



EXPRESS INSPECTIONS LLC

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<http://Express-Inspection.com>



ROOM-BY-ROOM RESIDENTIAL

1234 Main St.
Mifflinville PA 18631

Buyer Name
05/09/2019 9:00AM



Inspector

Dan Meske

InterNACHI Certified Home Inspector

570-600-4009

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Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Discoloration
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- ⊖ 2.3.1 Roof - Flashings: Drip edge loose
- ⊖ 3.1.1 Exterior - Siding, Flashing, Trim, Light Fixtures: Siding Ground Clearance
- ⊖ 3.1.2 Exterior - Siding, Flashing, Trim, Light Fixtures: Warping/Buckling
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- ⊖ 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
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- ⊖ 3.6.1 Exterior - Exposed Foundation Walls, Window Wells: Minor Parge Flaking
- ⊖ 3.6.2 Exterior - Exposed Foundation Walls, Window Wells: Minor Cracking
- ⊖ 3.10.1 Exterior - Swimming Pools, Hot Tubs: Pool Patio Minor Cracking
- ⚠ 3.10.2 Exterior - Swimming Pools, Hot Tubs: Concrete Slab Settlement
- ⊖ 3.10.3 Exterior - Swimming Pools, Hot Tubs: Pool Fence Gate
- ⊖ 4.1.1 Basement, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence
- ⊖
- ⊖ 6.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Unused Electrical Disconnect
- ⊖ 7.3.1 Plumbing- Supply, DWV, Gas - Water Supply Piping : Exterior Faucet Not Anti-Siphon
- ⊖ 7.4.1 Plumbing- Supply, DWV, Gas - Gas and LP Piping: Currently Unused.
- ⚠ 10.9.1 Master Bedroom - Smoke Detectors: Not Present
- ⚠ 11.9.1 Bedroom 2 - Smoke Detectors: Not Present
- ⚠ 12.9.1 Bedroom 3 - Smoke Detectors: Not Present
- ⚠ 13.9.1 Bedroom 4 - Smoke Detectors: Not Present
- ⊖ 14.8.1 Master Bathroom - Light Fixtures, Vent Fans: Bath Fan
- ⊖ 15.5.1 Bathroom 2 - Vanity, Pedestal Sink, Tops and Fixtures: Vanity drain
- ⊖ 16.3.1 Basement Powder Room - Toilet: Toilet Fill

- ⊖ 19.1.1 Laundry Room/Area - Bifold Doors: Bifold Door Installation
- ⚠ 20.1.1 Misc. Interior - Steps, Stairways & Railings: Baluster Spaces Too Wide
- ⊖ 21.1.1 Attic - Attic Insulation: Bath Fan Vents May Terminate in Attic
- ⚠ 22.3.1 Garage - Walls & Firewalls: Firewall Not Up To Code
- ⊖ 22.5.1 Garage - Overhead Garage Door Opener: Remote Control Not Present
- ⊖ 22.5.2 Garage - Overhead Garage Door Opener: Exterior Key Pad

1: INSPECTION DETAILS

Information

In Attendance

Inspector Only

Temperature (approximate)

58 Fahrenheit (F)

Weather Conditions

Cloudy, Dry

Occupancy

Furnished, Occupied

Type of Building

Single Family

Levels

Two Story

2: ROOF

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

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

Information

Inspection Method

Binoculars, Ground, Ladder,
Roof, Camera Drone

Roof Type/Style

Gable

Coverings: Material

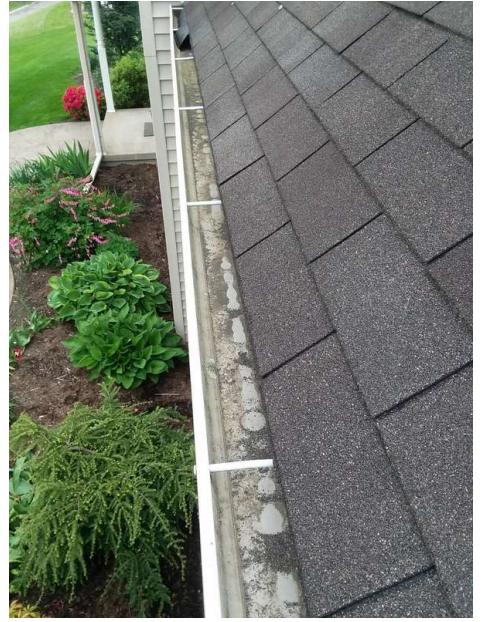
Asphalt, 3 Tab Shingles

The shingles age is unknown however they presently appear to be in good shape and do not show excessive wear. Three tab shingles such as these are typically warranted for 15 years. If you are able to determine the shingle age with help from the homeowner, you may be able to estimate the remaining life span.



