



DUNN RIGHT INSPECTIONS

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DUNN RIGHT RESIDENTIAL INSPECTION

1234 Main St.
Summerside PE C1N 4J9

Buyer Name
01/19/2019 9:00AM



Inspector

Robert Dunn

interNACHI Certified Home Inspector

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Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY





















ITEMS INSPECTED



MAINTENANCE / COMMENT

RECOMMENDATION /
IMPROVEMENTMAJOR CONCERN / SAFETY
HAZARD

-  2.1.1 Roof - Coverings: Loose shingles, rocomend resealing to avoid loss of shingles
-  2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near Foundation
-  2.3.1 Roof - Flashings: Missing
-  3.7.1 Exterior - Windows: Egress Window - Exit
-  3.8.1 Exterior - Decks, Balconies, Porches & Steps: Column Support Not Attached to Porch
-  3.8.2 Exterior - Decks, Balconies, Porches & Steps: Loose Railing
-  3.8.3 Exterior - Decks, Balconies, Porches & Steps: Painting Maintenance
-  4.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Efflorescence Observed
-  4.2.2 Basement, Foundation, Crawlspace & Structure - Foundation: Heaving/Settling
-  4.4.1 Basement, Foundation, Crawlspace & Structure - Vapor Retarders (Crawlspace or Basement): Gaps observed
-  4.5.1 Basement, Foundation, Crawlspace & Structure - Emergency Basement Egress : Egress May Not Meet Code
-  6.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Stains - Leakage
-  7.2.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Double Tapped Hot Conductors
-  8.2.1 Interior - Windows: Crank is loose and needs repair
-  8.5.1 Interior - Walls: Poor Patching
-  8.8.1 Interior - Steps, Stairways & Railings: No Handrail
-  8.9.1 Interior - Carbon Monoxide Detectors: Not Connected/Not Present
-  11.5.1 Kitchen - Refrigerator: Ice Maker Water Dispenser
-  16.2.1 Bathroom - Plumbing & Fixtures: Leaking Drain Pipe
-  17.1.1 Attic, Insulation & Ventilation - Attic Insulation: Seal Around Attic Access Panel Need To Be Replaced

Overview

Inspection Overview

Thank You for choosing Dunn Right Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated.

This inspection is not a guarantee or warranty of any kind. Dunn Right Inspections endeavors to perform all inspections in substantial compliance with InterNACHI 's Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing.

This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Dunn Right Inspections express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

Sincerely,

A Robert Dunn

Owner/Certified Professional Inspector

Mobile: 902-432-4776

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Use Of Photos

Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

2: ROOF

		O	NP	NI	IN
2.1	Coverings				X
2.2	Roof Drainage Systems				X
2.3	Flashings				X
2.4	Skylights, Chimneys & Other Roof Penetrations				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Walked Roof

Roof Type/Style

Gable

Coverings: Layers

1+ Layer

Coverings: Material

Asphalt

Coverings: Pitch

Medium

Roof Drainage Systems: Gutter

Material

Metal/Aluminum



Flashings: Material

Not Visible

**Skylights, Chimneys & Other****Roof Penetrations: Inspection****Method**

Walked Roof

General

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning.

Skylights, Chimneys & Other Roof Penetrations: Chimney Material

None

All roof penetrations (chimneys, stacks, vents, ect) should have flashing to reduce the risk of water intrusion into the building. In many instances flashings are not visible to see. Flashings are not appealing to look at. Flashings are often installed behind roofing material with little or no access to see and evaluate.

Observations

2.1.1 Coverings

**LOOSE SHINGLES, RECOMMEND RESEALING TO AVOID LOSS OF SHINGLES**

Recommendation

Contact a qualified professional.



2.2.1 Roof Drainage Systems

 Maintenance / Comment

DOWNSPOUTS DRAIN NEAR FOUNDATION

One or more downspouts are damaged and drain too close to the foundation which may cause water to enter into the home. Recommend adjusting downspout extensions to drain at least 6 feet from the foundation.

Recommendation

Contact a handyman or DIY project



2.3.1 Flashings

 Recommendation / Improvement

MISSING

Kickout Flashings is missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation

Contact a qualified roofing professional.



