



HOMEXAM
231-409-2530
john@homexam.net
<https://www.homexam.net>



RESIDENTIAL PROPERTY INSPECTION

1234 Main St.
Traverse City MI 49686

Buyer Name
05/08/2018 9:00AM



Inspector
John Hackbarth
InterNachi Certified Inspector
231-409-2530
john@homexam.net



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

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<p>This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH. This inspection is a tool to assist you in your buying decision, it should be used alongside the seller's disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.</p>	
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YOUR REPORT

Thankyou for choosing **HomeXam** to inspect your home! **Please read your entire inspection report.** If you have any questions during the closing process, please ask us. We strive to perform every home inspection in accordance with the standards of practice as set forth by InterNachi. (International Association of Certified Home Inspectors)This report is based on a visual inspection of the structure with a focus on safety and function, not on current building codes. Any recommendations made by HomeXam should be addressed prior to closing. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

Comment Key - Definitions

This report divides deficiencies into three categories;

Maintenance Items/Minor Defects - Components found to be in need of general maintenance or minor repairs. Typically these items represent a less significant cost to address than items in the next two categories and can be handled by a **Homeowner** or **Handyman**. Also included are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional.

Recommendations/ Moderate Defect - Items or components that were found to include a deficiency that if not addressed could become serious. Some types of safety concerns may be included in this category. Repairs are recommended for optimal performance or to avoid future problems or safety concerns. Items categorized in this manner typically require repairs from a **Qualified Contractor** and are not considered routine maintenance for the homeowner.

Safety Hazard/Major Defect - Items or components that represented a safety hazard, significant defect or were not functional. May or may not require a major expense to correct. Safety items should be addressed immediately. Items in this category require further evaluation and repair by a **Qualified Contractor**.

These categorizations are in our professional opinion and based on what we observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.

Orientation:

Unless otherwise noted, any references to "left" or "right" will be assuming we are looking at the house from the street side and facing the front of the home.

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1. Definitions and Scope

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, 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.

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said

components / appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide .Recommended reading - [A Brief Guide to Mold Moisture and Your Home](#)

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual or company whom is either licensed or certified in the field of concern. If we recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

THERMAL IMAGING: Infrared cameras are used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting <http://prohitn.com/component-life-expectancies/>

PHOTOGRAPHS: Several photos are included in your inspection report. These photos

are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Notice to Third Parties: This report is the property of HomeXam LLC and the Client named herein and is **non-transferrable** to any and all third-parties or subsequent buyers. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD / DEFECT

-  3.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
-  3.2.2 Roof - Roof Drainage Systems: Partial Gutter
-  3.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Deterioration
-  4.3.1 Exterior - Exterior Doors: Rot at door jambs
-  4.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
-  4.4.2 Exterior - Walkways, Patios & Driveways: Driveway Draining Towards Home
-  4.4.3 Exterior - Walkways, Patios & Driveways: Driveway Trip Hazard
-  4.5.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
-  4.5.2 Exterior - Decks, Balconies, Porches & Steps: Ledger Board Improperly Installed
-  4.5.3 Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe
-  4.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
-  4.7.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Cracks
-  5.1.1 Structural Components - Foundation: Foundation Cracks - Minor
-  6.1.1 Heating - Equipment: Needs Servicing/Cleaning
-  6.4.1 Heating - Vents, Flues & Chimneys: Fireplace Chimney
-  6.5.1 Heating - Presence of Installed Heat Source in Each Room: No heat duct
-  8.1.1 Plumbing - Main Water Shut-off Device: Corrosion
-  8.2.1 Plumbing - Drain, Waste, & Vent Systems: Improper Connection
-  8.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Pan
-  9.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
-  9.6.1 Electrical - Smoke Detectors: Inadequet smoke detecors throughout house
-  9.7.1 Electrical - Carbon Monoxide Detectors: No carbom monoxide detectors were observed
-  10.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
-  11.3.1 Doors, Windows & Interior - Floors: Carpet Worn
-  11.4.1 Doors, Windows & Interior - Walls: Drywall Cracking
-  12.1.1 Appliances - Dishwasher: Improperly Installed Drain Pipe
-  13.2.1 Garage - Floor: Minor cracking and chipping
-  13.5.1 Garage - Garage Door Opener: Garage door sensor

 13.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Furnished, Occupied

Style

Salt Box

Temperature (approximate)