Roof Drainage Systems: Gutter Material

Aluminum



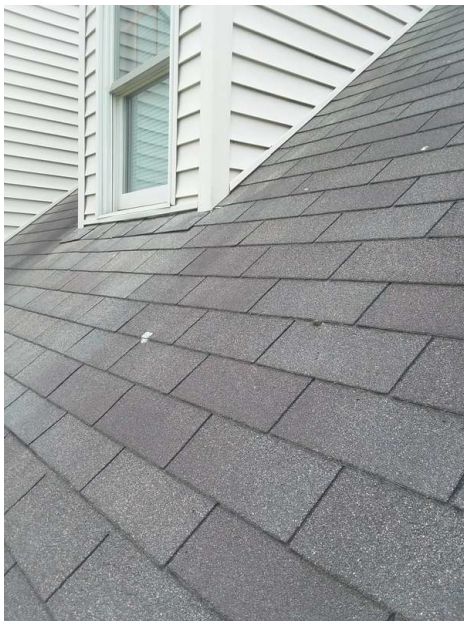
Flashings: Material

Aluminum, Rubber

Roof flashings appear solid.



Skylights, Chimneys & Other Roof Penetrations: Two Dormers are Present on Garage



Observations

2.1.1 Coverings

DISCOLORATION

Roof shingles are somewhat discolored, probably caused by algae and is aesthetic in nature.

[Here is a helpful article](#) on common roof stains.



2.1.2 Coverings

SHINGLE DISPLACED

GARAGE, FRONT LEFT NEAR GUTTER

Starter shingle pulled loose of nails and slid down into gutter. This shingle should be replaced to eliminate risk of leak into soffit area.

Recommendation

Contact a qualified roofing professional.



Underlayment exposed at water ways

2.3.1 Flashings

DRIP EDGE LOOSE

LEFT REAR OF HOUSE

A short piece of drip edge is loose or out of place near peak. Recommend refastening to avoid water entry behind shingles, underlayment, or fascia.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing, Trim, Light Fixtures	X			
3.2	Eaves, Soffits, Fascia	X			
3.3	Exterior Doors	X			
3.4	Walkways, Patios & Driveways	X			
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Exposed Foundation Walls, Window Wells	X			
3.7	Vegetation, Grading, Drainage	X			
3.8	Retaining Walls			X	
3.9	Sheds, Out-Buildings			X	
3.10	Swimming Pools, Hot Tubs	X			

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Information

Inspection Method

Visual, Camera Drone

Siding, Flashing, Trim, Light Fixtures: Siding Material

Vinyl

Siding, Flashing, Trim, Light Fixtures: Siding Style

Clapboard

Eaves, Soffits, Fascia: Soffit Material

Aluminum, Vented

Walkways, Patios & Driveways: Driveway Material

Asphalt

Walkways, Patios & Driveways: Walkway Material

Concrete

Walkways, Patios & Driveways: Patio Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Rear Concrete Step

Decks, Balconies, Porches & Steps: Material

Concrete

Window Screens

Only 8 window screens were installed at inspection. Recommend you ask homeowner if the balance of screens are available.

Rear Canopy Not Operated or Inspected

Rear

The rear canopy was not operated or inspected. Also, the adjacent TV cable is unsightly and could be moved to the interior by a qualified electrician.



Eaves, Soffits, Fascia: Fascia Material

Aluminum



Exterior Doors: Exterior Entry Door

Steel, Vinyl, Sliding Glass



Front



Garage to House Entry



Vinyl slider into kitchen/dining area



Garage to Pool Area

Swimming Pools, Hot Tubs: Swimming Pool Area

The swimming pool operation and inspection is not within my scope of work, however I have made observations of the pool equipment visual condition and surrounding concrete slabs. Recommend a qualified pool professional evaluate the pool and equipment operations.



Observations

3.1.1 Siding, Flashing, Trim, Light Fixtures

SIDING GROUND CLEARANCE

GARAGE FRONT

Inadequate clearance between siding and ground. Recommend 6" minimum ground clearance to bottom of siding to deter direct access to wood destroying insects to wood components of house. At basement windows on left end of house, window wells should be installed. Recommend altering conditions to allow minimum clearance.

Recommendation

Contact a handyman or DIY project



Left End of House



Garage Front



Left End of House

3.1.2 Siding, Flashing, Trim, Light Fixtures

WARPING/BUCKLING

REAR OF GARAGE WALL

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards to tight to the home, but this doesn't seem to be the case here. This is mostly aesthetic, however insects could easily travel behind the siding at the gap. Recommend a qualified siding contractor evaluate and replace these pieces of siding.

Recommendation

Contact a qualified professional.



Two areas

Gap could allow insect intrusion behind siding.

