



IZON INSPECTION SERVICES

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<http://www.izonyourhome.com>



## RESIDENTIAL REPORT

1234 Main St.  
Oklahoma City OK 73134

Buyer Name

08/28/2017 9:00AM



Inspector

Keyth Howry

A handwritten signature in black ink, appearing to read "Keyth Howry".

OK State Lic. #70001763

405-819-6233



Agent

Agent Name

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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# SUMMARY

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ITEMS INSPECTED



DEFICIENCY



SAFETY HAZARDS &  
IMMEDIATE ATTENTION ITEMS

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- Roof - Coverings: Nail Pops
- Roof - Coverings: Exposed Nails/Fasteners
- Roof - Coverings: Damaged (Moderate)
- Roof - Coverings: Improper Installation - Underlayment
- Roof - Gutters & Downspouts: Gutters Missing
- Roof - Gutters & Downspouts: Debris Build-Up
- Roof - Gutters & Downspouts: Detached Gutter
- Roof - Gutters & Downspouts: Downspouts Drain Near House
- Roof - Gutters & Downspouts: Gutter Damaged
- Roof - Flashings: Loose/Separated
- Roof - Flashings: Exposed Nails at Flashing
- Roof - Flashings: Drip Edge Corrosion
- Roof - Roof Penetrations: Exposed Nails at Boots
- Roof - Roof Penetrations: Loose Boot / Poor Installation
- Exterior - Exterior Wall: Seal Wall Penetration(s)
- Exterior - Trim: Peeling Paint
- Exterior - Trim: Trim - Damaged/Cracked
- Exterior - Trim: Abandoned Hole
- Exterior - Trim: Separated Trim
- Exterior - Doors & Windows: Seal Window Trim
- Exterior - Doors & Windows: Window Screen(s) Missing
- Exterior - Doors & Windows: Window Screen(s) Damage
- Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
- Exterior - Grounds: Tree Debris on Roof
- Exterior - Grounds: Tree Overhang
- Exterior - Grounds: Built-up Planters/Beds
- Exterior - Grounds: Large Trees

- Exterior - Grounds: Tree Roots
- Exterior - Grounds: Trees in Contact with Roof/Structure
- Exterior - Grounds: Vine Growth
- Foundation - Foundation: Evidence of Structural Damage
- Attic - Structure: Evidence Of Moisture Intrusion
- Attic - Structure: No Firestop
- Attic - Insulation: Missing Insulation
- Attic - Exhaust Systems: Bathroom Vents Into Attic
- HVAC - Heating Equipment: Filter Missing
- HVAC - Cooling Equipment: Seal Wall Penetration
- HVAC - Cooling Equipment: Suction Line Insulation
- HVAC - Cooling Equipment: Air Leak
- HVAC - Distribution Systems: Duct Leaking
- HVAC - Fireplace: Firebrick - Minor Cracks
- Plumbing - Water Heating: Flue Too Close To Combustibles
- Plumbing - Water Heating: Burner Cover - Off/Moved
- Plumbing - Water Heating: Combustion Air Vent Separated
- Plumbing - Water Heating: TPR - Termination Not Visible
- Plumbing - Drain, Waste & Vents: Tub - Poor Drainage
- Plumbing - Faucets & Fixtures: Drain Stop Not Working
- Plumbing - Faucets & Fixtures: Sill Cock Leaking
- Plumbing - Faucets & Fixtures: Whirlpool Jets Not Working
- Electrical - Service Entrance & Meter: Service Entrance Conduit - Rust
- Electrical - Fixtures, Switches & Receptacles: Extension Cord
- Electrical - Fixtures, Switches & Receptacles: Light Inoperable
- Electrical - Fixtures, Switches & Receptacles: Loose Receptacles
- Interior - Doors: Broken / Loose / Missing Hardware
- Interior - Windows: Missing Screen
- Interior - Windows: Inoperable Window Lock
- Interior - Windows: Broken Pane
- Interior - Walls: Major Corner Cracks
- Interior - Walls: Poor Patching
- Interior - Carbon Monoxide Detectors: Low/No Battery
- Built-in Appliances - Dishwasher: Door Rub

# 1: INSPECTION DETAILS

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## Information

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**In Attendance**

Client

**Bedrooms**

4

**Bathrooms**

3

**Occupancy**

Occupied, Furnished

**SQFT**

2672

**Type of Home**

Single Family

**Year Built**

1971

**Direction Home Faces**

North

**Addition/Subdivision**

Rolling Creek

**Temperature (approximate)**

95 Fahrenheit (F)

**Weather Conditions**

Clear, Hot, Humid

# 2: ROOF

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Information

**Inspection Method**

Ladder, Roof

**Roof Type/Style**

Hip

**Age (Approx)**

Older than 5 years

**Coverings: Layers**

1 Layer

**Gutters & Downspouts: Gutter**

**Material**

Aluminum

**Chimney: Chimney Type**

Brick

**Coverings: Material**

Asphalt

The Inspector observed no deficiencies in the condition of the roof at the time of the inspection.

**Flashings: Material**

Aluminum

\*Note:

Not all flashing is visible and can be inspected. Although, I always do my best to look in the areas where building standards suggest flashing should be installed.

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Gutters & Downspouts	X			X
2.3	Flashings	X			X
2.4	Roof Penetrations	X			X
2.5	Chimney	X			

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

## Deficiency

2.1.1 Coverings

## NAIL POPS

Observed one or more under-driven nails/fasteners (nail pops). Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.





2.1.2 Coverings

# EXPOSED NAILS/FASTENERS

One or more exposed nails/fasteners were observed. This condition increases the chances of leaks and damage to underlayment in this area. Recommend sealing nails to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.



2.1.3 Coverings

# DAMAGED (MODERATE)

Roof coverings showed moderate damage. Recommend a qualified roofing

professional evaluate and repair.  
Contacting your insurance company to  
verify insurability is always recommended  
as well.

Recommendation

Contact a qualified roofing professional.