70 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Dry

Inspection Details

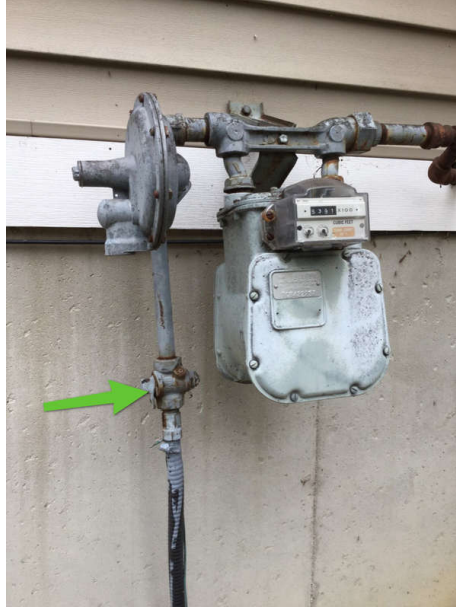
2: UTILITY SHUT OFF LOCATIONS

Information

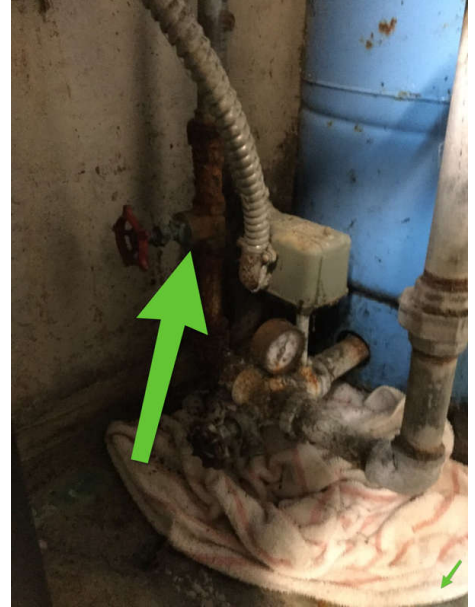
Electric: Main Electrical Shut off



Gas: Gas shut off location



Water: Main Water Shut Off



Well head: Well head location



3: ROOF

Information

Inspection Method

Physically walked the roof

Roof Type/Style

Gable

General Observations

No defects were noted with shingles or roof at time of inspecton

No defects with shingles or roof were noted at time of inspectoion

Flashings: Material

Aluminum

Skylights, Chimneys & Other

Roof Penetrations: Furnace vent

Skylights, Chimneys & Other

Roof Penetrations: Chimney



Coverings: Material

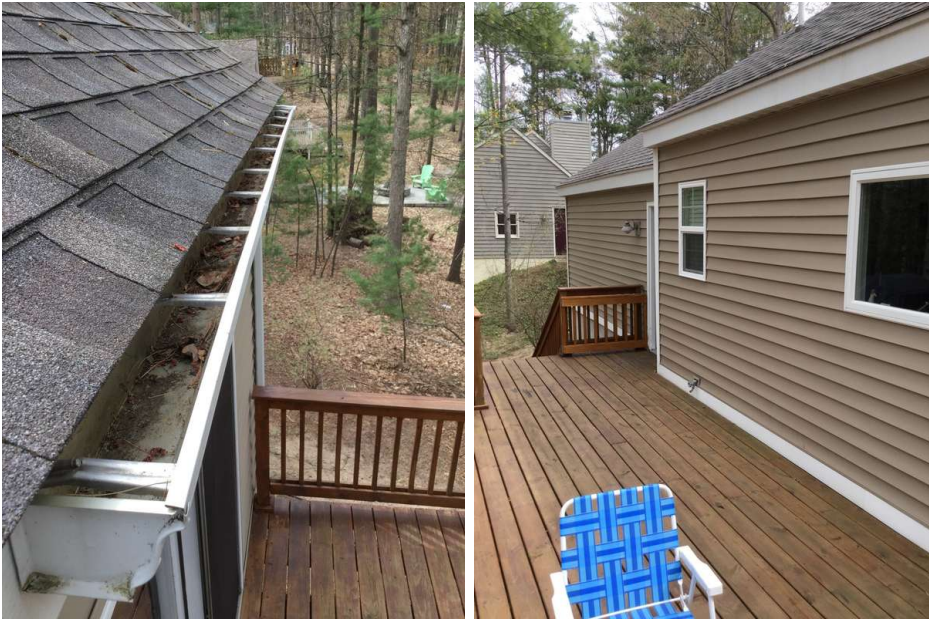
Asphalt



Roof Drainage Systems: Gutter Material

Seamless Aluminum

Gutter needs cleaning out



Skylights, Chimneys & Other Roof Penetrations: Vent pipe



Observations

3.2.1 Roof Drainage Systems

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 contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



3.2.2 Roof Drainage Systems



PARTIAL GUTTER

Gutters not installed on most of home. Only covering part of the back deck over the French door. This is just an FYI

Recommendation

Contact a qualified gutter contractor

3.4.1 Skylights, Chimneys & Other Roof Penetrations



CHIMNEY CAP DETERIORATION

Chimney cap is showing signs of significant rusting. Recommend painting.

Recommendation

Contact a qualified chimney contractor.

4: EXTERIOR

Information

Elevations: Front



Elevations: Right



Elevations: Rear



Elevations: Left



Siding, Flashing & Trim: Siding Material
Vinyl



Siding, Flashing & Trim: Siding Style
Clapboard

Walkways, Patios & Driveways:
Front stoop



Decks, Balconies, Porches & Steps: Material

Wood

Eaves, Soffits & Fascia: Eaves and soffits



Exterior Doors: Exterior Entry Door

Fiberglass, Steel, Wood



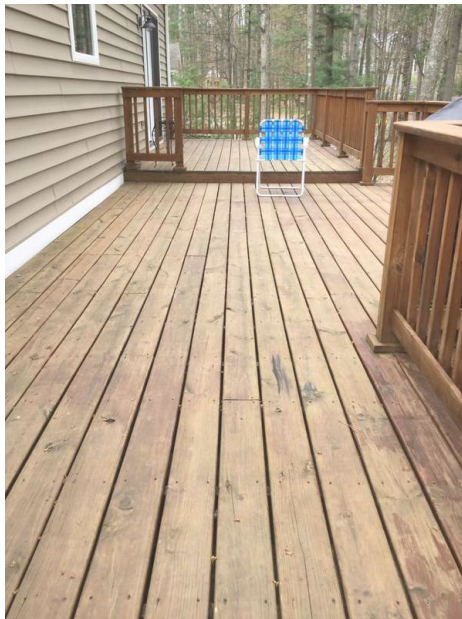
Walkways, Patios & Driveways: Driveway Material

Asphalt



Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps



Observations

4.3.1 Exterior Doors

ROT AT DOOR JAMBS

Rot observed at the bottom of door jams by the back deck.