3.1.3 Siding, Flashing, Trim, Light Fixtures

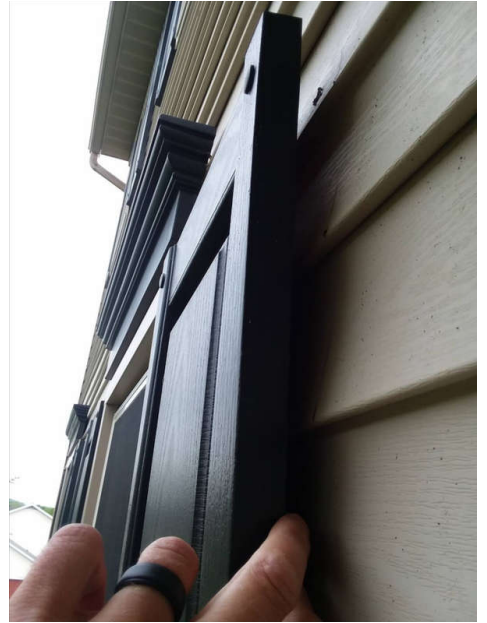
SHUTTERS PINS

VARIOUS LOCATIONS

A number of shutter pins, which fasten the shutters to the wall, are broken. Shutters are in danger of falling or being blown off. Recommend replacing broken pins.

Recommendation

Contact a handyman or DIY project



3.1.4 Siding, Flashing, Trim, Light Fixtures

DRYER VENT HOOD

REAR

Dryer vent hood is cracked and flapper does not close tightly. Recommend replacing with a new dryer vent hood.

Recommendation

Contact a handyman or DIY project



Flapper does not close



Cracked at top

3.1.5 Siding, Flashing, Trim, Light Fixtures

SIDING GAP

GARAGE WALK THRU DOOR

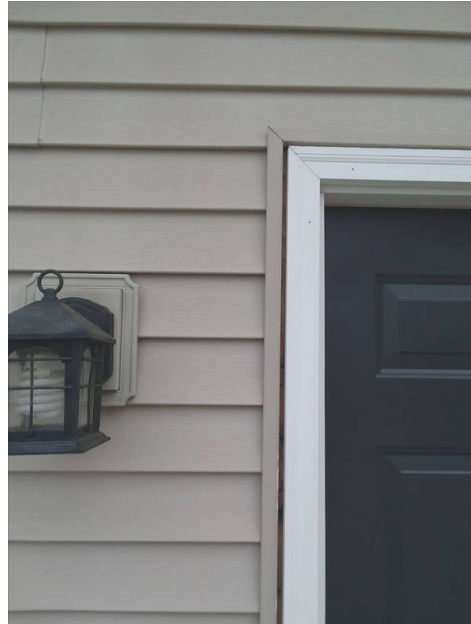
A gap exists between the siding J-channel and the door molding and also rear garage wall at top. This could allow water entry, leading to damage to the wall sheathing and/or molding. Recommend applying a high grade exterior caulking to seal the gap at door molding. The siding may be able to be slid back together and overlapped, assuming the siding panels slid apart over the years.

Recommendation

Contact a handyman or DIY project



Sheathing visible



Caulk perimeter of door molding



3.1.6 Siding, Flashing, Trim, Light Fixtures

SIDING MINOR DAMAGE

A few areas of minor siding damage are present. Recommend sealing, by a qualified handyman, with a color-matched caulking to avoid water/insect intrusion.

Recommendation

Contact a handyman or DIY project



3.4.1 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



3.4.2 Walkways, Patios & Driveways

ASPHALT SETTLING AT GARAGE

GARAGE OVERHEAD DOORS

Gap between driveway asphalt and garage concrete allows water to drain to ground, causing erosion and allowing asphalt to settle. The settling has resulted in a negative pitch of the asphalt towards the garage, and directing more water towards the gap. Recommend sealing the gap and monitoring the asphalt for further settling.

Recommendation

Contact a qualified professional.



Driveway at garage



Driveway at garage

3.6.1 Exposed Foundation Walls, Window Wells

MINOR PARGE FLAKING

VARIOUS LOCATIONS

The parging at the foundation wall exhibits areas of flaking. Parging a CMU wall is mainly aesthetic but can offer a barrier to insect entry at minor cracks. Recommend monitoring the parging for further degradation and repair if desired.

Recommendation

Contact a qualified masonry professional.



3.6.2 Exposed Foundation Walls, Window Wells

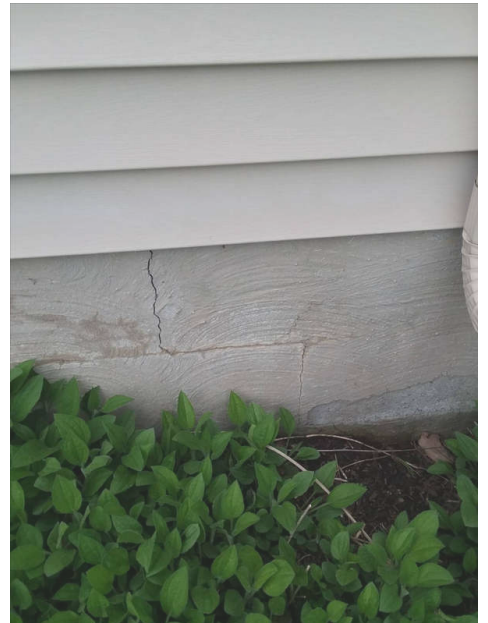
MINOR CRACKING

LEFT END OF HOUSE

Some minor cracking is evident at the basement wall. This is a common occurrence with CMU walls and does not pose a structural issue. Recommend monitoring for worsening of or additional major basement wall cracks.

