Receptacles

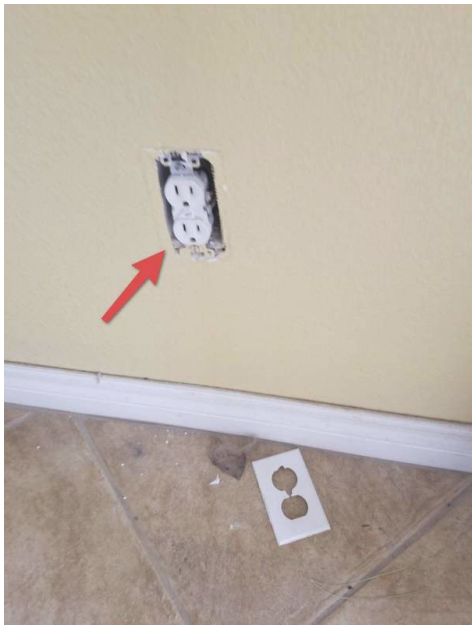
Safety / Major

COVER PLATE LOOSE / MISSING / DAMAGED

One or more cover plates for switches, receptacles (outlets) were missing and/or damaged. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Recommendation

Contact a handyman or DIY project



8: HVAC

		IN	NI	NP	F
8.1	General comments	X			
8.2	Heating / Forced Air	X			X
8.3	Air Conditioner	X			X
8.4	Ducts and Registers	X			
8.5	Filter & Thermostat	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

Heating / Forced Air: Equipment Photos
Attic

Heating / Forced Air: Estimated Year Mfg.
2004

Heating / Forced Air: Location
Attic

Heating / Forced Air: Energy source
Natural gas

Heating / Forced Air: Heating Type
Forced Air

Air Conditioner: Estimated Year Mfg.
2004

Air Conditioner: Location
Exterior

Air Conditioner: Temperature split
16 F*

Ducts and Registers: Type
Ducts and Registers

Ducts and Registers: Condition
Appeared Serviceable

Filter & Thermostat: Filter Location(s)
Hallway, 1st floor

Filter & Thermostat: Filter Size
20x20x2

Filter & Thermostat: Thermostat

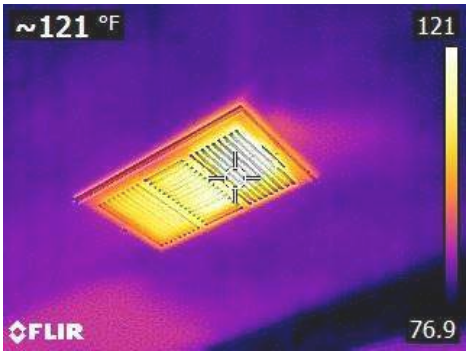
Location(s)

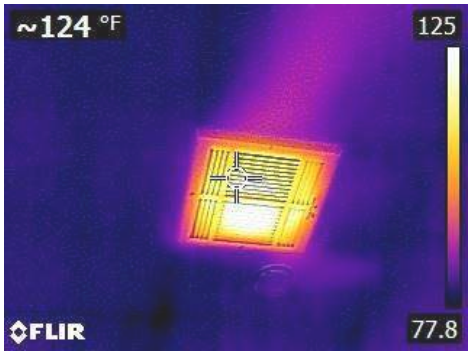
1st floor hallway

Heating / Forced Air: Appears Functional

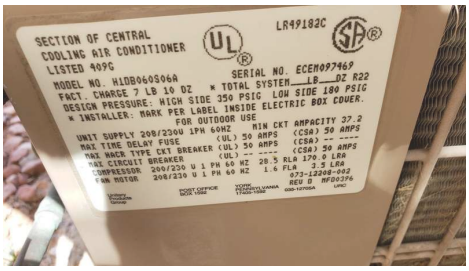
Heat system appears to be in working order. Supply air from the heating system should be 100 degrees Fahrenheit or higher.

The photos below are thermal images of the supply air temperature at registers at the time of this inspection.





Air Conditioner: Equipment Photos



Air Conditioner: Appears Functional

The temperature split differential between the return air and supply registers was within the 14-22 degree (F) range at time of inspection.

The photo(s) below is/are a thermal image of the air temperature at supply and return air register(s) at the time of this inspection.

Air Conditioner: R22 Warning

The HVAC system currently utilizes R22 refrigerant. The U.S. Environmental Protection Agency (EPA) has mandated the phaseout of R-22 refrigerant (freon) through the Clean Air Act, which by 2020 the production of R-22 itself must cease.

Air Conditioner: Lifespan (10-15 years)

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.

Filter & Thermostat: Recomment Replace or Clean HVAC Filters Upon Moving in

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Limitations

General comments

LIMITATIONS

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only.

Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated.

It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

Where homes contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens, and living/dining rooms).

Findings

8.2.1 Heating / Forced Air

Moderate

LIFESPAN (15-20 YRS)

The estimated useful life for most forced air furnaces is 15-20 years. This furnace 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.

8.3.1 Air Conditioner

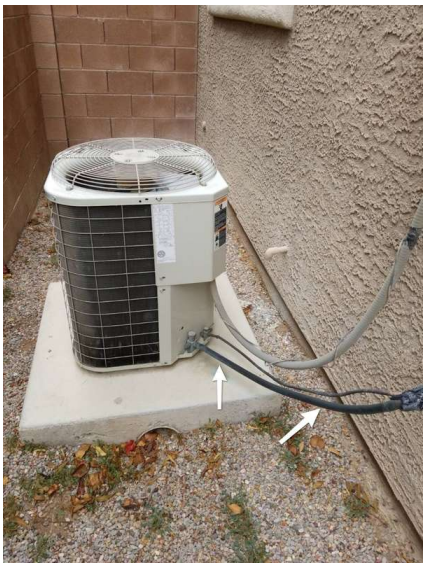
Minor

REFRIGERANT LINE INSULATION DETERIORATED / MISSING

Insulation on the air conditioning refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. In attics it can cause sweating. Recommend that a qualified person replace or install insulation as necessary.