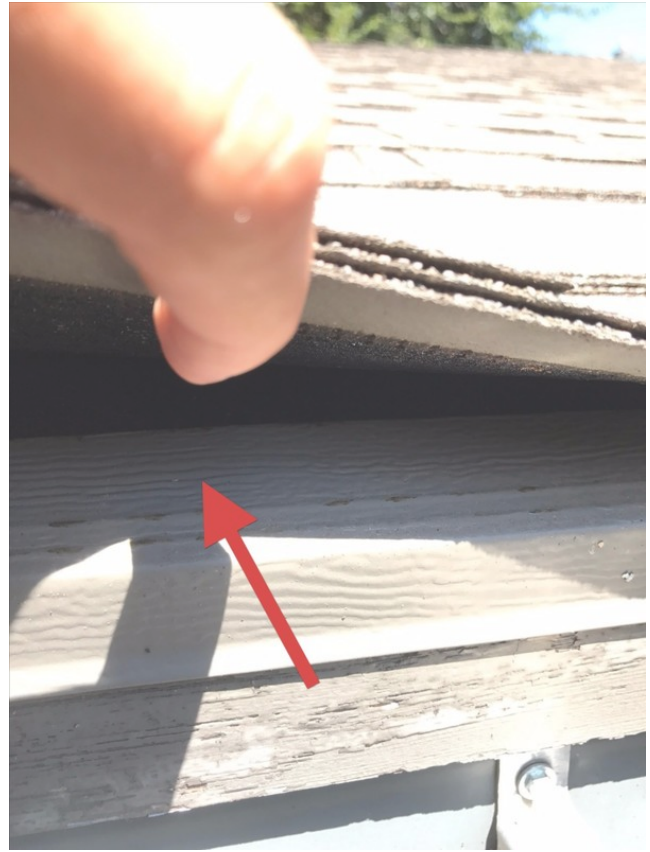
2.1.4 Coverings

## IMPROPER INSTALLATION - UNDERLAYMENT

Inspector observed the underlayment has been improperly installed. At the eaves the underlayment should go over the drip edge flashing. Recommend correction by a qualified professional.

Recommendation

Contact a qualified roofing professional.



2.2.1 Gutters & Downspouts

## GUTTERS MISSING

There are not gutters present all the way around the home. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation

Contact a qualified professional.



2.2.2 Gutters & Downspouts

## DEBRIS BUILD-UP

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

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



2.2.3 Gutters & Downspouts

## DETACHED GUTTER

The gutter(s) is loose and needs to be re-fastened. Recommend correction by qualified professional.

Recommendation

Contact a qualified professional.



2.2.4 Gutters & Downspouts

## DOWNSPOUTS DRAIN NEAR HOUSE

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 a qualified professional adjust or add downspout extensions to drain at least 6 feet from the foundation.

Recommendation

Contact a qualified roofing professional.



2.2.5 Gutters & Downspouts

## GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.





2.3.1 Flashings

## LOOSE/SEPARATED

### CHIMNEY

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



2.3.2 Flashings

## EXPOSED NAILS AT FLASHING

Nails were exposed at flashing(s) and should be properly sealed to prevent moisture intrusion. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



2.3.3 Flashings

## DRIP EDGE CORROSION

Drip edge flashing was completely corroded and underlying materials were damaged by moisture. This damage could be a direct result of the underlayment not being installed correctly. Recommend correction by a qualified professional.

Recommendation

Contact a qualified roofing professional.



## 2.4.1 Roof Penetrations

## EXPOSED NAILS AT BOOTS

One or more exposed nails at the boots. This condition increases the chances of moisture intrusion. Recommend correction by a qualified professional.

**Recommendation**

Contact a qualified professional.



2.4.2 Roof Penetrations

## LOOSE BOOT / POOR INSTALLATION

One or more roof jacks or plumbing boots were loose. This could lead to water intrusion if not properly installed. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



# 3: EXTERIOR

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I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe: A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Information

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**See Foundation Comments**  
See comments in Foundation section regarding structural cracks.

**Exterior Wall: Material**  
Brick

**Trim: Material**  
Wood

**Doors & Windows: Door Material**  
Wood

**Doors & Windows: Window Material**  
Vinyl

**Walkways, Patios & Driveways: Driveway Material**  
Concrete, Gravel

**Walkways, Patios & Driveways: Walkway Material**  
Concrete

**Decks, Balconies, Porches & Steps: Material**  
Concrete

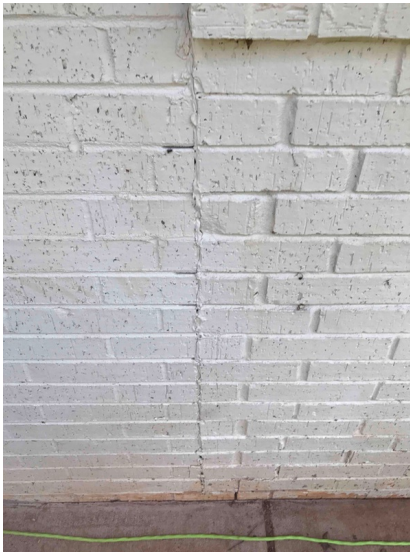
**Grounds: Retaining Wall**  
None

**Exterior Wall: Inspection Method**

Visual

The Inspector observed normal to no deficiencies in the condition of brick exterior walls. Unless otherwise noted in this report.

**Exterior Wall: Expansion Joints**



**Decks, Balconies, Porches & Steps: Appurtenance**

Front Porch

Although appurtenances have been noted, that does not indicate they have been properly inspected. See details of SOP for further clarifications on what the General Home Inspection includes.

**Fence: Fencing Material**

Chain Link

Most fencing responsibility is shared between the properties. Check with your agent about obtaining details from the home owner if you have any questions or concerns.

		IN	NI	NP	D
3.1	Exterior Wall	X			X
3.2	Trim	X			X
3.3	Doors & Windows	X			X
3.4	Walkways, Patios & Driveways	X			X
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Grounds	X			X
3.7	Fence	X			

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**Deficiency**

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3.1.1 Exterior Wall

# SEAL WALL PENETRATION(S)

Exterior wall penetrations or pipes had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

\*see photos for details

Recommendation

Contact a qualified professional.



3.2.1 Trim

## PEELING PAINT

Peeling paint and some moisture damage has been observed in one or more locations of wood trim. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



3.2.2 Trim

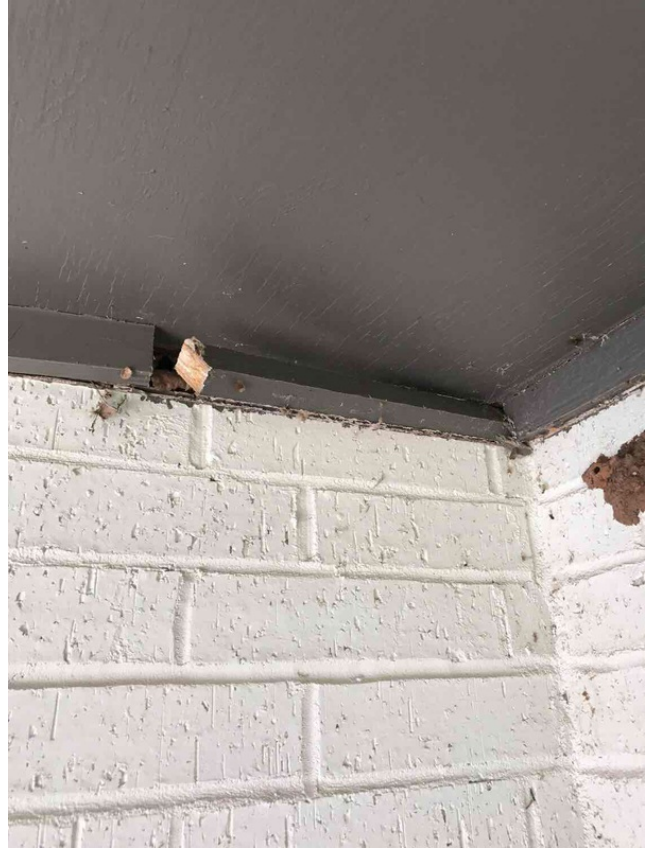
## TRIM - DAMAGED/CRACKED

One or more sections of the trim are damaged. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.