Recommendation

Contact a qualified professional.



3.10.1 Swimming Pools, Hot Tubs

POOL PATIO MINOR CRACKING

POOL AREA SLABS

Minor cracking is evident at various locations around pool area. Recommend monitoring for future cracking, widening of cracks or crack settling to different heights.

Recommendation

Contact a qualified professional.



3.10.2 Swimming Pools, Hot Tubs

CONCRETE SLAB SETTLEMENT

POOL AREA



Settling has occurred at two areas at the concrete slab closest to swimming pool and has created a trip hazard. Recommend a qualified concrete contractor evaluate and repair/replace.

Recommendation

Contact a qualified concrete contractor.



Approx. 3/4" height difference between slabs



Approx. 1-1/4" difference in height between slabs.

3.10.3 Swimming Pools, Hot Tubs

POOL FENCE GATE

NEAR GARAGE

The Pool fence gate near the garage is difficult to open. The post leans towards the gate and causes the latch screws to catch on the bracket. Recommend reinstalling the post next to the gate.

Recommendation

Contact a handyman or DIY project



Re-set the post to widen the gap between the post and gate.

4: BASEMENT, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Basements & Crawlspace	X			
4.2	Floor Structure	X			
4.3	Wall Structure				
4.4	Ceiling Structure				
4.5	Electric Baseboard Heat	X			

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

Information

Inspection Method

Visual, Limited Access, Moisture Meter

Basements & Crawlspace: Floor Construction

Concrete

Basements & Crawlspace: Wall Construction

CMU

Floor Structure: Joist/Members-Material

Wood Beams

Floor Structure: Sub-floor

Plywood

Electric Baseboard Heat: Electric baseboard heat

Basement

Electric baseboard heat is present in basement in lieu of forced air ducts from the central air system. Units were turned on during the inspection and produced heat.



Limitations

General

FINISHED BASEMENT WALLS, FLOORS, CEILINGS

BASEMENT

The basement finishes preclude much of the visual inspection of the foundation walls. However, areas of exposed CMU were visually inspected.



Observations

4.1.1 Basements & Crawlspaces

EFFLORESCENCE

Minor Efflorescence noted on the basement wall surface. This is a white, powdery deposit that is consistent with moisture. Recommend maintaining low humidity in basement area.



5: MECHANICAL EQUIPMENT, CONTROLS

		IN	NI	NP	D
5.1	General	X			
5.2	Heating Equipment	X			
5.3	Cooling Equipment	X			
5.4	Normal Operating Controls	X			
5.5	Hot Water Systems, Controls, Flues & Vents	X			
5.6	Presence of Installed Heat Source in Each Room	X			
5.7	Distribution Systems	X			
5.8	Water System		X		

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Information

Heating Equipment: Energy Source
Electric

Heating Equipment: Heat Type
Heat Pump

Heating Equipment: Location
Basement



Cooling Equipment: SEER Rating
16, 9 HSPF SEER

Cooling Equipment: Type
Heat Pump

Cooling Equipment: Location
Left

Cooling Equipment: Air Conditioner Temperature Split
18 F*

Normal Operating Controls:

Location

Living Room



Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Hot Water Systems, Controls,

Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement

Hot Water Systems, Controls,

Flues & Vents: Model, Serial

Number

Ruud Model PRO E50 M2 RU 95

Serial Q421815605

Manufactured 16 OCT 2018

Heating Equipment: Brand

Maytag

Maytag Model B6VMMX 60K-C

Serial B6G15055 1044

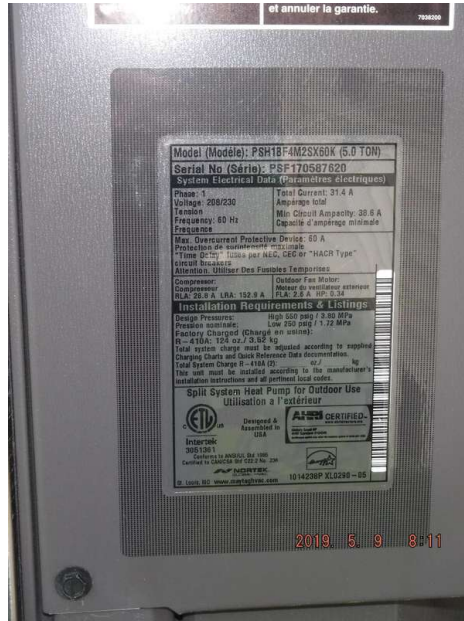
Installed 03-20-18



Cooling Equipment: Brand

Maytag

Maytag Model PSH1BF4M2SX 60K (5 TON)