Recommendation

Contact a handyman or DIY project



8.5.1 Filter & Thermostat

Minor

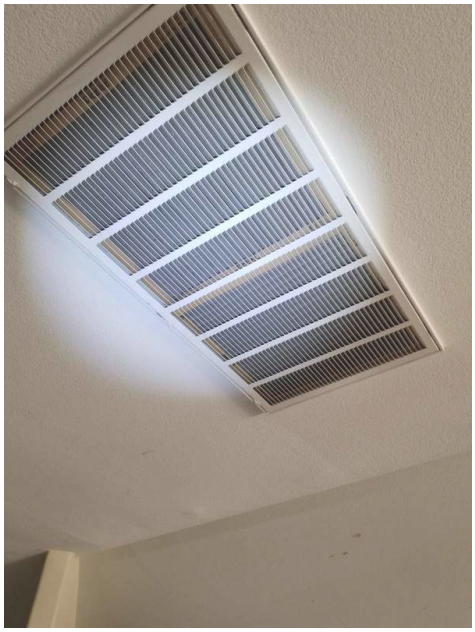
AIR FILTERS DIRTY

2ND FLOOR HALLWAY

Air filters for the heating and/or cooling system were dirty at one or more locations. The 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: ATTIC

		IN	NI	NP	F
9.1	Attic Access	X			X
9.2	Attic Roof Structure & Sheathing	X			
9.3	Attic Insulation	X			X
9.4	Exhaust & Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

Attic Access: Access Location(s)
Hallway

Attic Access: Inspection Method
Viewed From Hatches

Attic Roof Structure & Sheathing: Types
Trusses and Rafters

Attic Insulation: Condition
Serviceable

Attic Insulation: Insulation Type
Fiberglass Loose Fill

Attic Insulation: Estimated R Value
~R-19

Attic Insulation: Vermiculite Present
No

Exhaust & Ventilation: Ventilation Type
Soffit / Eave vents

Attic Access: Attic Photos

Findings

9.1.1 Attic Access

Moderate

HATCH COVER MISSING / DAMAGED

One or more indoor attic access hatch covers or doors were missing, damaged and/or substandard. When located indoors, conditioned air can enter the attic. Energy efficiency can be reduced, moisture can form in the attic, attic air laden with insulation fibers can enter living spaces, and/or pets can enter the attic . This is also a fire hazard as attic access hatch covers and doors are meant to stop or slow the spread of fire into the attic. A qualified person should replace, install or repair hatches or doors as necessary and per standard building practices. Each access point should be insulated and sealed with weatherstripping.

Recommendation

Contact a handyman or DIY project

10: INTERIOR

		IN	NI	NP	F
10.1	General	X			
10.2	Doors	X			
10.3	Windows	X			
10.4	Walls	X			X
10.5	Ceiling	X			
10.6	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

Windows: **Window Type**

Multi-pane

General: **Smoke Alarm / CO Detectors Info**

Smoke alarms - Install or replace as needed. (Usually one on every floor level near a sleeping area.) Smoke alarms should be replaced every 10 years, and it is difficult to know how old the existing smoke alarms are. We recommend replacing them all.

A smoke alarm is an all-in-one, self-contained device, with a detector, which senses the products of combustion (smoke) and sounds an audible, and sometimes visual warning or alarm. Smoke alarms are widely used in residential settings. Put simply, a smoke alarm detects smoke and sounds an alarm.
A smoke detector is strictly a sensing device only, which senses the products of combustion (smoke) and sends a signal to a buildings fire alarm system to activate an audible, and sometimes visual warning or alarm. Smoke detectors must be connected to a buildings fire alarm system and are NOT a stand-alone unit. Put simply, a smoke detector senses smoke only and must be connected to a fire alarm system control panel. Smoke detectors are a detection device only not an alarm.

Battery-operated smoke alarms and carbon monoxide detectors it's important to check them at least twice a year to make sure they're operating properly and can alert you in case of potential danger.

New-construction homes, apartments, dormitories, hospitals, and other residential buildings require hardwired smoke alarms and in some cases carbon monoxide detectors, but the current code does not require existing homeowners to retrofit their system to be hardwired.

Smoke Alarm - It is important to have at least one smoke alarm in each sleeping room, in the hallway, and at least one on every floor. To make sure your smoke alarm is working, be sure to change the batteries twice a year, as the leading cause of smoke alarm failure is dead batteries. The best way to monitor your smoke alarm is to test each one frequently simply by pressing the test button. It is also important to know that smoke alarms need to be replaced every 10 years to ensure proper function and safety.

Carbon monoxide detectors - Provide according to manufacturers recommendations.

At least one Carbon Monoxide detector alarm installation is required on every floor of the multi-story residence including the basement. This is to ensure that its siren can be heard inside that sleeping area, behind the closed doors. Every home that uses a fuel-burning appliance should install carbon monoxide detectors to provide early warnings of CO in the air. While choosing Carbon Monoxide detector alarm locations, make sure that CO detector is not closer than 5' from the cooking or bathing areas and 15-20' from all fuel-burning appliances. This will prevent or at least minimize the possibility of false alarms. Carbon Monoxide detector alarms equipped with a digital display can be placed at eye level. This will allow easy monitoring of the display.

To avoid CO exposure, make sure to use portable generators outdoors in well-ventilated areas away from any doors, windows, and vents. It is also important to make sure vents for the dryer, furnace, stove, and fireplace are clear of snow and debris.

Limitations

General

LIMITATION

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. Determining the cause and/or source of odors is not within the scope of this inspection.

Findings

10.4.1 Walls

Moderate

WALL DAMAGED

One or more walls were damaged or had substandard repairs. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified drywall contractor.

11: LIVING ROOM

		IN	NI	NP	F
11.1	General	X			X
11.2	Doors	X			
11.3	Windows	X			
11.4	Walls	X			
11.5	Ceiling	X			
11.6	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

Windows: **Window Type**
Dual-pane

General: **Living Room Photos**


Limitations

General

LIMITATION

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. Determining the cause and/or source of odors is not within the scope of this inspection.