3.2.3 Trim

## ABANDONED HOLE

Exposed hole in the trim. Inspector recommends to seal hole to prevent moisture and pest intrusion. All work should be performed by a qualified professional.

Recommendation

Contact a qualified professional.



3.2.4 Trim



## SEPARATED TRIM

Gaps were observed at one or more locations of trim junctions. Recommend correction by a qualified professional to prevent moisture or insect intrusion.

Recommendation

Contact a qualified professional.







3.3.1 Doors & Windows

## SEAL WINDOW TRIM

One or more gaps were observed at the window trim. Recommend to seal gaps with an approved sealant to prevent not only moisture and pest intrusion but energy loss.

Recommendation

Contact a qualified professional.



3.3.2 Doors & Windows

## WINDOW SCREEN(S) MISSING

One or more windows were missing screens. Recommend replacement of missing screens.

Recommendation

Recommended DIY Project



3.3.3 Doors & Windows

## WINDOW SCREEN(S) DAMAGE

Window screen damage was noted at one or more windows. Recommend correction by replacing damaged screens. All work should be performed by a qualified professional.

Recommendation

Contact a qualified professional.

3.4.1 Walkways, Patios & Driveways

## WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed.  
Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



3.6.1 Grounds

## TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation

Contact a quality handyman.



3.6.2 Grounds

## TREE OVERHANG

Large trees near the house have limbs that overhang the home. Falling limbs due to conditions such as wood decay, high winds or heavy snow loads may cause injury, death or damage. Consider having these trees evaluated by a qualified professional. Evaluating trees lies beyond the scope of the general Home Inspection.

Recommendation

Contact a qualified tree service company.



## 3.6.3 Grounds

**BUILT-UP PLANTERS/BEDS**

Planting beds have been constructed near the exterior walls. Water for plants will eventually soak into soil and may reach soil supporting the foundation. Excessively high moisture levels in soil supporting the foundation can affect its ability to support the weight of the structure above.

No significant movement at the time of inspection. Monitor over time.

## Recommendation

Contact a qualified professional.

## 3.6.4 Grounds

**LARGE TREES**

Roots from trees growing between the home and the street may pose a threat to underground piping. Tree roots can damage or invade and form blockages in sewer pipes. Consider having the main sewer line inspected by video camera to discover any damage that may have occurred in time to negotiate with the seller for the cost of correction.

## Recommendation

Contact a qualified professional.

## 3.6.5 Grounds

## TREE ROOTS

Roots from a tree located near the foundation may cause foundation damage as the tree grows and the root system expands. Monitor this area of the foundation during the growing season (usually May through September) for signs of damage. If signs of damage appear (such as cracks) the tree may need to be removed. The potential for damage from tree roots varies with tree species. Consider evaluation by a qualified arborist.

## Recommendation

Contact a qualified professional.



## 3.6.6 Grounds

## TREES IN CONTACT WITH ROOF/STRUCTURE

Trees were observed to be in contact with the building structure. Recommend qualified professional to trim trees to allow at least 1' of clearance to ensure no damage to building materials.

## Recommendation

Contact a qualified professional.

## 3.6.7 Grounds

## VINE GROWTH

Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time, vine tendrils may damage wall covering materials.

Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. The Inspector recommends removal of the vegetation from exterior walls.

### Recommendation

Contact a qualified professional.





# 4: FOUNDATION

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

## Information

**Foundation: Type**

Slab on Grade

**Foundation: Inspection Method**

Visual

		IN	NI	NP	D
4.1	Foundation	X			X

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

## Deficiency

4.1.1 Foundation

### EVIDENCE OF STRUCTURAL DAMAGE

**⚠ Safety Hazard and/or Requires Immediate Attention**

Evidence of structural damage was found in the wall structure. Recommend a structural engineer evaluate and advise on how to repair.

Recommendation

Contact a qualified structural engineer.









Settling garage slab







# 5: 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.

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.

## Information

**Structure: Access**

Garage  
Pull-down Ladder

**Structure: Framing**

Attic  
Conventional

**Structure: Sheathing**

Plywood, Planking

**Structure: # of Attics**

Above Garage  
1

**Ventilation: Ventilation Type**

Soffit Vents, Turbines

**Insulation: R-value**

38

**Insulation: Insulation Type**

Loose-fill

**Exhaust Systems: Exhaust**

**Fans**

Fan with Light

		IN	NI	NP	D
5.1	Structure	X			X
5.2	Ventilation	X			
5.3	Insulation	X			X
5.4	Exhaust Systems	X			X

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## Deficiency



5.1.1 Structure

## EVIDENCE OF MOISTURE INTRUSION

Area around plumbing vent stack showed signs of water/moisture intrusion. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



5.1.2 Structure

## NO FIRESTOP

**⚠ Safety Hazard and/or Requires Immediate Attention**

Water heater was moved but the chase has not been sealed off. Recommend sealing off abandoned closet for safety to prevent the spread of fire, should one occur. All work should be done by a qualified professional.

Recommendation

Contact a qualified professional.



5.3.1 Insulation

## MISSING INSULATION

The Inspector observed areas of the attic  
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that were missing insulation. Recommend have a qualified professional add insulation to cover appropriately.

Thermal images confirm there was no insulation over the bathroom next to the garage.

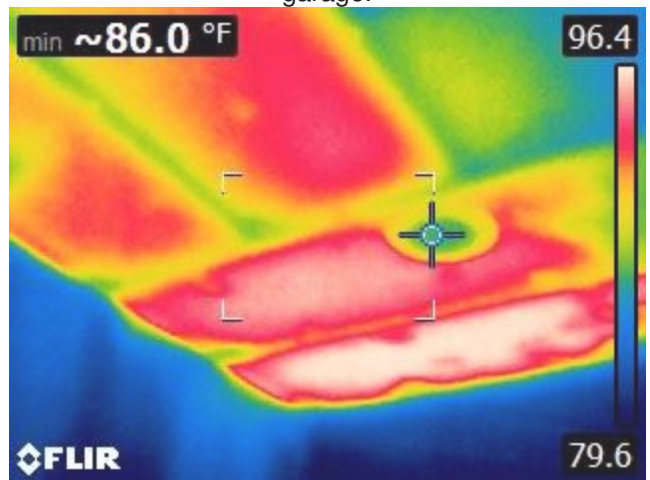
Secondary thermal images indicate some areas of insulation are lacking.