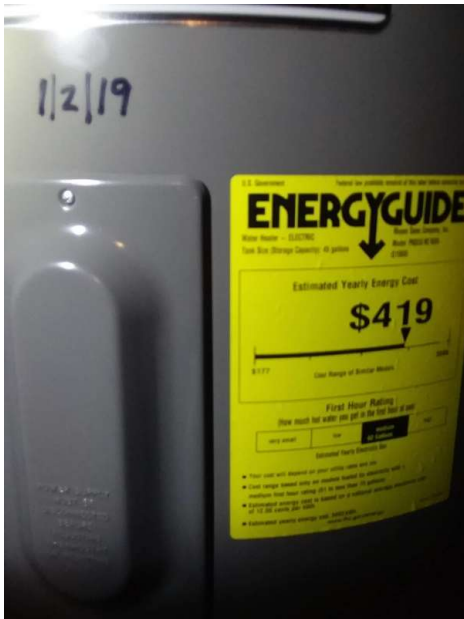


Hot Water Systems, Controls, Flues & Vents: Manufacturer

Ruud

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.



6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
6.3	Branch Wiring Circuits, Breakers & Fuses	X			

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

Information

Electric Service Meter Base

Location

Front, Center

Electrical, Telephone, Cable entry



Service Entrance Conductors:

Electrical Service Conductors

Below Ground, Aluminum, 220
Volts

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

200 AMP

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

Cutler Hammer

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

Circuit Breaker

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

Left, Back, Exterior

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15, 20, 30, 40, 50 AMP, Single and Double Pole

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

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

Right, Front, Basement



Observations

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

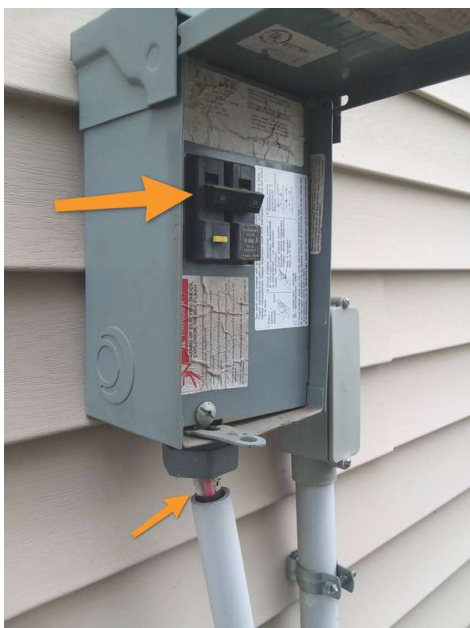
UNUSED ELECTRICAL DISCONNECT

REAR LEFT CORNER

There is an unused electrical disconnect that may have powered a hot tub or other electrical equipment. The breaker is shut off at the main panel and the disconnect, the wire has been taped over, the conduit has been pulled partially out of the disconnect box and there is an opening into the box. Recommend a qualified electrician remove the wiring, conduit and disconnect box for safety purposes.

Recommendation

Contact a qualified electrical contractor.



Breaker turned off, wiring exposed



Wire taped but no adequate weather or human protection.

7: PLUMBING- SUPPLY, DWV, GAS

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply Piping	X			
7.4	Gas and LP Piping	X			

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

Information

Water Source

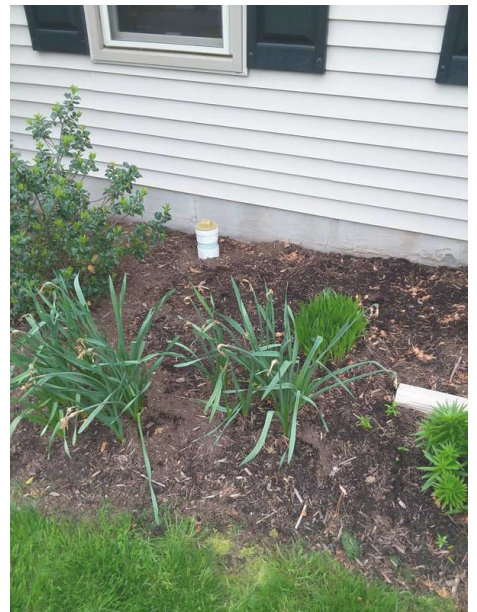
Well

Water Entry Location

Rear, Left

Sewer Drain Line Exit Location

Rear, Left



Waste Disposal System

Public Sewer

Drain, Waste, & Vent Systems:

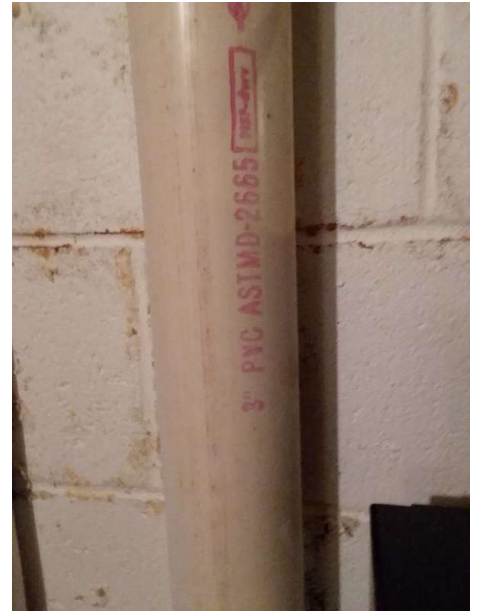
Material

PVC

Drain, Waste, & Vent Systems:

Main Drain Piping Size

1 1/2", 2", 3"



Drain, Waste, & Vent Systems:
Clean Out Present

Water Supply Piping : Material
Copper, Pex

Gas and LP Piping: Material
L or K Copper

Main Water Pressure

48 PSI

Depending on your water service, the ideal pressure is 40-80 PSI. 80 PSI should be the maximum pressure.



Gas and LP Entry Location

Rear Right
Right, Rear

A copper pipe dead-ends behind garage and goes through wall into home. I believe this pipe once provided LP gas to the fireplace but the LP tank has since been removed.



Typical female gas line fitting



Copper pipe continues along planting area



Copper pipe enters house

Main Water Shut-off Device: Water Main Entry

Left Rear Basement

Private well water usage is metered for the municipality to bill for sewer usage.



Water Meter

Water Supply Piping : Water Softening System

Left Rear Basement

A water softener is present in the basement, in the vicinity of the main water entry.



Observations

7.3.1 Water Supply Piping

EXTERIOR FAUCET NOT ANTI-SIPHON

FRONT LEFT

The exterior faucets do not have an anti-siphon device to eliminate the possibility of siphoning contaminated water into the home's fresh water supply system. Recommend a qualified plumbing contractor replace existing exterior faucet with an anti-siphon exterior faucet or add a screw-on vacuum breaker.

Recommendation

Contact a qualified plumbing contractor.



Add anti-siphon device or change to hose bib with integral anti-siphon Rear

7.4.1 Gas and LP Piping

CURRENTLY UNUSED.

Piping is present but unused and uncapped. It may be difficult to clean out the piping for future use.

Recommendation

Contact a qualified professional.

8: KITCHEN

		IN	NI	NP	D
8.1	Dishwasher	X			
8.2	Refrigerator	X			
8.3	Range/Oven/Cooktop	X			
8.4	Garbage Disposal	X			
8.5	Countertops & Cabinets	X			
8.6	GFCI, Switches, Receptacles	X			
8.7	Microwave Range Hood- Vented or Ventless, Drawer	X			
8.8	Flooring	X			

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

Information

Dishwasher: Brand

Kitchen

Frigidaire

Add Model, Serial #



Refrigerator: Brand

Frigidaire



Range/Oven/Cooktop:

Range/Oven Brand

Kitchen

Frigidaire

Add Model, Serial #

Flooring: Flooring

Ceramic tile



Range/Oven/Cooktop: Range/Oven Energy Source

Electric



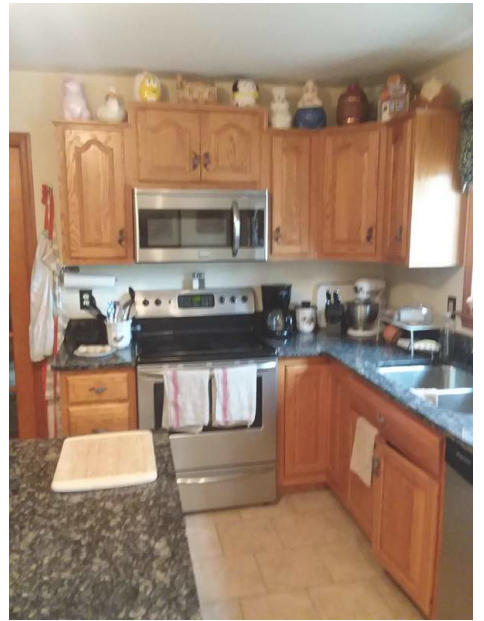
Countertops & Cabinets: Countertop Material

Granite



Countertops & Cabinets: Cabinetry

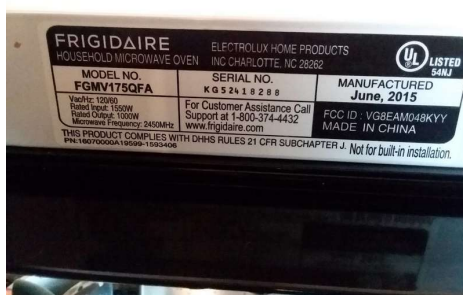
Wood



Microwave Range Hood- Vented or Ventless, Drawer: Microwave Range Hood Brand

Frigidaire

Recirculating vent

**Limitations**

Garbage Disposal

OBSTRUCTIONS UNDER SINK

Switch under sink, left side high.