12: FAMILY ROOM

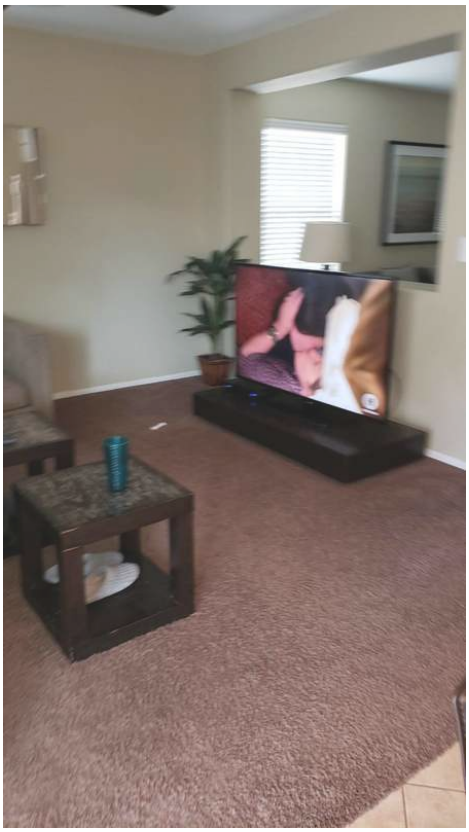
		IN	NI	NP	F
12.1	General	X			
12.2	Doors	X			
12.3	Windows	X			
12.4	Walls	X			
12.5	Ceiling	X			
12.6	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

Windows: **Window Type**
Metal, Sliding, Double-pane

General: **Family Room Photos**



Limitations

General
LIMITATION

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. Determining the cause and/or source of odors is not within the scope of this inspection.

13: FIREPLACES

		IN	NI	NP	F
13.1	Fireplaces, Stoves & Inserts	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

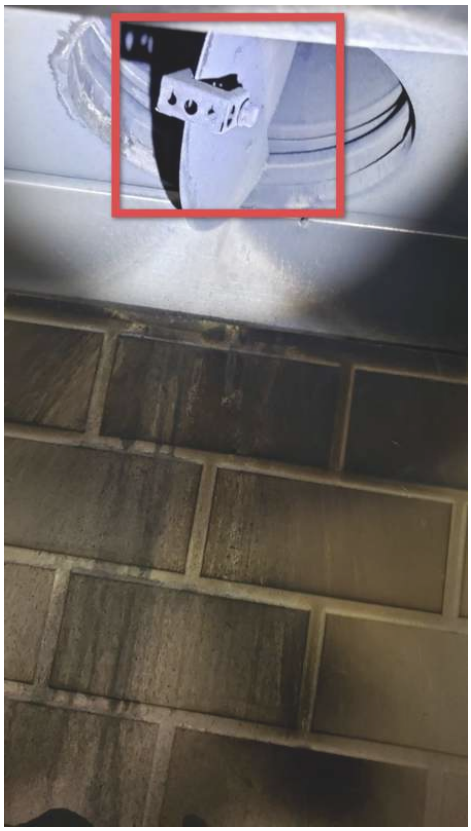
Information

Fireplaces, Stoves & Inserts: Type
Gas log insert

Fireplaces, Stoves & Inserts: Gas log lighter
Yes

Fireplaces, Stoves & Inserts: View of Gas Fireplace and/or Pellet Stove During Operation

A damper clamp was present. Damper clamp function is to prevent the damper from ever closing.


Limitations

Fireplaces, Stoves & Inserts
LIMITATIONS

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only.

Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications.

The inspector does not perform any evaluations that require a pilot light to be lit and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device.

The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

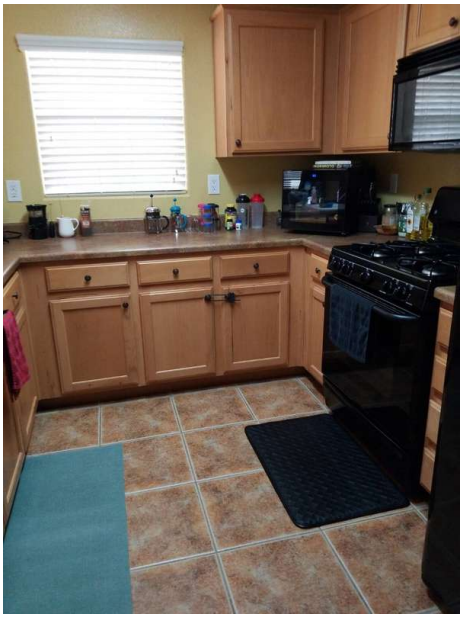
14: KITCHEN

		IN	NI	NP	F
14.1	General	X			X
14.2	Microwave	X			X
14.3	Range/Oven/Cooktop	X			X
14.4	Exhaust / Ventilation	X			
14.5	Dishwasher	X			X
14.6	Garbage / Food Disposal	X			
14.7	Refrigerator		X		
14.8	Sinks / Fixtures	X			X
14.9	Cabinets	X			X
14.10	Countertops-Backsplash	X			
14.11	Electrical	X			
14.12	Flooring	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

General: Kitchen Photos



General: Range / Oven / Cooktop Energy Source / Supply

Natural Gas

General: Oven Self Cleaning

Yes

General: Exhaust / Ventilation Type

Built into Mircowave

General: Fridge stays?

No

General: Fridge water supply connection

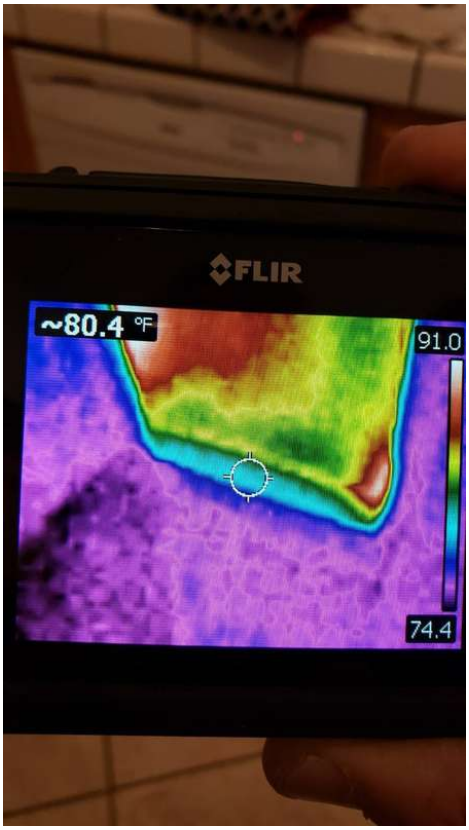
Unknown

Garbage / Food Disposal: Disposal

Garbage disposal functional

Dishwasher: **Dishwasher OK**

No leaks observed at the time of inspection.



Limitations

General

LIMITATIONS

The following items are not included in this inspection: household appliances such as warming ovens, griddles, broilers, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only.

Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances.

The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Findings

14.3.1 Range/Oven/Cooktop

Safety / Major

COOKTOP / STOVE BURNER CO2 LEVEL TOO HIGH

High levels of carbon monoxide were registered at cooktop/stove. 35 PPM is the maximum concentration allowed by federal law for continuous exposure over an eight-hour period. At 200 PPM, you may experience mild headaches, dizziness or even nausea after two or three hours. Recommend a qualified appliance repair person evaluate and repair as necessary.

Recommendation
Contact a qualified appliance repair professional.

14.5.1 Dishwasher

Moderate

INTERIOR PARTS MISSING / DAMAGED

Dishwasher interior parts such as trays, tray wheels and/or spray arms etc. missing and/or damaged Recommend a qualified appliance repair person to evaluate and repair or replace as necessary.

Recommendation
Contact a qualified professional.

14.8.1 Sinks / Fixtures

Moderate

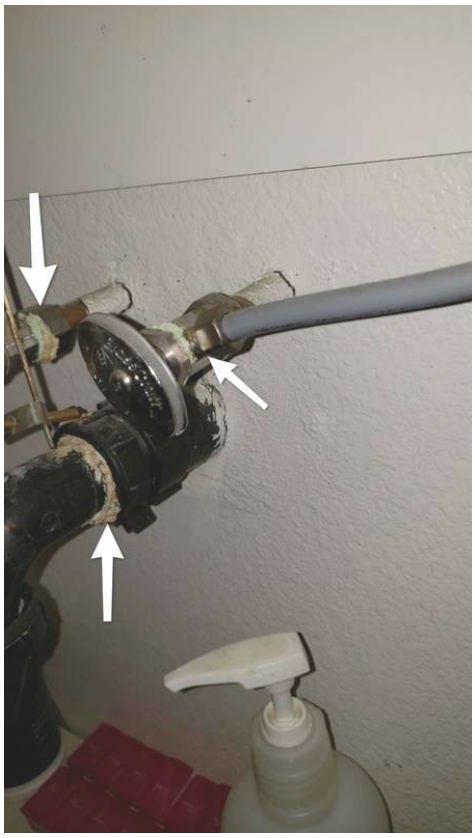
CORROSION ON FITTINGS/LINES

UNDER THE KITCHEN SINK

Corrosion was found on fittings and/or water supply lines for the kitchen sink. Leaks may occur. A qualified plumbing contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



14.9.1 Cabinets

Safety / Major

MICROBIAL GROWTH - MAJOR

UNDER THE KITCHEN SINK

There is a significant amount of microbial growth in the cabinet below the sink. This may be from a past leak. This area needs to be properly cleaned and repaired by a qualified professional.

Recommendation

Contact a qualified professional.

15: BATHROOM 1

		IN	NI	NP	F
15.1	General	X			X
15.2	Floors	X			X
15.3	Walls / Ceiling	X			
15.4	Exhaust Fan	X			
15.5	Sinks / Fixtures	X			
15.6	Toilets	X			
15.7	Bathtub / Shower	X			
15.8	Countertops & Cabinets	X			
15.9	Electrical - Switches and Receptacles	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

Electrical - Switches and Receptacles: **GFCI Protection**

Yes

GFCI protection is present and functional in the bathroom.

Findings

15.2.1 Floors

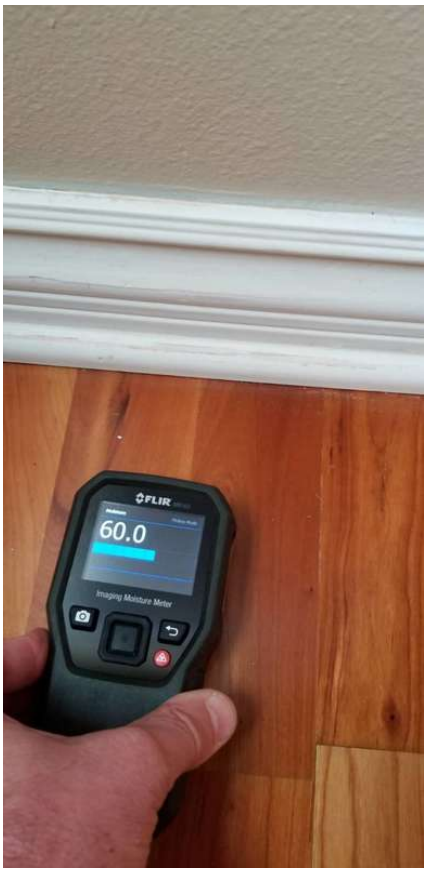
Safety / Major

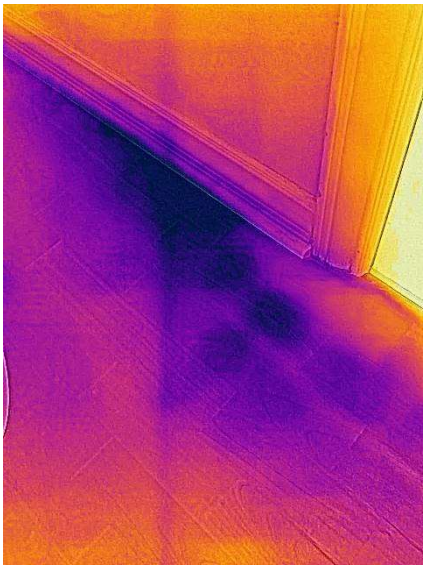
MOISTURE INTRUSION

There is evidence of moisture entering the structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options. Areas behind wall surfaces may have further damage that cannot be determined from a limited visual inspection.

Recommendation

Contact a qualified professional.





15.2.2 Floors

Moderate

WOOD FLOOR DAMAGED

1ST FLOOR BATHROOM ACROSS FROM LAUNDRY ROOM

Wood flooring in one or more areas was worn, deteriorated or damaged. Recommend that a qualified contractor refinish and/or repair wood flooring as necessary.