Recommendation

Contact a qualified professional.

 Recommendation



4.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

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

Recommendation

Contact a handyman or DIY project



Maintenance Item



4.4.2 Walkways, Patios & Driveways

DRIVEWAY DRAINING TOWARDS HOME

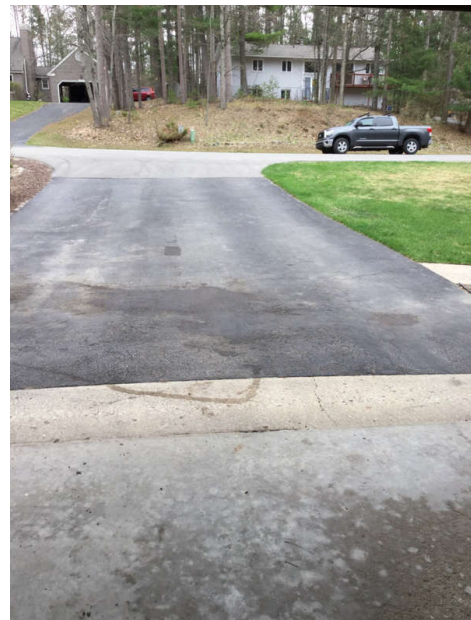
The driveway has a negative slope and drains towards the structure. No water intrusion was noted but recommend monitoring for possible future water intrusion.

Recommendation

Contact a qualified driveway contractor.



Recommendation



4.4.3 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.

Recommendation

Recommended DIY Project

 Recommendation



4.5.1 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project

 Maintenance Item

4.5.2 Decks, Balconies, Porches & Steps

LEDGER BOARD IMPROPERLY INSTALLED

 Recommendation

The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse. Recommend that the deck and/or ledger board be properly attached by qualified contractor.

Recommendation

Contact a qualified deck contractor.



4.5.3 Decks, Balconies, Porches & Steps



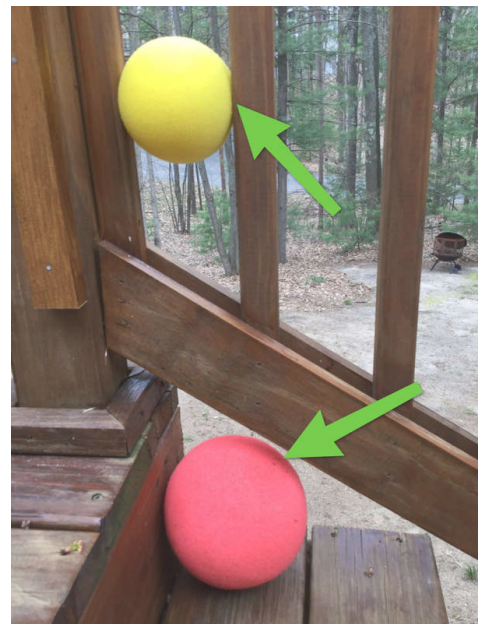
Safety Hazard / Defect

RAILING UNSAFE

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

Recommendation

Contact a qualified deck contractor.



4.7.1 Vegetation, Grading, Drainage & Retaining Walls



Recommendation

NEGATIVE GRADING

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

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

Recommendation

Contact a qualified landscaping contractor



4.7.2 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

RETAINING WALL CRACKS

Retaining wall is showing signs of failing. Recommend qualified contractor evaluate and repair.

Recommendation

Contact a qualified landscaping contractor



5: STRUCTURAL COMPONENTS

Information

Inspection Method

Visual

Foundation: Material

Poured Concrete Wall

Floor Structure: Material

Wood Joists



Floor Structure: Sub-floor

OSB

Floor Structure: Basement/Crawlspace Floor

Concrete

Ceiling Structure: Truss construction

Truss and rafter combination construction

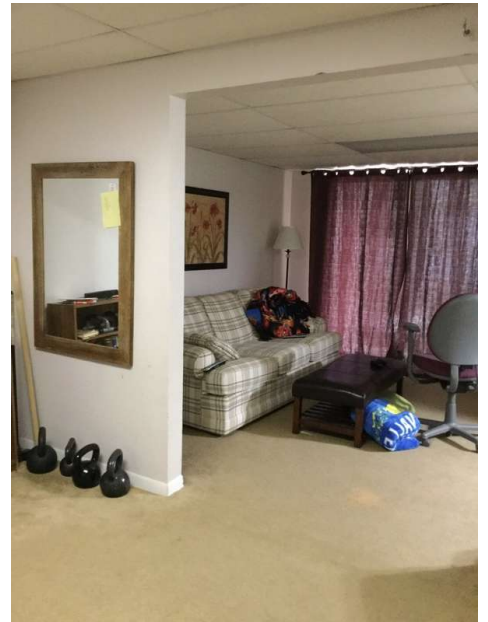


Limitations

Basements & Crawlspaces

FINISHED WALLS IN BASEMENT

Basement walls were finished preventing the inspection of much of the foundation.



Observations

5.1.1 Foundation

FOUNDATION CRACKS - MINOR

 Maintenance Item

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Recommend monitoring.