Water over flowing gutter landing on porch steps due to missing Kickout Flaxhing

3: EXTERIOR

		O	NP	NI	IN
3.1	Service Entrance Conductors				X
3.2	Walkways, Patios & Driveways				X
3.3	Vegetation, Grading, Drainage & Retaining Walls				X
3.4	Siding, Flashing & Trim				X
3.5	Exterior Doors				X
3.6	Foundation Exterior				X
3.7	Windows				X
3.8	Decks, Balconies, Porches & Steps				X
3.9	Eaves, Soffits & Fascia				X
3.10	Fences		X		
3.11	Exterior GFCI Receptacles			X	
3.12	Swimming Pool		X		

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Service Entrance Conductors:

Service Entrance

Overhead

Walkways, Patios & Driveways:

Driveway Material

Asphalt

Walkways, Patios & Driveways:

Walkway Material

None



Siding, Flashing & Trim: Siding Material

Vinyl



Siding, Flashing & Trim: Trim Material

Vinyl



Exterior Doors: Exterior Entry Door

Glass, Steel



Exterior Doors: Exterior Entry Door- Rear/Side

Glass, Steel



Foundation Exterior: Material

Concrete



Windows: Window Material

Vinyl



Decks, Balconies, Porches & Steps: Patio

None

Decks, Balconies, Porches & Steps: Porch

Covered Porch



Decks, Balconies, Porches & Steps: Stoop/Steps

Wood



Eaves, Soffits & Fascia: Material

Steel/Metal/Aluminum



General

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

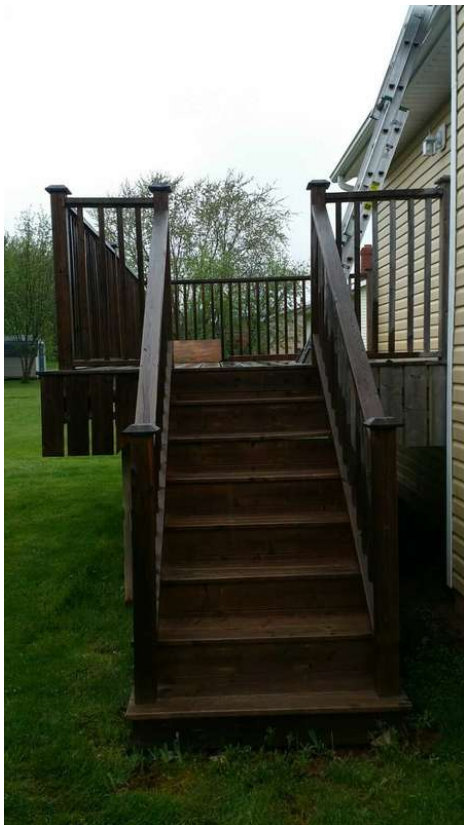
Service Entrance Conductors: Conductor Material

Copper



Decks, Balconies, Porches & Steps: Deck/Balcony

Wood, Treated



Observations

3.7.1 Windows

EGRESS WINDOW - EXIT

 Recommendation / Improvement

Recommend installing ladder or means to escape from the egress area.

Recommendation

Contact a qualified professional.



3.8.1 Decks, Balconies, Porches & Steps

COLUMN SUPPORT NOT ATTACHED TO PORCH

 Recommendation / Improvement

Recommend column be mechanically attached to porch floor as a means to better secure them.

Recommendation

Contact a qualified professional.



3.8.2 Decks, Balconies, Porches & Steps

LOOSE RAILING

PORCH AND BACK DECK

Loose Railing can create a possible fall hazard, recommend repair

Recommendation

Contact a qualified professional.

 Recommendation / Improvement



3.8.3 Decks, Balconies, Porches & Steps

 Maintenance / Comment

PAINTING MAINTENANCE

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

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		O	NP	NI	IN
4.1	Basements & Crawlspace				X
4.2	Foundation				X
4.3	Floors				X
4.4	Vapor Retarders (Crawlspace or Basement)				X
4.5	Emergency Basement Egress				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Basements & Crawlspace: Flooring System