Recommendation

Contact a qualified flooring contractor

15.9.1 Electrical - Switches and Receptacles

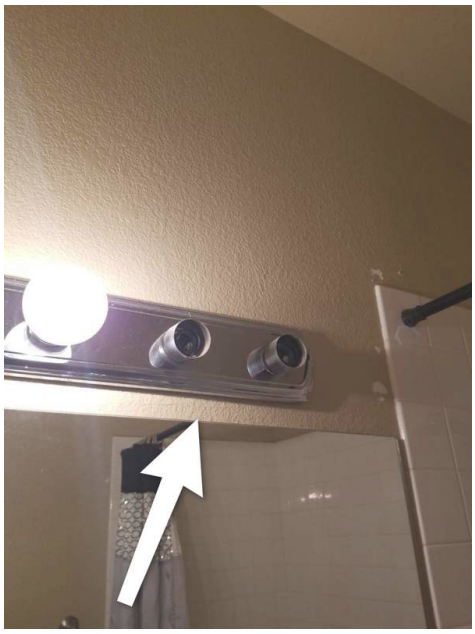
Moderate

BULBS MISSING/BROKEN

Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation

Contact a qualified electrical contractor.



16: LAUNDRY ROOM

		IN	NI	NP	F
16.1	General	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

General: Information
240 Volt Electric

General: Laundry Room Photos

Findings

16.1.1 General

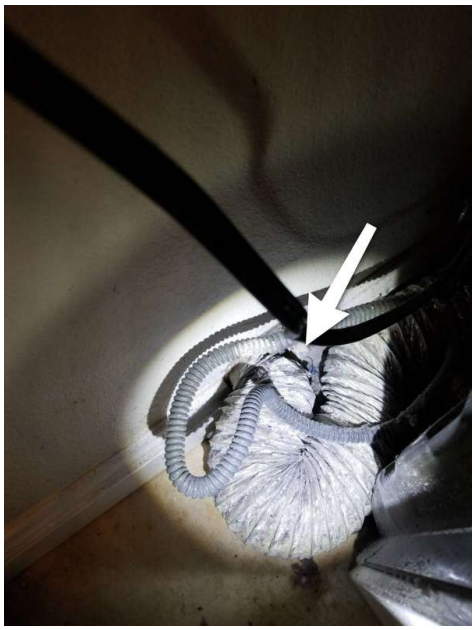
Safety / Major

DRYER DUCT SEPARATED

The dryer duct appears to be separated at one or more locations. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend a qualified person repair as necessary.

Recommendation

Contact a qualified HVAC professional.



16.1.2 General

Safety / Major

LINT SCREEN NEEDS CLEANING

The clothes dryer lint screen appeared to be in the need of cleaning. As a result, this may reduce air flow. This can become a fire hazard if not properly maintained. Recommend that a qualified person clean the lint screen and as necessary in the future.

Recommendation

Contact a qualified professional.

17: BEDROOM 1

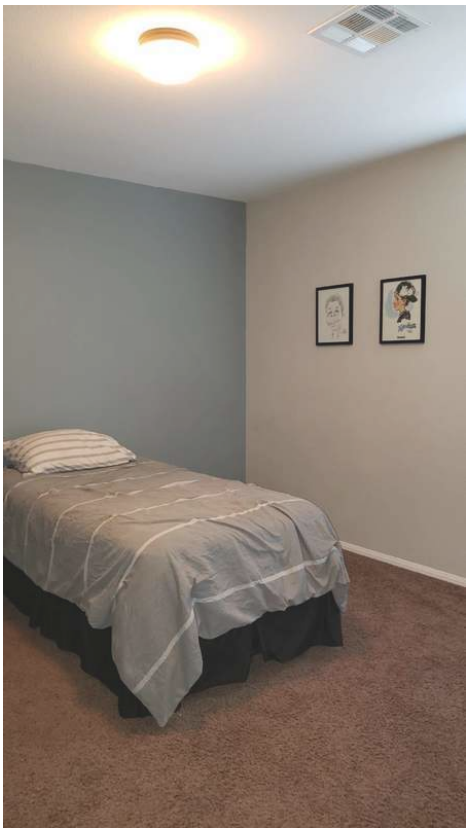
		IN	NI	NP	F
17.1	General	X			
17.2	Doors	X			X
17.3	Windows	X			
17.4	Walls	X			
17.5	Ceiling	X			X
17.6	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

Windows: **Window Type**
Sliding

General: **Bedroom Photos**



Limitations

General
LIMITATIONS

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. Determining the cause and/or source of odors is not within the scope of this inspection.

Findings

17.2.1 Doors

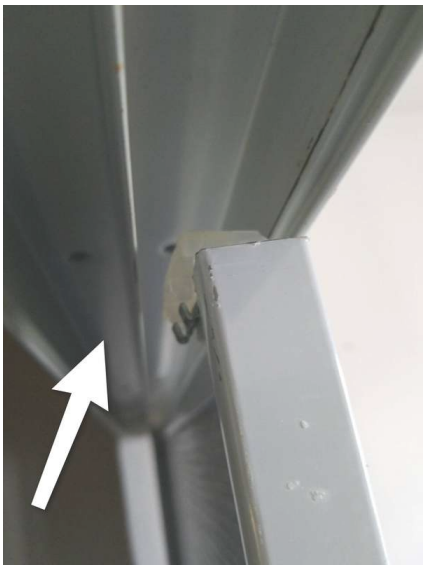
Minor

CLOSET DOOR OFF TRACK

The closet doors in one or more locations were off track. Recommend repair for proper functionality.

Recommendation

Contact a qualified handyman.



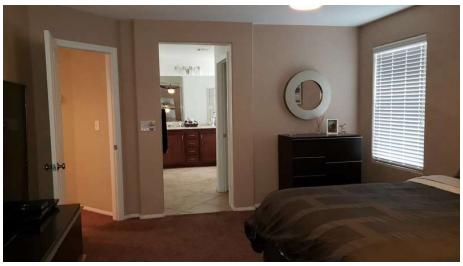
18: BEDROOM 2

		IN	NI	NP	F
18.1	General	X			
18.2	Doors	X			
18.3	Windows	X			
18.4	Walls	X			
18.5	Ceiling	X			
18.6	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

General: **Bedroom Photos**



Windows: **Window Type**

Sliding

Limitations

General

LIMITATIONS

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. Determining the cause and/or source of odors is not within the scope of this inspection.