Recommendation

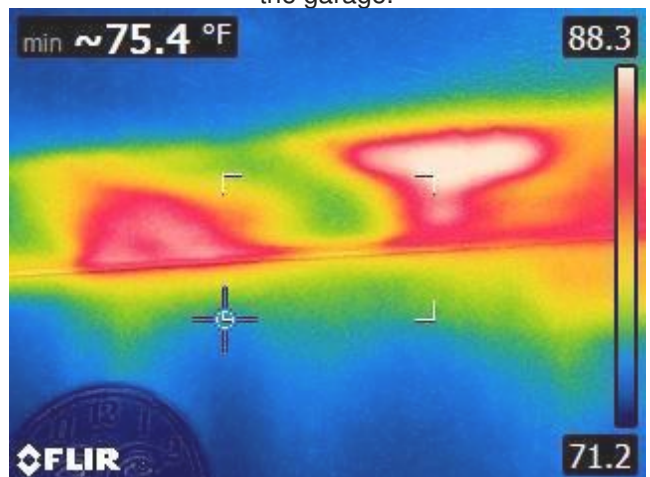
Contact a qualified professional.

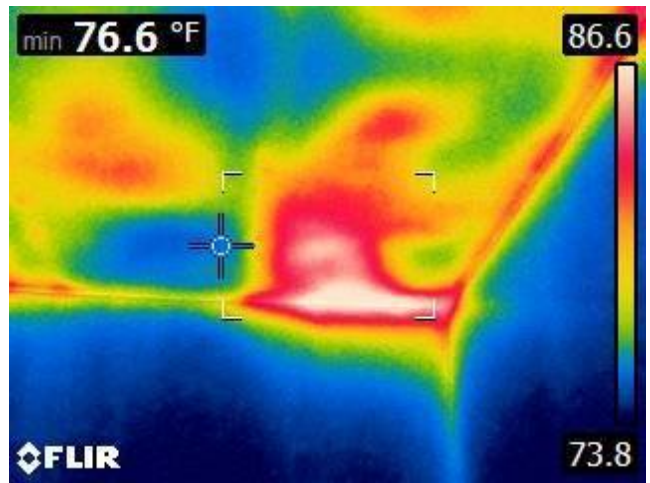
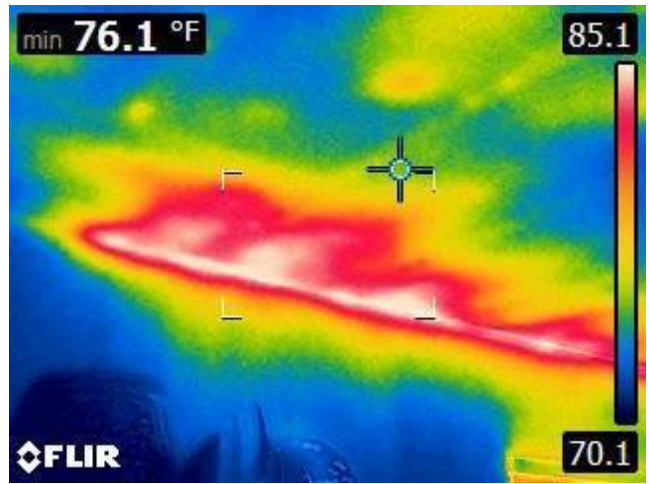


This photo was taken above the bathroom next to the garage.



This thermal image was taken in the bathroom next to the garage.





5.4.1 Exhaust Systems

## BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified HVAC professional.



# 6: HVAC

## Information

### Heating Equipment: Energy Source

Gas

### Heating Equipment: Heating Method

Forced Air

### Heating Equipment: Thermostat

Hallway  
Digital

### Heating Equipment: # Heating Units

1

### Heating Equipment: Age

2011

### Cooling Equipment: Energy Source/Type

Electric

### Cooling Equipment: Age

2011

### Cooling Equipment: # Cooling Units

1

### Distribution Systems: Ductwork

Insulated

### Condensate Line

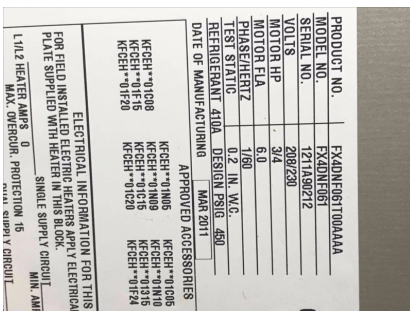
Condensate line noted.



### Heating Equipment: Brand

Carrier

Serial # 1211A90212



**Cooling Equipment: Brand**

Carrier

Serial # 3211E06982



**Cooling Equipment: Disconnect**

Outside - Within Sight

Although the service disconnect for the unit was not operated, it is recommended that it be within sight of the condensing unit itself.

**Cooling Equipment: Temperature Split**

62/83

The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

\*\*\*??\*?\*\*\*

**Fireplace: Type**

Wood Burning, Gas Igniter

At the time of the inspection, the Inspector observed no deficiencies in the condition of the fireplace. It was not operated.

Full inspection of fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).

Find a CSIA-certified inspector near you at <http://www.csia.org/search>

		IN	NI	NP	D
6.1	Heating Equipment	X			X
6.2	Cooling Equipment	X			X
6.3	Distribution Systems	X			X
6.4	Fireplace	X			X

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

## Limitations

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Cooling Equipment

### WALL AND WINDOW MOUNTED AC

Wall and window mounted AC systems are not required to be inspected and therefore, were not inspected on reported date and time of inspection.

## Deficiency

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6.1.1 Heating Equipment

### FILTER MISSING

The furnace filter was missing.  
Recommend replacement.

Recommendation

Contact a qualified HVAC professional.



6.2.1 Cooling Equipment

### SEAL WALL PENETRATION

The hole in the exterior wall-covering cut to allow penetration of air-conditioning lines should be sealed with an appropriate sealant to prevent moisture and insect entry.

Recommendation

Contact a qualified professional.

6.2.2 Cooling Equipment

# SUCTION LINE INSULATION

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC professional.

Recommendation

Contact a qualified professional.



Condensation dripping on framing members.