9: FIREPLACE

		IN	NI	NP	D
9.1	General		X		
9.2	Vents, Flues & Chimneys			X	
9.3	Lintels			X	
9.4	Damper Doors			X	
9.5	Cleanout Doors & Frames			X	

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

Information

General: Type

Gas, Ventless

10: MASTER BEDROOM

		IN	NI	NP	D
10.1	General	X			
10.2	Doors	X			
10.3	Windows	X			
10.4	Floors	X			
10.5	Walls	X			
10.6	Ceilings	X			
10.7	Lighting Fixtures, Switches & Receptacles	X			
10.8	AFCI			X	
10.9	Smoke Detectors	X		X	X
10.10	Carbon Monoxide Detectors			X	

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

Information

Windows: Window Manufacturer
Vetter

Windows: Window Type
Double-hung

Windows: Glass Type
Insulated



Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall



Observations

10.9.1 Smoke Detectors



NOT PRESENT

Each bedroom should have a properly placed and operating smoke detector located in each bedroom. Recommend installing a smoke detector according to manufacturer's installation instructions.

Recommendation

Contact a handyman or DIY project

11: BEDROOM 2

		IN	NI	NP	D
11.1	General	X			
11.2	Doors	X			
11.3	Windows	X			
11.4	Floors	X			
11.5	Walls	X			
11.6	Ceilings	X			
11.7	Lighting Fixtures, Switches & Receptacles	X			
11.8	AFCI			X	
11.9	Smoke Detectors	X		X	X
11.10	Carbon Monoxide Detectors			X	

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

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Vetter

Windows: Glass Type

Insulated

Floors: Floor Coverings

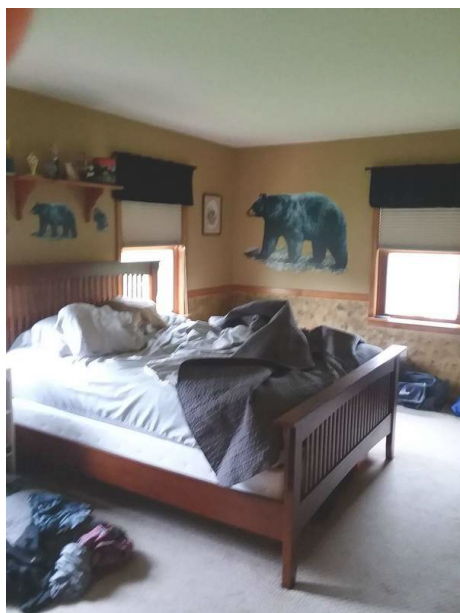
Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall



Observations

11.9.1 Smoke Detectors

NOT PRESENT



Each bedroom should have a properly placed and operating smoke detector located in each bedroom. Recommend installing a smoke detector according to manufacturer's installation instructions.

Recommendation

Contact a handyman or DIY project

12: BEDROOM 3

		IN	NI	NP	D
12.1	General	X			
12.2	Doors	X			
12.3	Windows	X			
12.4	Floors	X			
12.5	Walls	X			
12.6	Ceilings	X			
12.7	Lighting Fixtures, Switches & Receptacles	X			
12.8	AFCI			X	
12.9	Smoke Detectors	X		X	X
12.10	Carbon Monoxide Detectors			X	

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

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Vetter

Windows: Glass Type

Insulated

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall



Observations

12.9.1 Smoke Detectors

NOT PRESENT



Each bedroom should have a properly placed and operating smoke detector located in each bedroom. Recommend installing a smoke detector according to manufacturer's installation instructions.

Recommendation

Contact a handyman or DIY project

13: BEDROOM 4

		IN	NI	NP	D
13.1	General	X			
13.2	Doors	X			
13.3	Windows	X			
13.4	Floors	X			
13.5	Walls	X			
13.6	Ceilings	X			
13.7	Lighting Fixtures, Switches & Receptacles	X			
13.8	AFCI			X	
13.9	Smoke Detectors	X		X	X
13.10	Carbon Monoxide Detectors			X	

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

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Vetter

Windows: Glass Type

Insulated

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall



Observations

13.9.1 Smoke Detectors

NOT PRESENT



Each bedroom should have a properly placed and operating smoke detector located in each bedroom. Recommend installing a smoke detector according to manufacturer's installation instructions.