19: BATHROOM 2

		IN	NI	NP	F
19.1	General	X			
19.2	Floors	X			
19.3	Walls / Ceiling	X			X
19.4	Exhaust Fan	X			
19.5	Sinks / Fixtures	X			
19.6	Toilets	X			
19.7	Bathtub / Shower	X			
19.8	Countertops & Cabinets	X			
19.9	Electrical - Switches and Receptacles	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

General: Bathroom Photos

Electrical - Switches and Receptacles: GFCI Protection

Yes

GFCI protection is present and functional in the bathroom.

Findings

19.3.1 Walls / Ceiling

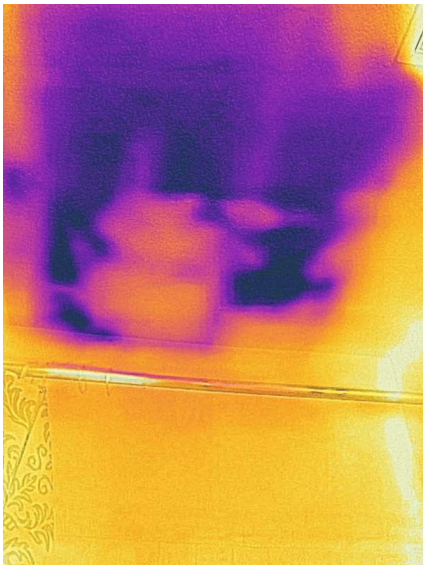
Safety / Major

CEILING WET STAINS - MOISTURE INTRUSION

Stains and/or elevated levels of moisture were found in one or more ceiling areas. The stains / moisture appear to be due to an active plumbing leak and/or moisture intrusion. Recommend that a qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



19.9.1 Electrical - Switches and Receptacles

Moderate

SWITCH DAMAGED

One or more wall switches were broken or damaged. Recommend that a qualified electrician replace wall switches as necessary.

Recommendation

Contact a qualified electrical contractor.

20: MASTER BEDROOM

		IN	NI	NP	F
20.1	General	X			
20.2	Doors	X			X
20.3	Windows	X			
20.4	Walls	X			
20.5	Ceiling	X			
20.6	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

Information

General: **Master Bedroom Photos**
2nd Floor - back of the house

Windows: **Window Type**
Sliding

21: MASTER BATHROOM

		IN	NI	NP	F
21.1	General	X			
21.2	Floors	X			
21.3	Walls / Ceiling	X			
21.4	Exhaust Fan	X			
21.5	Sinks / Fixtures	X			
21.6	Toilets	X			
21.7	Bathtub / Shower	X			X
21.8	Countertops & Cabinets	X			X
21.9	Electrical - Switches and Receptacles	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings

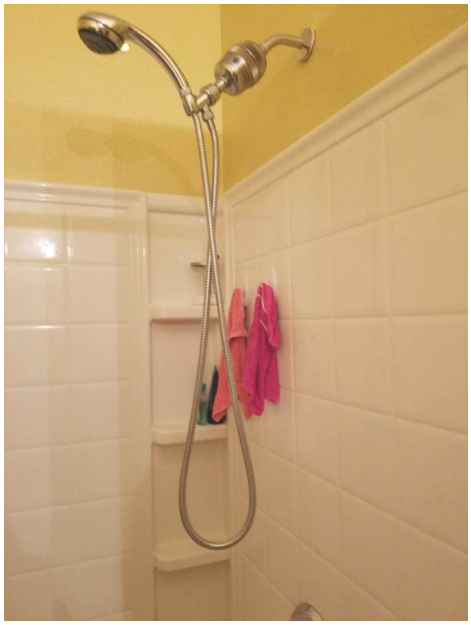
Information

Electrical - Switches and Receptacles: GFCI Protection

Yes

GFCI protection is present and functional in the bathroom.

General: Master Bathroom Photos



Findings

21.7.1 Bathtub / Shower

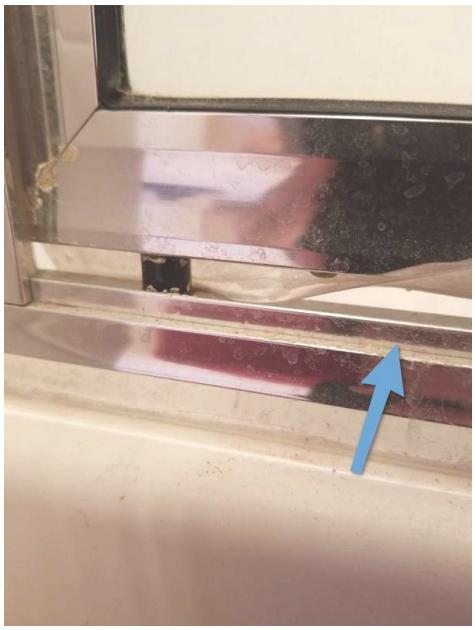
SHOWER DOOR BOTTOM VINYL SWEEP DAMAGED

Moderate

The bottom vinyl drip sweep at the shower door was missing, damaged and/or deteriorated. Recommend replacing.

Recommendation

Contact a handyman or DIY project



21.8.1 Countertops & Cabinets

Moderate

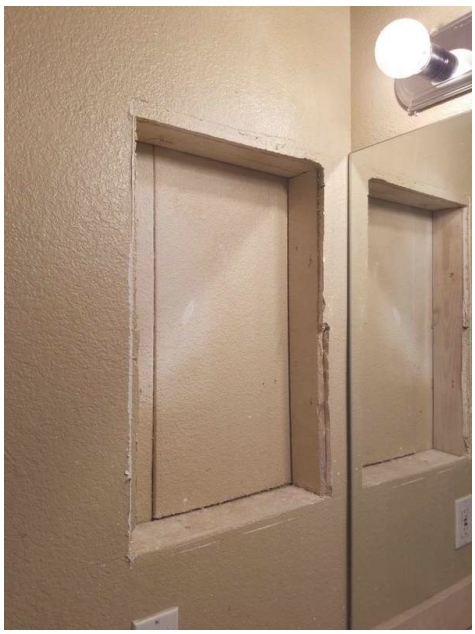
MEDICINE CABINET MISSING

MASTER BATHROOM

One or more cabinets were missing. Recommend that a qualified person replace as necessary.

Recommendation

Contact a qualified cabinet contractor.



STANDARDS OF PRACTICE

Site
NAC 645D.580 - **Site of structure**

A certified inspector shall inspect the site of the structure while conducting an inspection of the including, but not limited to:

- the land grade and water drainage

- the retaining walls affecting the structure

- the driveways and walkways

- the porches and patios.