Truss



Basements & Crawlspace: Inspection Method

Within Basement

Foundation: Material Concrete



General

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

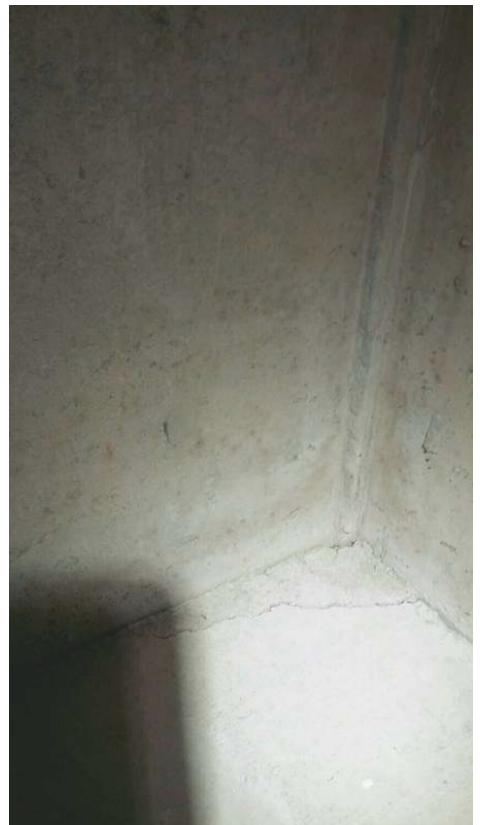
Basements & Crawlspace: Columns

Steel, Wood



Floors: Floor Coverings

Concrete



Limitations

Foundation

FOUNDATION CRACKS - MINOR

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.



Observations

4.2.1 Foundation

EFFLORESCENCE OBSERVED

Recommendation / Improvement

This is a mineral deposit left behind from exterior water infiltration.

Recommendation

Contact a qualified professional.