6: HEATING

Information

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air

Normal Operating Controls:

Thermostat

Living Room

Thermostat operated furnace properly.



Distribution Systems: Ductwork

Non-insulated

Vents, Flues & Chimneys:

Fireplace



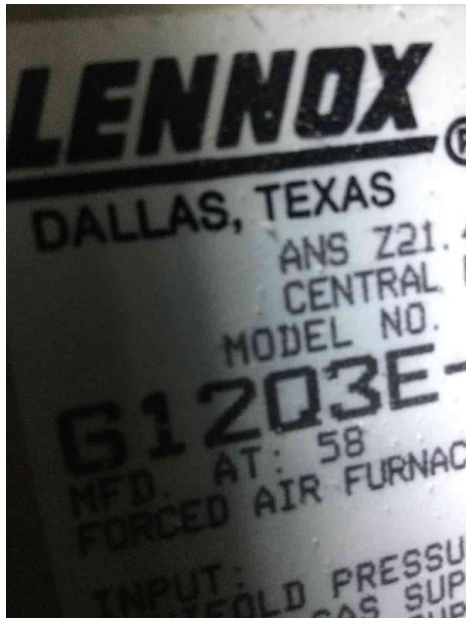
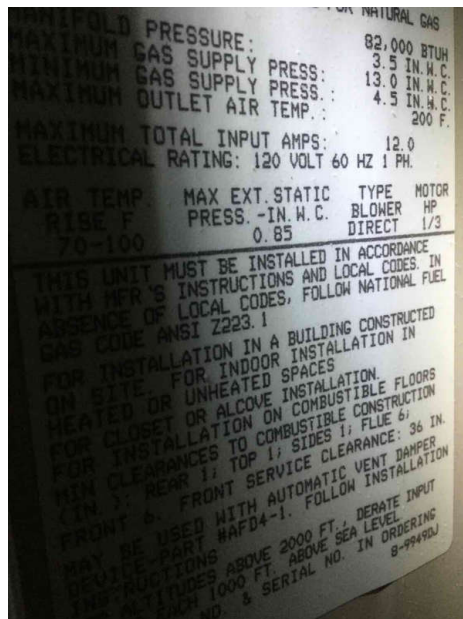
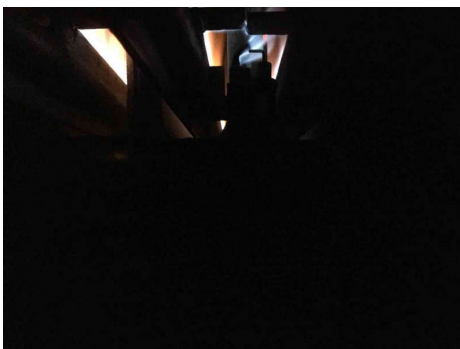
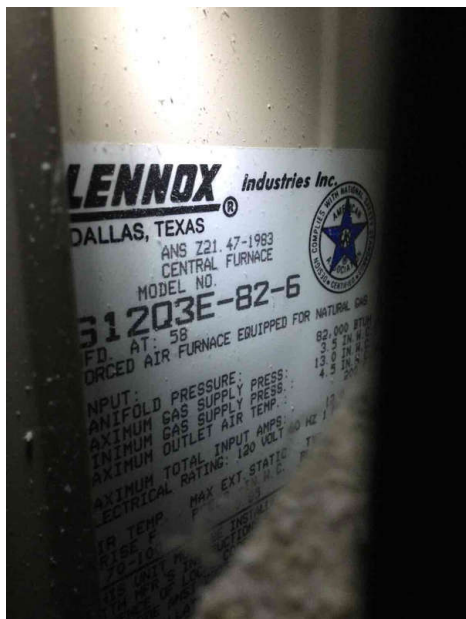
AFUE Rating

80%

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

Equipment: Brand

Lennox



Observations

6.1.1 Equipment

NEEDS SERVICING/CLEANING

Recommendation

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify safe.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

6.4.1 Vents, Flues & Chimneys

FIREPLACE CHIMNEY

Recommendation

Recommend cleaning fireplace chimney prior to first use.

Recommendation

Contact a qualified chimney sweep.

6.5.1 Presence of Installed Heat Source in Each Room



NO HEAT DUCT

No heat duct in laundry room.

Recommendation

Contact a qualified professional.

7: COOLING

Information

Cooling System

Home did not have central air cooling

8: PLUMBING

Information

Filters

None

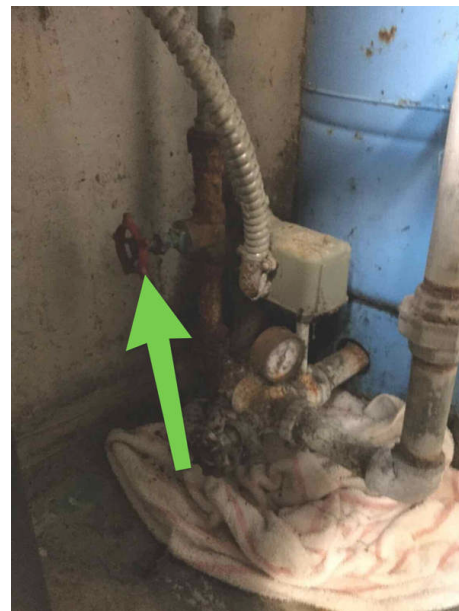
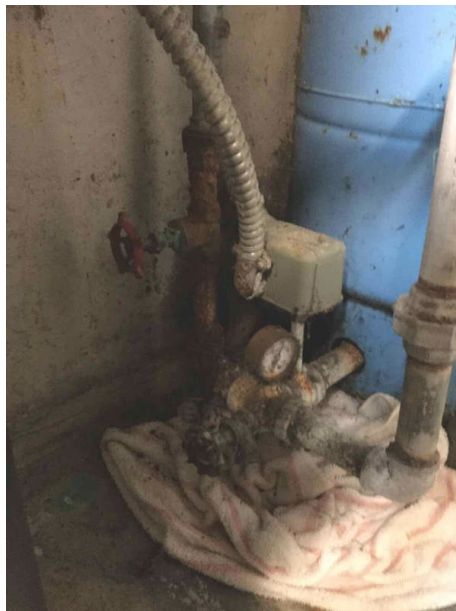
Water Source