An inspection of the site must include, without limitation:

- identification and evaluation of the materials and conditions of the driveways, walkways, grade steps, patios, and other items contiguous with the inspected structure

- an observation of the drainage and grading for conditions that adversely affect the structure

- an observation of the above-grade vegetation which affects the exterior of the structure

Structure
NAC 645D.570 - **Structural systems**

A certified inspector shall inspect the structural system of the structure being inspected, including, but not limited to, the foundation, floors, walls, columns, ceilings, and roof.

An inspection of the structural system must include, without limitation:

- an identification and description of the type of foundation, floor structure, wall structure, columns, ceiling structure, roof structure, and other attached structural components

- a probe of all structural components in which deterioration is suspected unless the probe will damage any finished surface

- entry under the floor crawl spaces and attic spaces, except when access is obstructed or not readily accessible, entry could damage the property, or dangerous or adverse conditions are obvious or suspected

- a report of all signs of water penetration or abnormal or harmful condensation on building components

- a description of any visible structural damage to the framing members and foundation system.

The inspector is not required to:

- enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself

- move stored items or debris.

- operate sump pumps with inaccessible floats

- identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems

- provide any engineering or architectural service

- report on the adequacy of any structural system or component.

Exterior
NAC 645D.550 - **Exterior components**

A certified inspector shall inspect the exterior components of a structure being inspected, including, but not limited to:

- the exterior wall components

- the exposed molding and trim

- the windows and exterior doors

- the fireplaces, flues, and chimneys

Inspection of exterior components must include, without limitation:

- an identification of the type of structure and covering of the exterior component, including, but not limited to, whether it is block, siding, shingle, stucco, wood, asbestos, hardboard or masonry

- an evaluation of the wall covering

- an evaluation of the condition of a representative number of windows and doors, including, but not limited to, the associated trim and hardware

- an inspection and description of the condition of readily accessible porches, decks, steps, balconies and carports attached to the structure

II. The inspector shall describe:

A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

A. any improper spacing between intermediate balusters, spindles, and rails.

IV. The inspector is NOT required to:

- inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.

- inspect items that are not visible or readily accessible from the ground, including window and door flashing.

- inspect or identify geological, geotechnical, hydrological or soil conditions

- inspect recreational facilities or playground equipment

- inspect seawalls, breakwalls or docks

- inspect erosion-control or earth-stabilization measures

- inspect for safety-type glass

- inspect underground utilities

- inspect underground items

- inspect wells or springs

- inspect solar, wind or geothermal systems

- inspect swimming pools, spas or fountains

- determine the adequacy of whirlpool or spa jets, water force, or bubble effects

- determine the structural integrity or leakage of pools or spas

- inspect wastewater treatment systems, septic systems or cesspools

- inspect irrigation or sprinkler systems

- inspect drain fields or dry wells.

Garage
I. The inspector shall inspect:

A. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

B. photo-electric safety sensors that did not operate properly; and

C. any window that was obviously fogged or displayed other evidence of broken seals.

D. The inspector is NOT required to:

A. inspect paint, wallpaper, window treatments or finish treatments.

B. inspect floor coverings or carpeting.

C. inspect central vacuum systems.

D. inspect for safety glazing.

E. inspect security systems or components.

F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.

G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.

H. move suspended-ceiling tiles.

I. inspect or move any household appliances.

J. inspect or operate equipment housed in the garage, except as otherwise noted.

K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.

L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.

M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.

N. inspect elevators.

O. inspect remote controls.

P. inspect items not permanently installed.

Q. discover firewall compromises.

Roofing
NAC 645D.560 - **Roofing components**

A certified inspector shall inspect the roofing components of the structure being inspected, including, but not limited to:

- the roof covering

- the flashing

- the insulation

- the ventilation

- the soffits and fascia

- the skylights, roof accessories, and penetrations

The inspection of roofing components must include, without limitation:

- an identification and description of the materials of the visible roof structure, roof flashing, skylights, penetrations, ventilation devices, and roof drainage

- an evaluation of the condition of the readily accessible attic areas

- a determination of the type, condition and approximate thickness of the attic insulation

- a description of the method of observation used to inspect the roof

The inspector shall describe:

- the type of roof covering materials

The inspector shall report as in need of correction:

- observed indications of active roof leaks

The inspector is NOT required to:

- predict roof life expectancy

- inspect underground downspout diverter drainage pipes

- remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces

- move insulation

- inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments

- walk on any roof areas that appear, in the inspector's opinion, to be unsafe

- walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

- perform a water test

- warrant or certify the roof

- confirm proper fastening or installation of any roof-covering material

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, licensed 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 insurance policy.

Plumbing
NAC 645D.510 - **Plumbing systems**

A certified inspector shall inspect the plumbing system of the structure being inspected, including, but not limited to, the following components of the plumbing system:

- the hot and cold water systems

- the waste and drain systems

- the vent systems

- the readily accessible gas lines.

An inspection of the plumbing system must include, without limitation:

- an identification and description of the type of water lines and a determination of whether the system has been activated

- the operation of all plumbing fixtures and a visual inspection of all readily accessible components of the plumbing system

- a determination of the functional flow of the waste, drain, water and vent lines

- an identification and description of the type of domestic water heater, energy source and any safety devices attached thereto.

II. The inspector shall describe:

- whether the water supply is public or private based upon observed evidence

- the location of the main water supply shut-off valve

- the location of the main fuel supply shut-off valve

- the location of any observed fuel-storage system

- the capacity of the water heating equipment, if labeled

III. The inspector shall report as in need of correction:

- deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously

- deficiencies in the installation of hot and cold water faucets

- mechanical drain stops that were missing or did not operate if installed in sinks, lavatories, and tubs

- toilets that were damaged, had loose connections to the floor, were leaking or had tank components that did not operate

IV. The inspector is NOT required to:

- light or ignite pilot flames.

- measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

- inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems

- determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

- determine the water quality, potability or reliability of the water supply or source

- open sealed plumbing access panels.

- test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection

- evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping

- determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices

- determine whether there are sufficient cleanouts for effective cleaning of drains

- evaluate fuel storage tanks or supply systems

- inspect wastewater treatment systems

- inspect water treatment systems or water filters.