4.2.2 Foundation

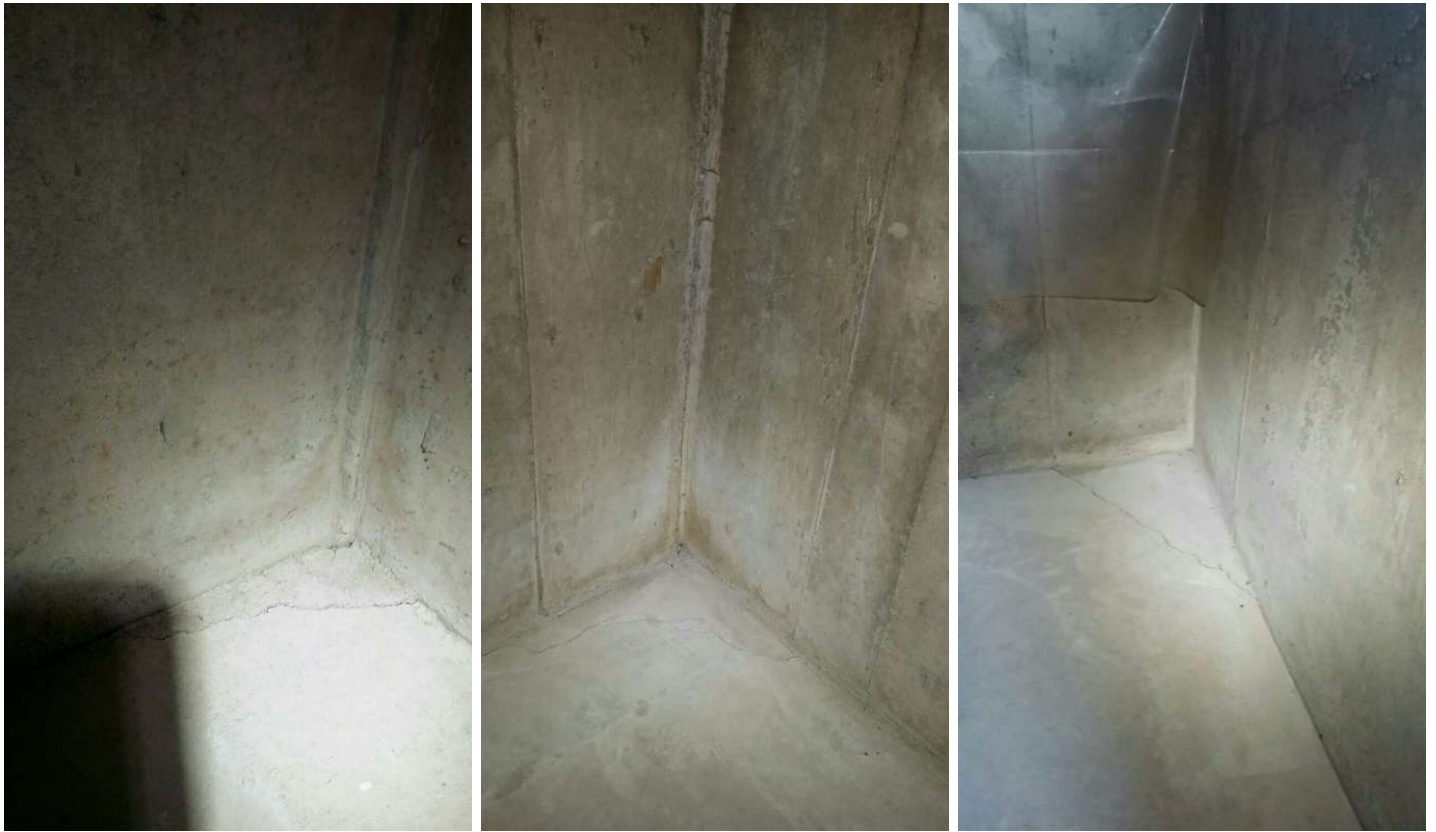
HEAVING/SETTLING

Recommendation / Improvement

The floor slab shows slight movement/settling due to soil movement.

Recommendation

Contact a qualified structural engineer.



4.4.1 Vapor Retarders
(Crawlspace or Basement)

 Recommendation / Improvement

GAPS OBSERVED

BASEMENT

Recommendation

Contact a qualified professional.



4.5.1 Emergency Basement Egress

 Recommendation / Improvement

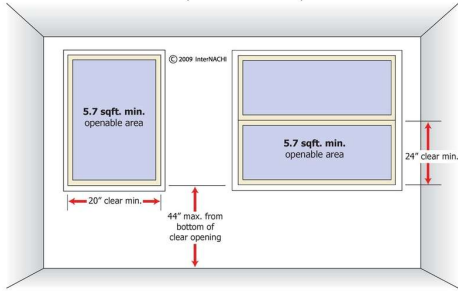
EGRESS MAY NOT MEET CODE

Windows are 54 inches off the floor

Recommendation

Contact a qualified general contractor.

Area and Clearance Specifications for Operable Windows



5: HEATING AND COOLING

		O	NP	NI	IN
5.1	Equipment				X
5.2	Normal Operating Controls				X
5.3	Distribution Systems				X
5.4	Vents, Flues & Chimneys				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Equipment: Brand

NTI, Riello

Equipment: Energy Source

Oil

Equipment: Heat Type

Hydronic / Boiler



Distribution Systems: Baseboard

Distribution Systems: Duct-work

Air Exchanger

Non-insulated

General

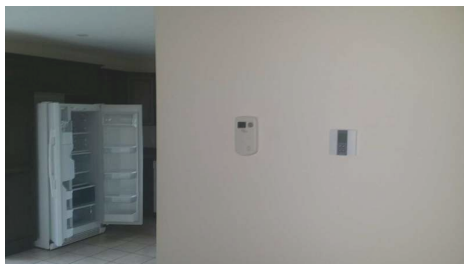
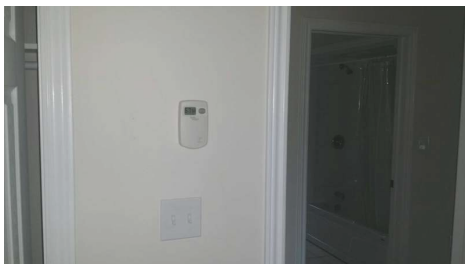
Basement

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues;Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Normal Operating Controls: Thermostat Location

Multiple Locations, Basement, Living Room, Master Bedroom



6: PLUMBING

		O	NP	NI	IN
6.1	Main Water Shut-off Device				X
6.2	Drain, Waste, & Vent Systems				X
6.3	Water Supply, Distribution Systems & Fixtures				X
6.4	Hot Water Systems, Controls, Flues & Vents				X
6.5	Fuel Storage & Distribution Systems				X
6.6	Sump Pump				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Water Source

Public

Main Water Shut-off Device:

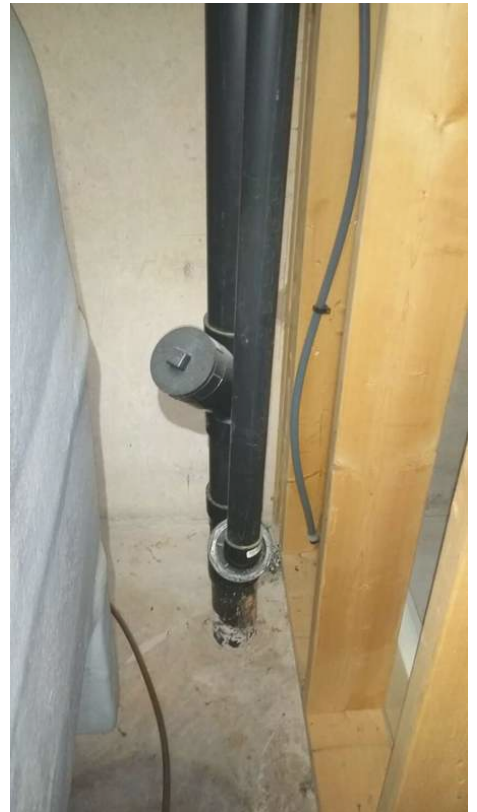
Location

Basement

Drain, Waste, & Vent Systems:

Material

ABS



Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Pex

Hot Water Systems, Controls, Flues & Vents: Capacity

1 On Demand

Hot Water Systems, Controls, Flues & Vents: Location

Basement

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

Oil

Fuel Storage & Distribution Systems: Fuel Line Material

Copper/Brass



Fuel Storage & Distribution Systems: Fuel Storage Tank Age

06/02/2012

Fuel Storage & Distribution Systems: Fuel Storage Tank ID TAG

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

At LP Tank



Sump Pump: Location

Basement



General

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Hot Water Systems, Controls, Flues & Vents: Hot Water Temperature At Tap

60 Celsius

Recommend 45 to 50 degrees Celsius/ 118 to 122 Fahrenheit. Implications Scalding



Hot Water Systems, Controls, Flues & Vents: Manufacturer

NTI

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.

Observations

6.4.1 Hot Water Systems,
Controls, Flues & Vents



Recommendation / Improvement

WATER STAINS - LEAKAGE

BASEMENT

Water stains were observed beneath water heater, indicating a past or present leak. Leak was gone when I returned one week later.

Recommend further evaluation and repair by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



7: ELECTRICAL

		O	NP	NI	IN
7.1	Main & Subpanels, Service & Grounding, Main Overcurrent Device				X
7.2	Branch Wiring Circuits, Breakers & Fuses				X
7.3	GFCI & AFCI				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Amperage
100 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: Panel Voltage
120/240

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



Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Copper

Branch Wiring Circuits, Breakers GFCI & AFCI: General & Fuses: Wiring Method
Non-Metallic sheathed (NM) cable

GFCI & AFCI: General



General

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacity and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on the presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Observations

7.2.1 Branch Wiring Circuits,
Breakers & Fuses



DOUBLE TAPPED HOT CONDUCTORS

One or more electrical circuits were double tapped. This means that two or more wires are connected to a circuit breaker that is only designed to accept one wire. This looks like is a low Voltage wire for security system. Recommend that further inspection and repair by electrical contractor.

Recommendation

Contact a qualified electrical contractor.



8: INTERIOR

		O	NP	NI	IN
8.1	Doors				X
8.2	Windows				X
8.3	Floors				X
8.4	Lighting Fixtures, Switches & Receptacles				X
8.5	Walls				X
8.6	Ceilings				X
8.7	Smoke Detectors				X
8.8	Steps, Stairways & Railings				X
8.9	Carbon Monoxide Detectors		X		

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Windows: Window Type

Casement

Floors: Floor Coverings

Hardwood, Tile

Walls: Wall Material

Drywall



Ceilings: Ceiling Material

Drywall

General

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies,blinds, or other window treatments.

Smoke Detectors: General

It is recommended that working Smoke Detectors should be mounted on the ceilings in every bedroom or at least outside sleeping areas. Also on every level of the home.