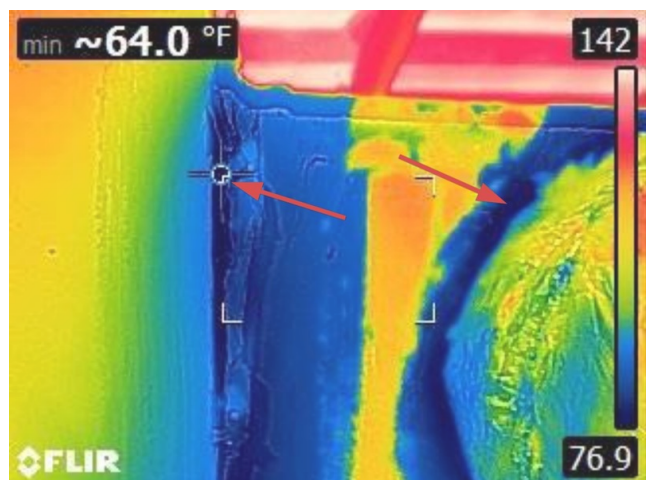
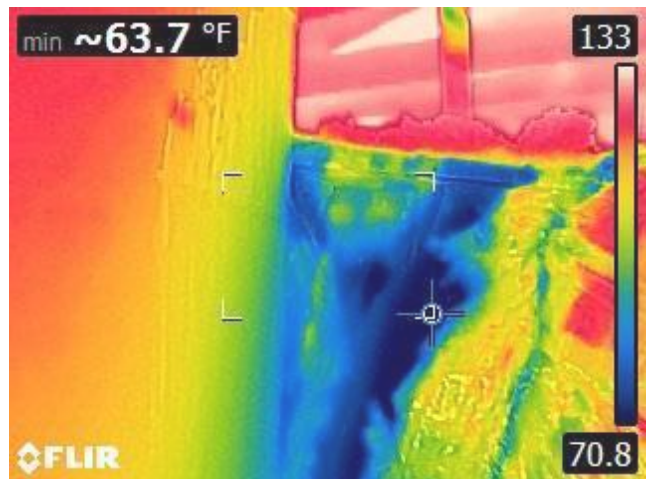
6.2.3 Cooling Equipment

# AIR LEAK

The Inspector observed an air leak at the plenum and ductwork connection in the attic. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.





6.3.1 Distribution Systems

## DUCT LEAKING

Air supply duct was leaking air. Recommend correction by a qualified HVAC professional.

Recommendation

Contact a qualified HVAC professional.

6.4.1 Fireplace

## FIREBRICK - MINOR CRACKS

One or more minor cracks were observed in the fire brick mortar. Recommend monitor over time and repair as necessary.

Recommendation

Contact a qualified professional.



## 7: PLUMBING

---

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

### Information

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**Water Supply: Water Source**

Public

**Water Supply: Main Water**
**Shut-off**

Street

**Water Heating: Power**
**Source/Type**

Gas

**Water Heating: # Of Water Heaters**

2

**Water Heating: Location**

Washer/Dryer Area, Hallway

**Water Heating: Capacity**

40 gallons

**Water Heating: Age**

2011

**Drain, Waste & Vents: Sewage System Type**

Public

**Drain, Waste & Vents: Waste & Vent Pipe Material**

PVC

**Faucets & Fixtures:**
**Distribution Material**

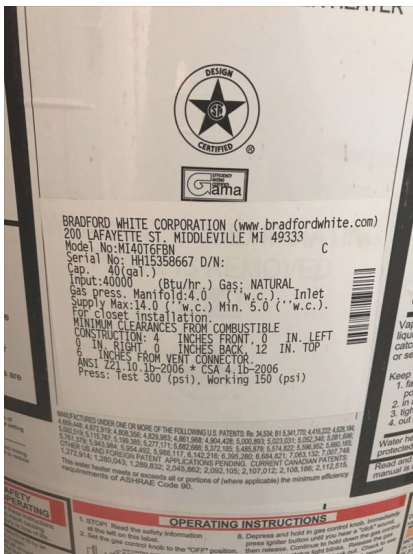
Pex

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

**Water Heating: Manufacturer**

Bradford & White  
Serial # HH15358667

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. For the elderly, young, or those more sensitive consider lowering at your discretion.



		IN	NI	NP	D
7.1	Water Supply	X			
7.2	Water Heating	X			X
7.3	Drain, Waste & Vents	X			X
7.4	Faucets & Fixtures	X			X
7.5	Fuel Storage & Distribution Systems	X			

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

**Deficiency**

7.2.1 Water Heating

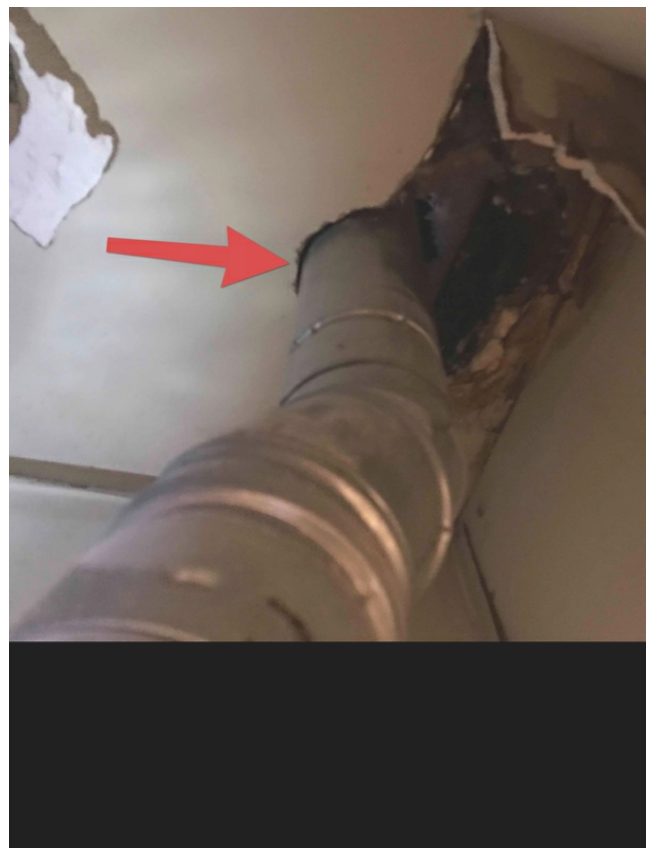
# FLUE TOO CLOSE TO COMBUSTIBLES

**⚠ Safety Hazard and/or Requires Immediate Attention**

The exhaust flue for the water heater(s) had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a qualified professional.

Recommendation

Contact a qualified professional.



7.2.2 Water Heating

## BURNER COVER - OFF/MOVED

The cover for the water heater burner is off or not properly set. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



7.2.3 Water Heating

## COMBUSTION AIR VENT SEPARATED

**⚠ Safety Hazard and/or Requires Immediate Attention**

B vent for combustion air was not properly connected or disconnected completely. Recommend correction to ensure the vents are providing the proper combustion air to the water heater. All work should be performed by a qualified professional.

Recommendation

Contact a qualified professional.



7.2.4 Water Heating

# TPR - TERMINATION NOT VISIBLE

**⚠ Safety Hazard and/or Requires Immediate Attention**

The TPR valve did not discharge within sight. Recommend correction by a qualified professional for safety.