Well

Main Water Shut-off Device:

Location

Basement



Drain, Waste, & Vent Systems:

Drain Size

1 1/2", 4", 2"

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Galvanized

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

Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

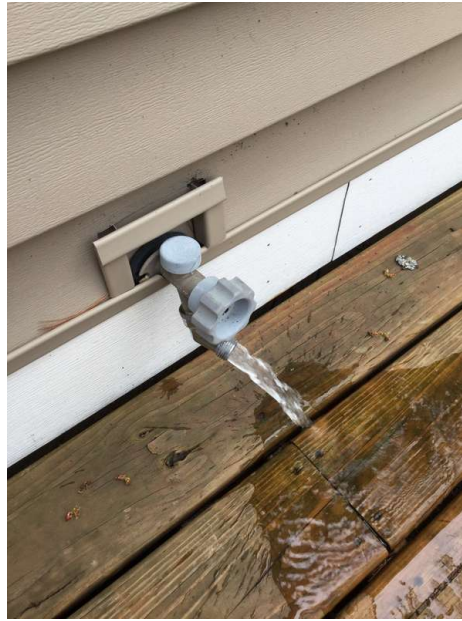
Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Sump Pump: Location

Not Present

Water Supply, Distribution Systems & Fixtures: Outside Hose Bibs



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Richmond

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

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



Observations

8.1.1 Main Water Shut-off Device

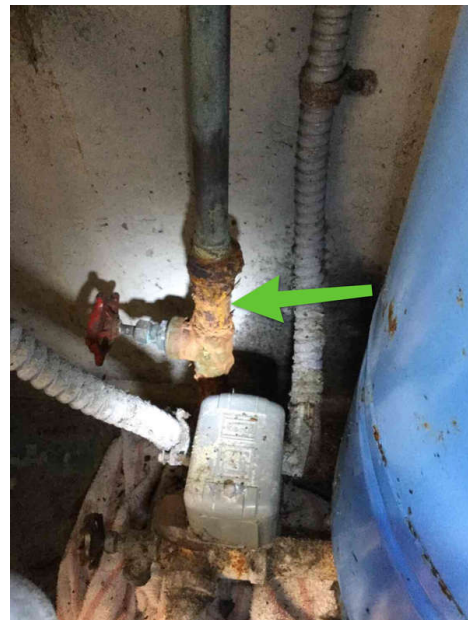
CORROSION

Water main shut-off shows signs of corrosion. Recommend a qualified plumber evaluate.

Recommendation

Contact a qualified plumbing contractor.





8.2.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

BASEMENT AND UNDER KITCHEN SINK

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair. (There was electrical tape wrapped around plumbing pipes)

Recommendation

Contact a qualified plumbing contractor.



8.4.1 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

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

Recommendation

Contact a qualified plumbing contractor.

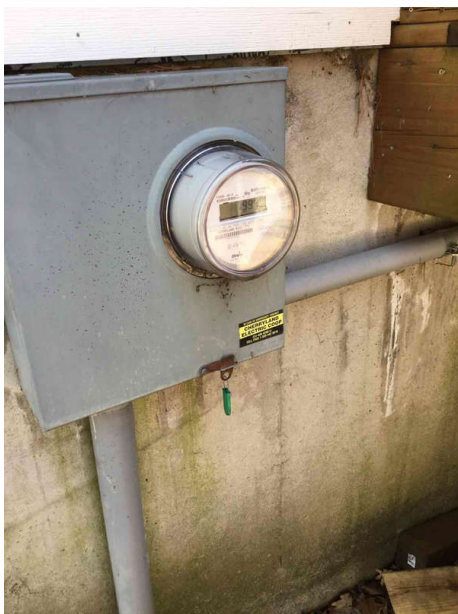


9: ELECTRICAL

Information

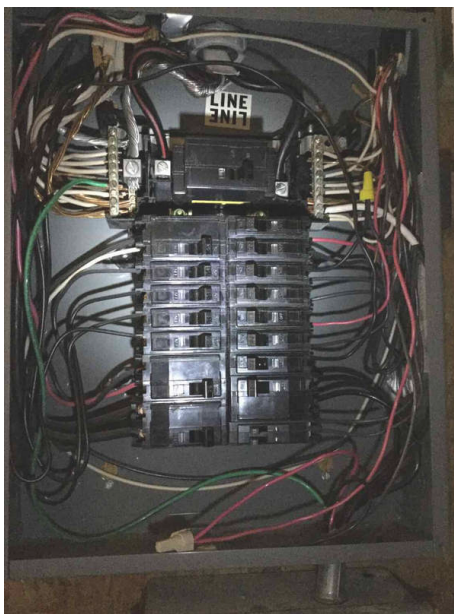
**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, 220 Volts,
Aluminum