Smoke detectors should be tested on a monthly basis as part of your regular maintenance. It is recommend that the batteries be replaced and lightly vacuum the interior of every smoke detector every six months. Smoke detectors should be replaced every 10 years as recommended by the manufacture to reduce the risk of a malfunction.

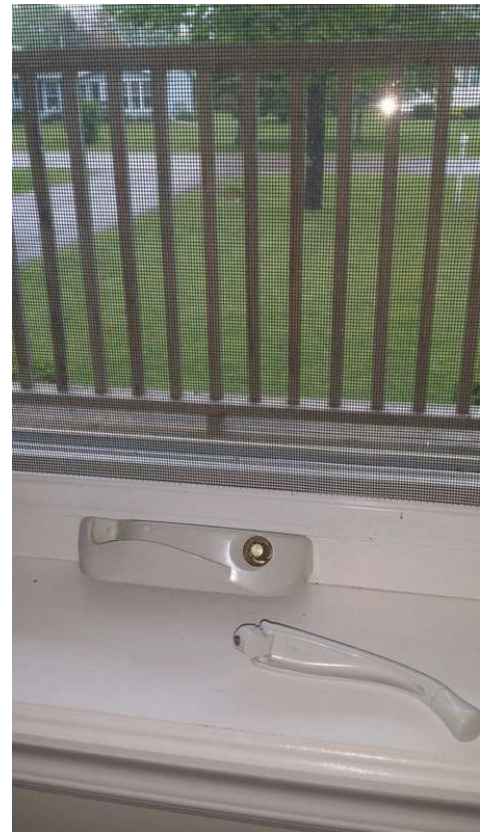
Observations

8.2.1 Windows

CRANK IS LOOSE AND NEEDS REPAIR



Maintenance / Comment



8.5.1 Walls

POOR PATCHING

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

Recommendation

Contact a qualified drywall contractor.



Maintenance / Comment



8.8.1 Steps, Stairways & Railings

 Major Concern / Safety Hazard

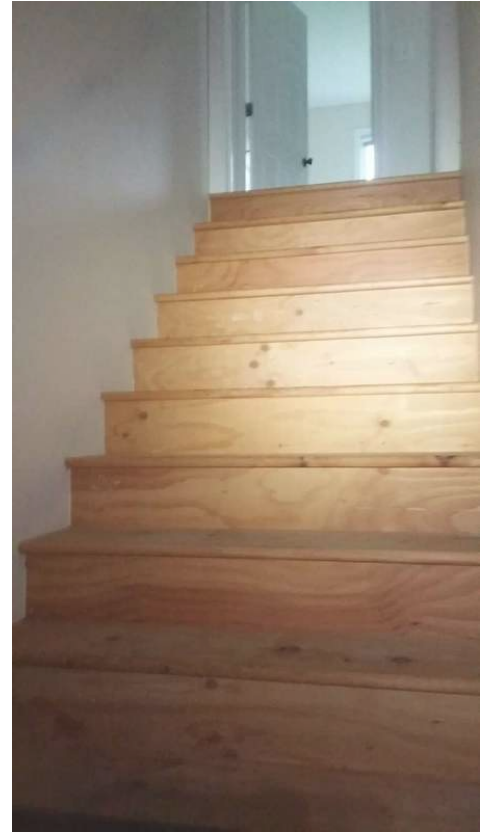
NO HANDRAIL

BASEMENT

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.



8.9.1 Carbon Monoxide Detectors

 Major Concern / Safety Hazard

NOT CONNECTED/NOT PRESENT

Carbon monoxide detector was not present.

Recommendation

Contact a qualified professional.

9: LIVING ROOM

		O	NP	NI	IN
9.1	General				X
9.2	Electrical				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

General: General

Electrical: Electrical
Switches, Receptacles

10: DINING ROOM

		O	NP	NI	IN
10.1	General				X
10.2	Electrical				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

General: General

Electrical: Electrical
Switches, Receptacles

11: KITCHEN

		O	NP	NI	IN
11.1	Plumbing & Fixtures				X
11.2	Electrical & Other				X
11.3	Floors				X
11.4	Dishwasher				X
11.5	Refrigerator				X
11.6	Range/Oven/Cooktop				X
11.7	Countertops & Cabinets				X
11.8	Garbage Disposal		X		
11.9	Built-in Microwave		X		