TPR discharges behind the washing machine. It also has a small drip cap on the end of the pipe. This also is not recommended.

Recommendation

Contact a qualified professional.



7.3.1 Drain, Waste & Vents

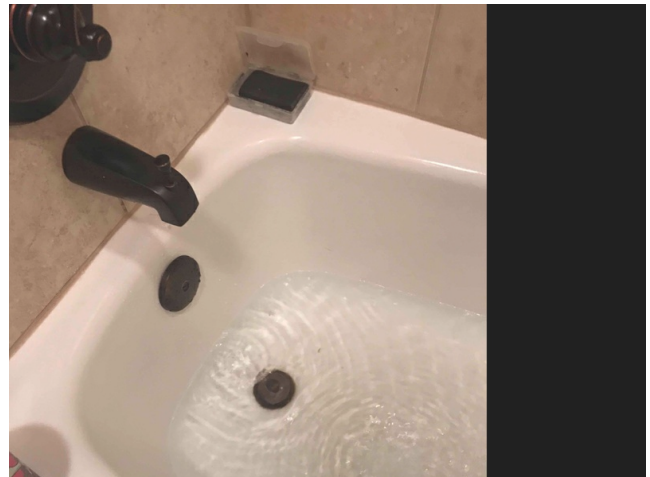
# TUB - POOR DRAINAGE

HALLWAY BATHROOM

The tub(s) had poor drainage at the time of the inspection. The Inspector recommends that an evaluation and any necessary work be performed by a qualified plumbing professional.

Recommendation

Contact a qualified professional.



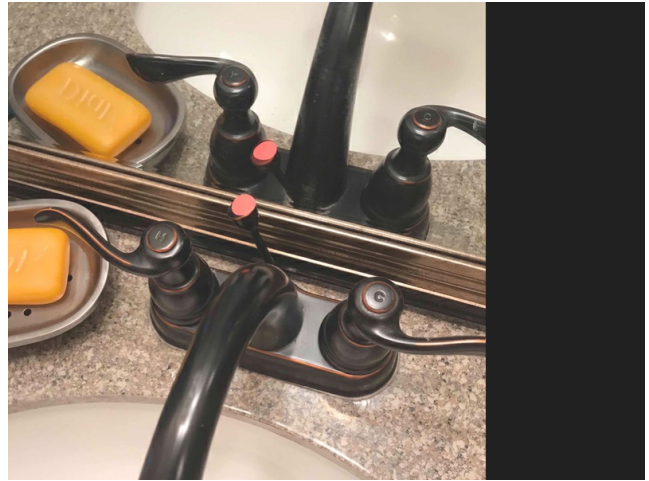
7.4.1 Faucets & Fixtures

## DRAIN STOP NOT WORKING

Inspector observed the mechanical drain stop to not be working at the time of inspection. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



7.4.2 Faucets & Fixtures

## SILL COCK LEAKING

The inspector observed a leaking sill cock (hose bib) that was leaking at the handle. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



7.4.3 Faucets & Fixtures

## WHIRLPOOL JETS NOT WORKING

One or more jets for the whirlpool tub were not operating properly. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



# 8: ELECTRICAL

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductor's insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

## Information

<p><b>Service Entrance &amp; Meter:</b> <b>Electrical Service Conductors</b> Below Ground</p>	<p><b>Service Entrance &amp; Meter:</b> <b>Meter Location</b> Rear</p>	<p><b>Main Service Panel: Main Panel Location</b> Garage</p>
<p><b>Main Service Panel: Main Disconnect</b> @ Main Panel, Breakers</p>	<p><b>Main Service Panel: Panel Type</b> Circuit Breaker</p>	<p><b>Main Service Panel: Amperage</b> 200 AMP</p>
<p><b>Main Service Panel: Grounding</b> Unknown</p>	<p><b>Main Service Panel: Panel Manufacturer</b> Unknown</p>	<p><b>Branch Circuit Wiring: Branch Circuit Wiring Method</b> Romex (NM)</p>
<p><b>Branch Circuit Wiring: Branch Circuit Wiring Type</b> Unknown</p>		



**Orange Dot Indicators**

Deficiencies and noted components of the electrical system will be identified by a small sticker, usually bright orange. I use these as a visual note to make aware the buyer and seller of potential safety or other issue with the particular component. These are not removed at the end of the inspection.

		IN	NI	NP	D
8.1	Service Entrance & Meter	X			X
8.2	Main Service Panel		X		
8.3	Branch Circuit Wiring	X			
8.4	Fixtures, Switches & Receptacles	X			X
8.5	Attic	X			

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**Limitations**

Main Service Panel

**NO ACCESS**

The Service panel was not accessible at the time of the inspection. It should be made accessible and evaluated by a qualified electrical professional before the expiration of your Inspection Objection Deadline.

**Deficiency**

8.1.1 Service Entrance & Meter

**SERVICE ENTRANCE CONDUIT - RUST**

Underground conduit for the service entrance was moderately rusted. Recommend to monitor over time.

Recommendation

Contact a qualified electrician.



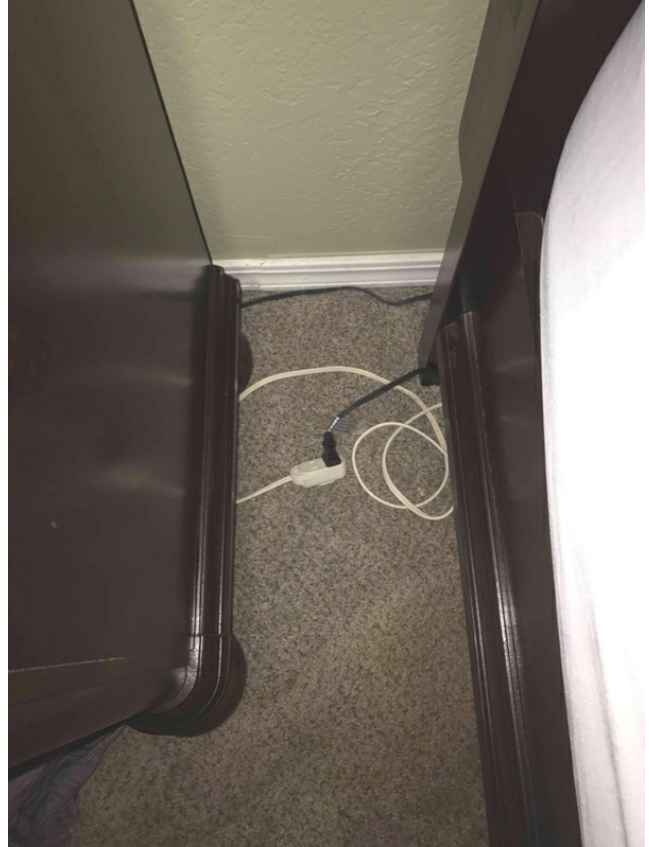
## 8.4.1 Fixtures, Switches &amp; Receptacles

**EXTENSION CORD**

Extension cord used as permanent wiring was visible and noted in its location. This condition is a potential fire hazard. The Inspector recommends that any such wiring be removed and replaced with properly-installed, approved wiring by a qualified professional.