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

Basement



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

200 AMP

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

Square D

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

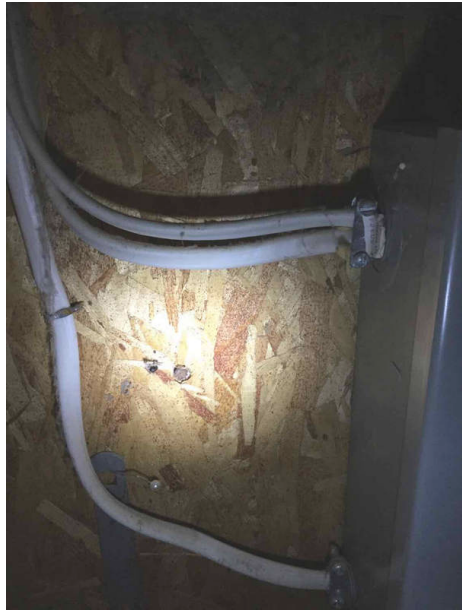
Circuit Breaker

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

Basement



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



Observations

9.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Safety Hazard / Defect

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



9.6.1 Smoke Detectors

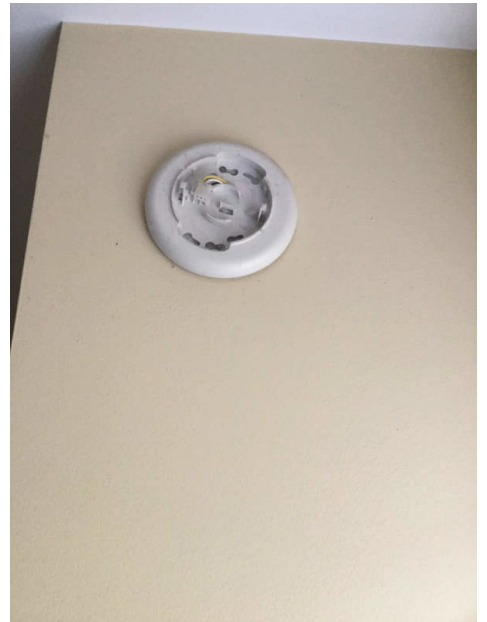
**INADEQUET SMOKE DETECORS
THROUGHOUT HOUSE**

Recommendation

Contact a qualified professional.



Safety Hazard / Defect



9.7.1 Carbon Monoxide Detectors

NO CARBOM MONOXIDE DETECTORS WERE OBSERVED

Recommendation

Contact a qualified professional.



Safety Hazard / Defect

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source

Gas

Dryer Vent

Vinyl (Flex)

Flooring Insulation

None

Attic Insulation: Insulation Type **Exhaust Systems: Exhaust Fans**

Blown

Fan with Light

Attic Insulation: R-value

32

9 inches of blown in insulation provides an R-value of approx. 32. Current building codes call for an R-value of 49 in the attic space.

**Ventilation: Ventilation Type**

Ridge Vents, Soffit Vents, Whole House Fan



Limitations

Vapor Retarders (Crawlspace or Basement)

VAPOR BARRIER

Unable to confirm the presence or absence of vapor barrier's

Observations

10.4.1 Exhaust Systems



BATHROOM VENTS INTO ATTIC

ATTIC

Bathroom fan vents into the attic, which can cause moisture build up in attic. Recommend a qualified contractor property install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified professional.

11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Type

Double-hung

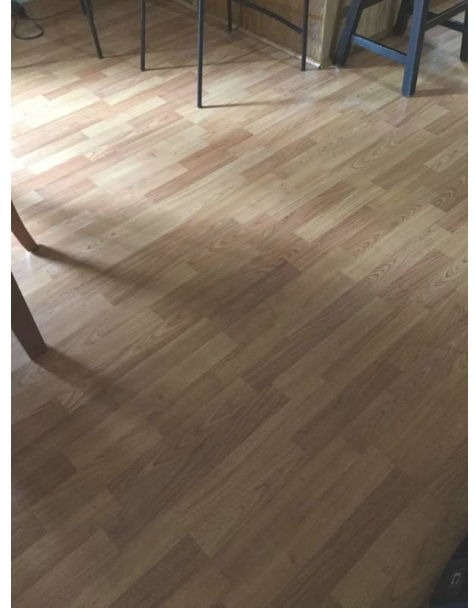


Windows: Window Manufacturer

Paradigm

Floors: Floor Coverings

Carpet, Laminate



Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall, Ceiling Tiles



Steps, Stairways & Railings:

Stairway



Countertops & Cabinets:

Countertop Material

Granite



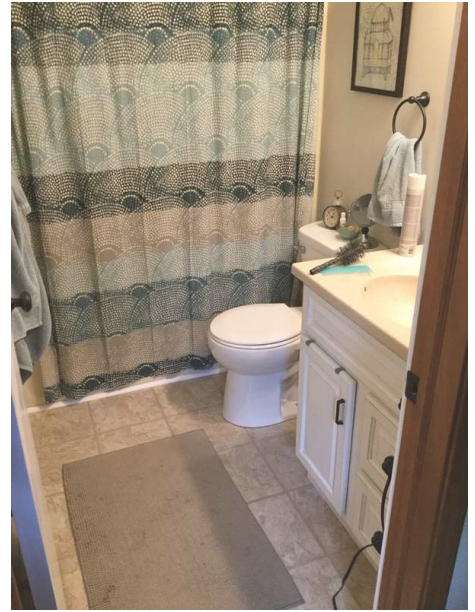
Countertops & Cabinets:

Cabinetry

Wood



Bathrooms: Bath 1



Kitchen: Kitchen Views

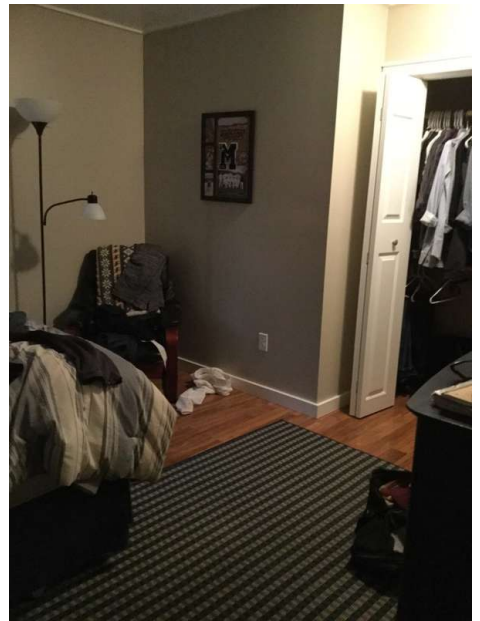


Bathrooms: Bath 2

Main floor



Interior Rooms: Interior views FYI





Observations

11.3.1 Floors

CARPET WORN

Some carpet is nearing the end of its useful life

Recommendation

Contact a qualified professional.