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Plumbing & Fixtures: Plumbing
Flow Satisfactory



Electrical & Other: Other
Heat Source Present, GFCI



Electrical & Other: Receptacles
GFCI Operable, Recommend GFCI



Floors: Floor Coverings

Tile



Dishwasher: Dishwasher Plumbing

Drain Line Not Looped

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate



Range/Oven/Cooktop:

Range/Oven Brand

LG



Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Countertops & Cabinets:

Cabinetry

Wood



Countertops & Cabinets:**Countertop Material**

Laminate

Built-in Microwave: Brand

Not built in

**General**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Dishwasher: Brand

Kenmore



Refrigerator: Brand

Kenmore



Observations

11.5.1 Refrigerator

ICE MAKER WATER DISPENSER

 Recommendation / Improvement

Ice maker was not operable and not tested. Recommend confirming operation of units prior to closing.

Recommendation

Contact a qualified professional.



12: LAUNDRY ROOM

		O	NP	NI	IN
12.1	General				X
12.2	Plumbing & Fixtures				X
12.3	Electrical & Other				X
12.4	Washer/Dryer				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

General: General

Plumbing & Fixtures: Laundry Sink

No sink

Electrical & Other: Receptacles

Recommend GFCI

Washer/Dryer: Dryer Brand GE

Washer/Dryer: Dryer Power Source

Electric

Washer/Dryer: Dryer Vent

Metal, Vented to Exterior



Washer/Dryer: Washer Brand
GE



13: MASTER BEDROOM

		O	NP	NI	IN
13.1	General				X
13.2	Electrical				X
13.3	Windows				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Electrical: Electrical
Switches, Receptacles

Windows: Window Type
Casement

14: BEDROOM 2

		O	NP	NI	IN
14.1	General				X
14.2	Electrical				X
14.3	Windows				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Electrical: Electrical
Switches, Receptacles

Windows: Window Type
Casement

15: BEDROOM 3

		O	NP	NI	IN
15.1	General				X
15.2	Electrical				X
15.3	Windows				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Electrical: Electrical
Switches, Receptacles

Windows: Window Type
Casement

16: BATHROOM

		O	NP	NI	IN
16.1	General				X
16.2	Plumbing & Fixtures				X
16.3	Windows				X
16.4	Electrical & Other				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

General: General

Plumbing & Fixtures: Sink Material
Ceramic

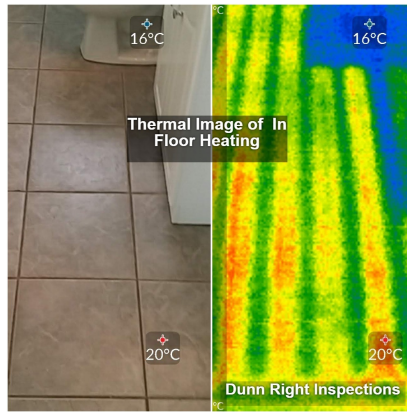
Plumbing & Fixtures: Whirlpool
No



Windows: Window Type
Casement

Electrical & Other: Other

In Floor heating
Heat Source Present, Exhaust
Fan Operable



Electrical & Other: Receptacles

GFCI Operable



Plumbing & Fixtures: Shower/Tub Material

Fiberglass/Plastic



Observations

16.2.1 Plumbing & Fixtures

 Maintenance / Comment

LEAKING DRAIN PIPE

A drain, pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



17: ATTIC, INSULATION & VENTILATION

		O	NP	NI	IN
17.1	Attic Insulation				X
17.2	Ventilation				X
17.3	Exhaust Systems		X		

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Attic Insulation: Depth Of Insulation

11 Inches



Attic Insulation: Insulation Type

Vermiculite



Exhaust Systems: Exhaust Fans

None

Master Bedroom Closet

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Inspection Method

Attic Access, Within The Attic



Ventilation: Ventilation Type

Soffit Vents, Ridge Vents



Observations

17.1.1 Attic Insulation

SEAL AROUND ATTIC ACCESS PANEL NEED TO BE REPLACED

Moist air escaping into the attic space can cause mold and wood decay.

Recommendation

Contact a qualified professional.

 Recommendation / Improvement



STANDARDS OF PRACTICE