## Recommendation

Contact a qualified professional.



## 8.4.2 Fixtures, Switches &amp; Receptacles

**LIGHT INOPERABLE**

One or more lights are not operating. New light bulb possibly needed.

## Recommendation

Contact a qualified electrician.





8.4.3 Fixtures, Switches & Receptacles

# LOOSE RECEPTACLES

**⚠ Safety Hazard and/or Requires Immediate Attention**

One or more electrical receptacles were improperly secured and moved when a plug was inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical professional.

Recommendation

Contact a qualified professional.



## 9: INTERIOR

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I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

### Information

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#### Windows: Window Type

Double-hung

#### Floors: Floor Coverings

Hardwood, Tile, Carpet

#### Walls: Wall Material

Gypsum Board

#### Ceilings: Ceiling Material

Gypsum Board

#### Countertops & Cabinets:

##### Countertop Material

Granite, Composite

#### Countertops & Cabinets:

##### Cabinetry

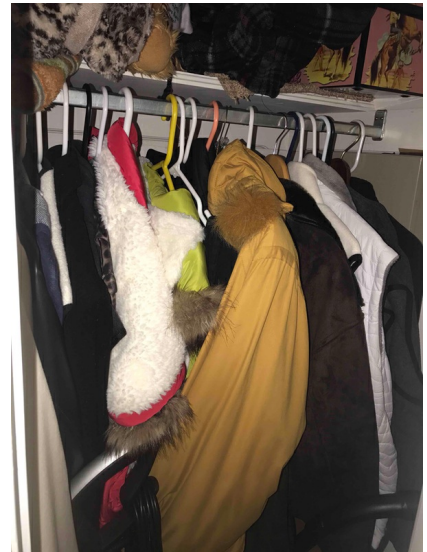
Wood

#### Orange Dot Indicators

Deficiencies and noted components of the interior of the home will be identified by a small sticker, usually bright orange. I use these as a visual note to make aware the buyer and seller of potential safety or other issue with the particular component. These are not removed at the end of the inspection.

**Storage Of Personal Belongings**

At the time of the inspection, the occupant's stored belongings/furniture significantly limited the Inspector's view of some or all rooms of the home. Not all aspects of the garage were observed and or inspected, unless otherwise noted in this report.



**Smoke Detectors: Type**

Direct Wired

The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated, and none will ever need batteries. Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated.

		IN	NI	NP	D
9.1	Doors	X			X
9.2	Windows	X			X
9.3	Floors	X			
9.4	Walls	X			X
9.5	Ceilings	X			
9.6	Steps, Stairways & Railings	X			
9.7	Countertops & Cabinets	X			
9.8	Smoke Detectors		X		
9.9	Carbon Monoxide Detectors	X			X

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### Deficiency

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9.1.1 Doors

# BROKEN / LOOSE / MISSING HARDWARE

## LIVING ROOM

One or more doors were observed to have missing/broken/loose hardware.  
Recommend correction by a qualified professional.

### Recommendation

Contact a qualified professional.



Rear sliding glass door.



Master Bedroom closet door.



9.2.1 Windows

## MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



9.2.2 Windows

## INOPERABLE WINDOW LOCK

One or more window locks did not operate or did not properly line up. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



9.2.3 Windows

## BROKEN PANE

One or more windows were observed to be broken or cracked. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.



9.4.1 Walls

## MAJOR CORNER CRACKS

Cracking visible at the corners of doors and windows. Indicate soil movement, which is a structural concern and should be evaluated by a structural engineer.

Recommendation

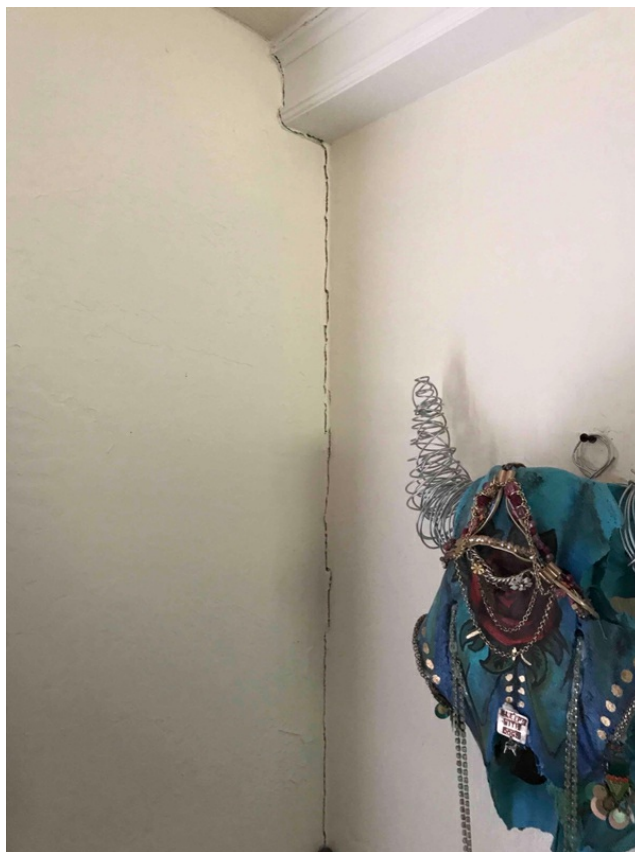
Contact a qualified structural engineer.