 Maintenance Item

11.4.1 Walls

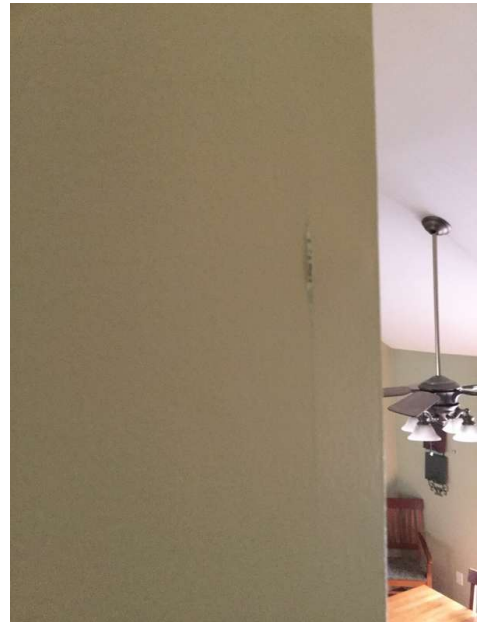
DRYWALL CRACKING

Minor cracking in just a couple spots noticed in the drywall

Recommendation

Contact a handyman or DIY project

 Maintenance Item



12: APPLIANCES

Information

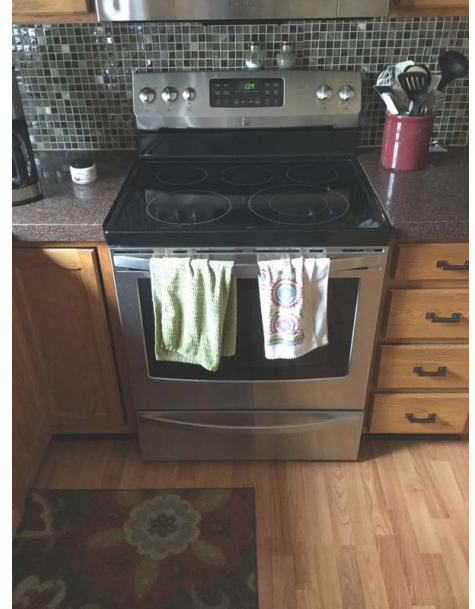
Dishwasher: Brand
Maytag



Refrigerator: Brand
Kenmore



Range/Oven/Cooktop:
Range/Oven Energy Source
Electric



Range/Oven/Cooktop:
Range/Oven Brand
Kenmore

Range/Oven/Cooktop: Exhaust
Hood Type
Re-circulate

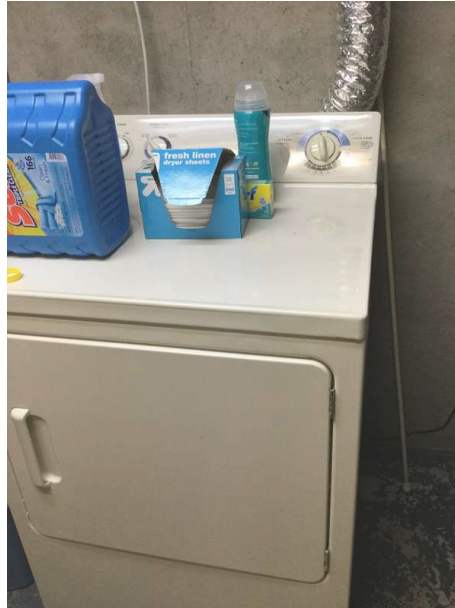
Garbage Disposal: Disosal



Built-in Microwave: Range/Oven Brand
Samsung



Clothes Dryer: Brand
GE

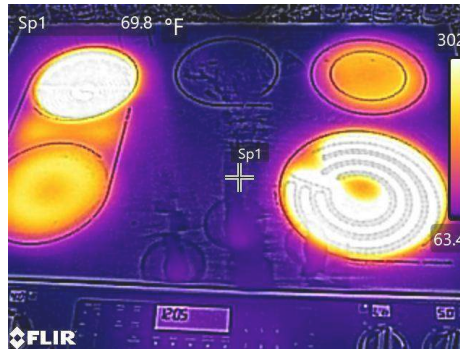
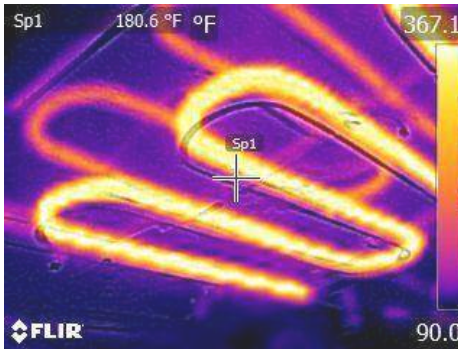


Washing Machine : Brand
Basement
GE



Range/Oven/Cooktop: Oven/ Cooktop Test

All burners on cooktop and oven heating element tested as functional.



Observations

12.1.1 Dishwasher

IMPROPERLY INSTALLED DRAIN PIPE

Recommendation

Dishwasher drain pipe was installed improperly. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

13: GARAGE

Information

Walls & Firewalls: Firewall



Garage Door: Material

Aluminum, Insulated



Garage Door: Type

Overhead Garage Door

Garage Door Opener: Garage Opener



Observations

13.2.1 Floor

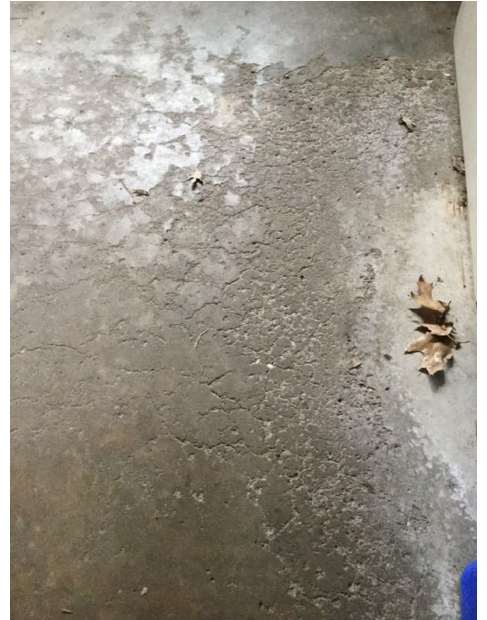
MINOR CRACKING AND CHIPPING

Recommendation

Recommend monitoring.



Maintenance Item



13.5.1 Garage Door Opener

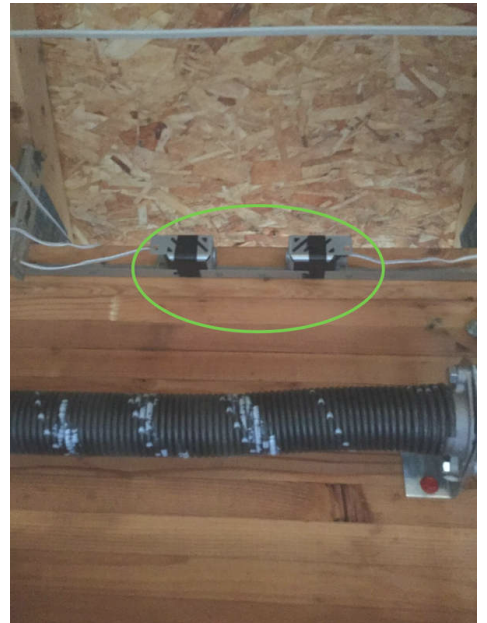
GARAGE DOOR SENSOR

Improperly installed garage door sensor. Sensor is wired to bypass this safety feature and could result in serious injury to people or pets caught under a closing door.

Recommendation

Contact a qualified garage door contractor.

 Safety Hazard / Defect



13.6.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

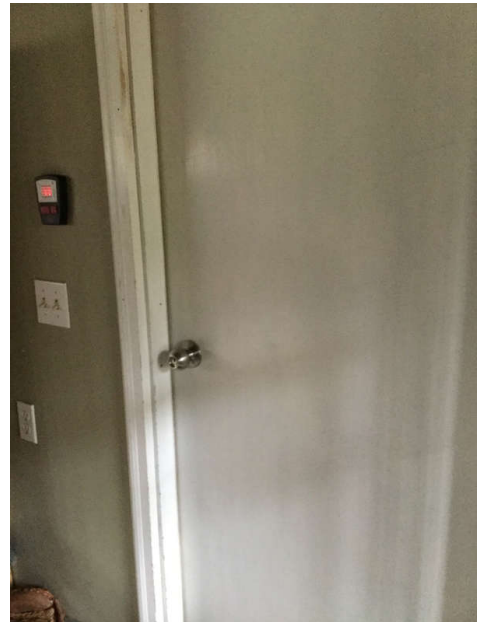
Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.

 Recommendation



STANDARDS OF PRACTICE

Roof

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

Exterior

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

Structural Components

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

Heating

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

Cooling

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

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

Plumbing

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

Electrical

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

Attic, Insulation & Ventilation

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

Doors, Windows & Interior

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

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.