- inspect water storage tanks, pressure pumps, or bladder tanks.

- evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements

- evaluate or determine the adequacy of combustion air.

- test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves

- examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation

- determine the existence or condition of polybutylene plumbing

- inspect or test for gas or fuel leaks, or indications thereof.

Electrical

NAC 645D.520 - **Electrical systems**

A certified inspector shall inspect the electrical systems of the structure being inspected, including, but not limited to, the following components of the electrical system:

- the switches, receptacles, and fixtures

- the main panel box and all sub-panel boxes, including, but not limited to, the feeders;

- the readily accessible wiring and junction boxes.

An inspection of the electrical system must include, without limitation:

- an identification and description of the amperage and type of over-current protection devices, including, but not limited to, the fuses and breakers

- a description of the condition of the electrical system, including, but not limited to, the grounding cables

- verification of the compatibility and condition of the main and branch circuit overcurrent protection devices to the size of the conductors served by them

- the testing of a representative number of readily accessible switches, receptacles and light fixtures in each room or area of the structure

- a test and verification of the grounding, polarity, and operation of all readily accessible ground-fault circuit interrupter devices; and

- an evaluation of the system and all readily accessible wiring

The inspector shall report as in need of correction:

- deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs

- any unused circuit-breaker panel opening that was not filled

- the presence of solid conductor aluminum branch circuit wiring, if readily visible

- any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall

- the absence of smoke detectors.

The inspector is NOT required to:

- insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures

- operate electrical systems that are shut down

- operate or re-set over-current protection devices or overload devices

- operate or test smoke or carbon-monoxide detectors or alarms

- inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems

- measure or determine the amperage or voltage of the main service equipment, if not visibly labeled

- inspect ancillary wiring or remote-control devices

- activate any electrical systems or branch circuits that are not energized

- inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices

- verify the service ground

- inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility

- inspect spark or lightning arrestors

- inspect or test de-icing equipment

- conduct voltage-drop calculations

- determine the accuracy of labeling

Hvac

NAC 645 D.530 - **Heating systems,** NAC 645D.540 - **Air-conditioning systems**

A certified inspector shall inspect the heating/cooling system of the structure being inspected, including, but not limited to, the following components of a heating/cooling system:

- the heating/cooling equipment and heating/cooling distribution system

- the operating controls

- the auxiliary heating/cooling units

An inspection of the heating/cooling system must include, without limitation:

- an identification and description of the type of system, distribution, energy source and number of units or systems in the structure

- the opening of all readily accessible access panels or covers provided by the manufacturer so that the enclosed components can be evaluated

- an evaluation of the readily accessible controls and components.

The inspector shall report as in need of correction:

- any heating/cooling system that did not operate

- if the heating/cooling system was deemed inaccessible

The inspector is NOT required to:

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

- inspect fuel tanks or underground or concealed fuel supply systems

- determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating/cooling system

- light or ignite pilot flames

- 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

- override electronic thermostats

- evaluate fuel quality

- verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks

- inspect portable window units, through-wall units, or electronic air filters

- 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

- inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks

- examine electrical current, coolant fluids or gases, or coolant leakage

Attic
I. The inspector shall inspect:

A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;

B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and

C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. I

II. The inspector shall describe:

A. the type of insulation observed; and

B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is NOT required to:

A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.

B. move, touch or disturb insulation.

C. move, touch or disturb vapor retarders.

D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.

E. identify the composition or R-value of insulation material.

F. activate thermostatically operated fans.

G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.

H. determine the adequacy of ventilation.

Interior
NAC 645D.480 - Interior components

A certified inspector shall inspect the interior components of the structure being inspected, including, but not limited to, the following components of the interior:

- the walls, ceilings, and floors

- the steps, stairways, balconies, and railings

- a representative number of doors and windows

- the counters and a representative number of cabinets

An inspection of the interior components must include, without limitation

- the operation of a representative number of the windows and interior doors

- the reporting of any sign of abnormal or harmful water penetration into the structure or any sign of abnormal or harmful condensation

The inspector is NOT required to:

- inspect paint, wallpaper, window treatments or finish treatments

- inspect floor coverings or carpeting

- inspect central vacuum systems

- inspect for safety glazing

- inspect security systems or components

- move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure

- move suspended-ceiling tiles

- move any household appliances

- operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards

- operate any system, appliance or component that requires the use of special keys, codes, combinations or devices

- operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights

- test leakage from microwave ovens

- operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices

- inspect elevators

- inspect remote controls

- inspect items not permanently installed

- discover firewall compromises.

Fireplaces

I. The inspector shall inspect:

A. readily accessible and visible portions of the fireplaces and chimneys;

B. lintels above the fireplace openings;

C. damper doors by opening and closing them, if readily accessible and manually operable; and

D. cleanout doors and frames;

II. The inspector shall describe:

A. the type of fireplace.

III. The inspector shall report as in need of correction:

A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

B. manually operated dampers that did not open and close;

C. the lack of a smoke detector in the same room as the fireplace;

D. the lack of a carbon monoxide detector in the same room as the fireplace; and

E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

A. inspect the flue or vent system.

B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

C. determine the need for a chimney sweep.

D. operate gas fireplace inserts.

E. light pilot flames.

F. determine the appropriateness of any installation.

G. inspect automatic fuel-fed devices.

H. inspect combustion and/or make-up air devices.

I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

J. ignite or extinguish fires.

K. determine the adequacy of drafts or draft characteristics.

L. move fireplace inserts, stoves or firebox contents.

M. perform a smoke test.

N. dismantle or remove any component.

O. perform a National Fire Protection Association (NFPA)-style inspection.

P. perform a Phase I fireplace and chimney inspection.

Kitchen

NAC 645D.490 - **Built-in kitchen appliances**

A certified inspector shall inspect the built-in kitchen appliances of the structure being inspected, including, but not limited to, the following kitchen appliances if they are not shut off or otherwise inoperable:

- the dishwasher

- the range, cooktop, and oven

- the trash compactor

- the garbage disposal

- the ventilation equipment and range hood

- the microwave oven

An inspection of the built-in kitchen appliances must include, without limitation, the operation of the dishwasher through at least one normal cycle.

II. The inspector is NOT required to inspect:

- appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.

- operate or control the operation of every control and feature of an inspected appliance.