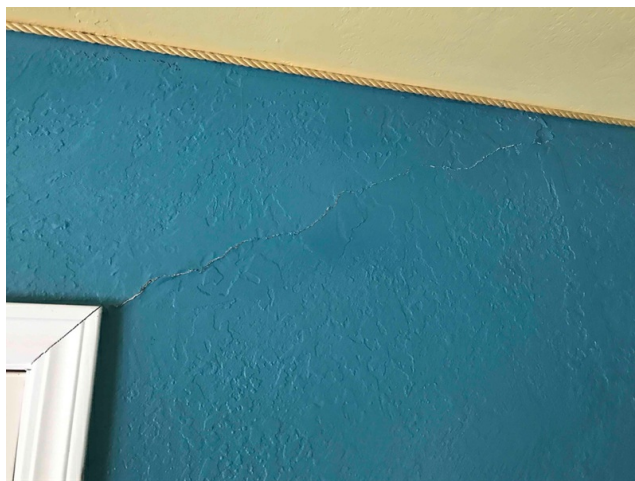


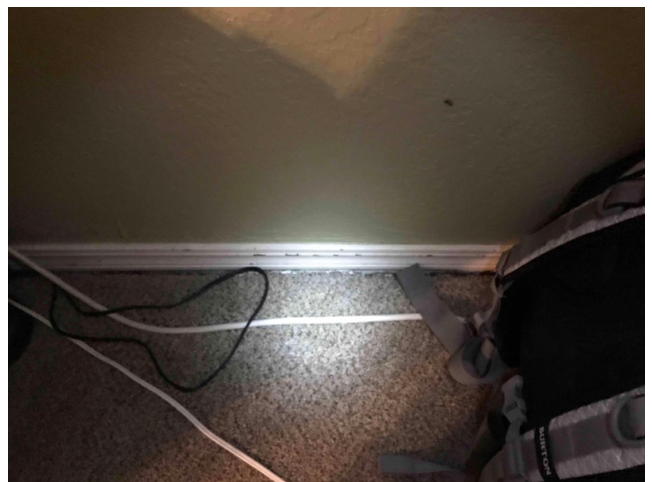




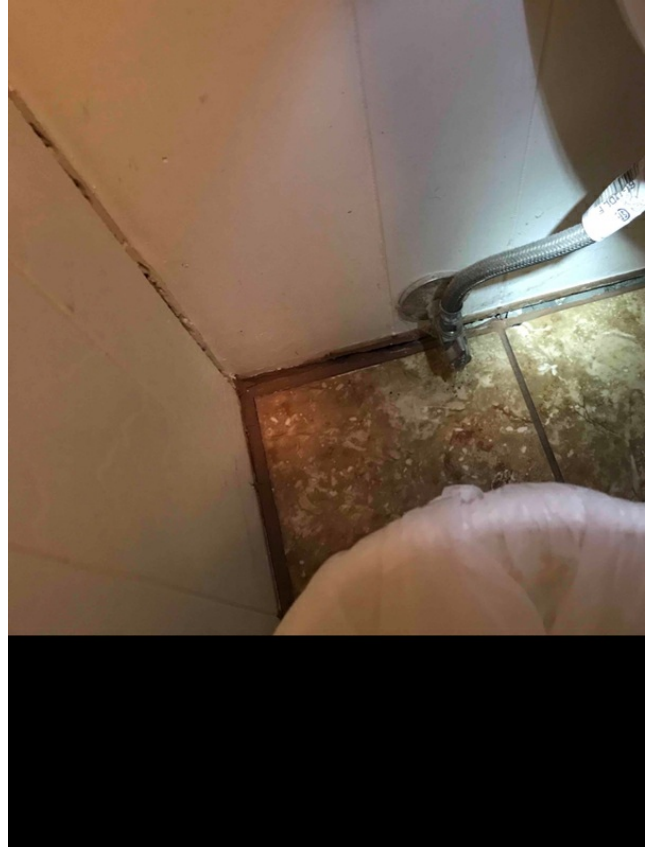














This crack was observed under the kitchen sink.

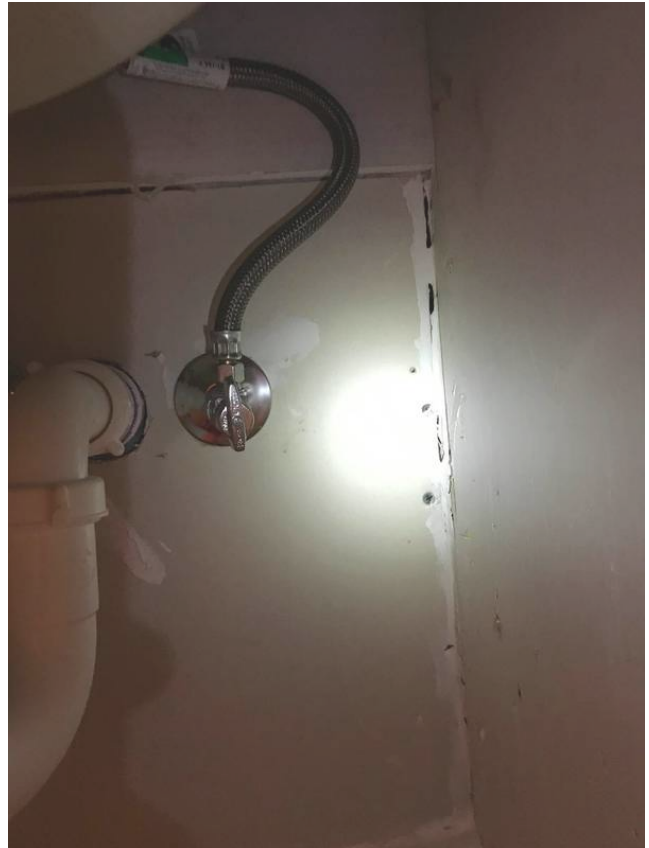
9.4.2 Walls

## POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



9.9.1 Carbon Monoxide Detectors

## LOW/NO BATTERY

Carbon monoxide detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project



# 10: BUILT-IN APPLIANCES

10.1 The inspector shall inspect: F. **installed** ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is **NOT** required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

## Information

**Dishwasher: Brand**

GE

		IN	NI	NP	D
10.1	Dishwasher	X			X
10.2	Refrigerator		X		
10.3	Range/Oven/Cooktop		X		
10.4	Garbage Disposal	X			
10.5	Laundry Room		X		

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

## Limitations

**Range/Oven/Cooktop** not inspected.

Refrigerator

### PRESENT - NOT INSPECTED

A refrigerator was present at the home but was not inspected.

Laundry Room

### WASHER & DRYER

Washer and dryer were presently installed at the time of the inspection. The Inspector disclaims liability to the areas surrounding the appliances that hinder the view and ability to be properly inspected.

## Deficiency

10.1.1 Dishwasher

### DOOR RUB

Dishwasher door slightly rubs cabinet when it's being closed. Inspector recommends door or unit to be adjusted to ensure no damage is done to cabinetry. All work should be done by qualified professional.

Recommendation

Contact a qualified professional.



# 11: GARAGE

## Information

**Garage Structure: Type**

Attached

**Garage Door & Opener: # Of Vehicle Doors**

1

**Garage Door & Opener: Material**

Aluminum, Non-insulated

**Garage Door & Opener: Type**

Double Overhead

**Garage Door & Opener: Safety Sensors**

Photoelectric

**Storage Of Personal Belongings**

At the time of the inspection, the occupant's stored belongings significantly limited the Inspector's view of the garage. Not all aspects of the garage were observed and or inspected, unless otherwise noted in this report.



**Cosmetic Damage**

Minor cosmetic damage noted.



		IN	NI	NP	D
11.1	Garage Structure	X			
11.2	Garage Door & Opener	X			

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