Recommendation

Contact a handyman or DIY project

14: MASTER BATHROOM

		IN	NI	NP	D
14.1	General	X			
14.2	Finishes- Floors, Walls, Ceilings	X			
14.3	Tubs, Showers, Fixtures, TLW	X			
14.4	Shower Rod/Door, Hardware	X			
14.5	Toilet	X			
14.6	Vanity, Pedestal Sink, Tops and Fixtures	X			X
14.7	Water Supplies, Valves, Undersink Drainage	X			
14.8	Light Fixtures, Vent Fans	X			
14.9	Medicine Cabinet, Mirrors	X			
14.10	GFCI, Switches, Receptacles	X			

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

Information

Finishes- Floors, Walls, Ceilings:
Material

Tile, Drywall



Water Supplies, Valves, Undersink Drainage:
Water Supply Material

Copper

Medicine Cabinet, Mirrors:
Medicine Cabinet



Tubs, Showers, Fixtures, TLW: Material

Fiberglass



Vanity, Pedestal Sink, Tops and Fixtures: Vanity

Master Bath

Master bath vanity missing drain stopper. Recommend replacement by qualified handyman.



Drain stopper missing

Observations

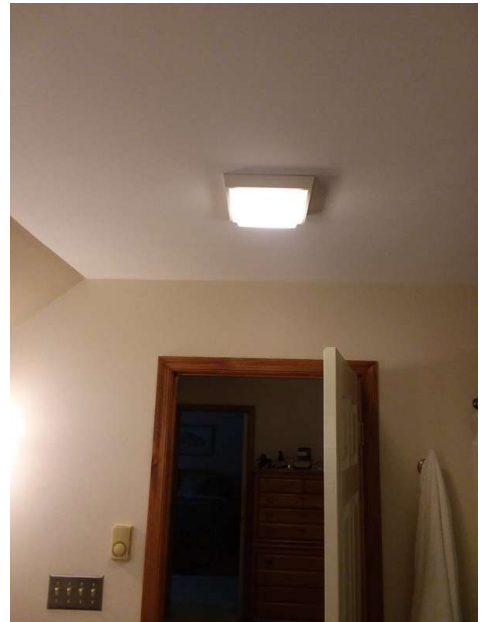
14.8.1 Light Fixtures, Vent Fans

BATH FAN

Bath fan is noisy and may need a new fan motor. Recommend evaluation by handyman and parts replacement if necessary.

Recommendation

Contact a qualified professional.



15: BATHROOM 2

		IN	NI	NP	D
15.1	Finishes- Floors, Walls, Ceilings	X			
15.2	Tubs, Showers, Fixtures, TLW	X			
15.3	Shower Rod/Door, Hardware	X			
15.4	Toilet	X			
15.5	Vanity, Pedestal Sink, Tops and Fixtures	X			X
15.6	Water Supplies, Valves, Undersink Drainage	X			
15.7	Light Fixtures, Vent Fans	X			
15.8	Medicine Cabinet, Mirrors	X			
15.9	GFCI, Switches, Receptacles	X			
15.10	Electric Baseboard Heat	X			

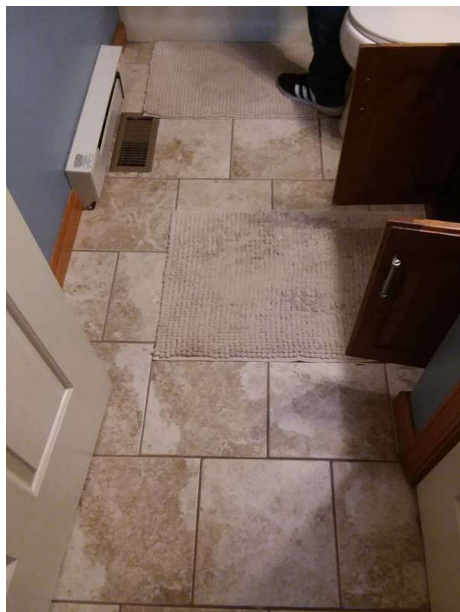
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Finishes- Floors, Walls, Ceilings:

Material

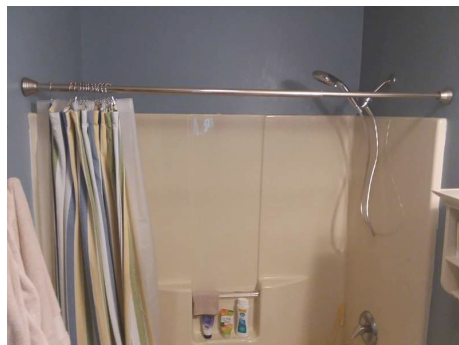
Tile, Drywall



Tubs, Showers, Fixtures, TLW:

Material

Fiberglass



Water Supplies, Valves, Undersink Drainage:

Water Supply Material

Copper



Medicine Cabinet, Mirrors: Medicine Cabinet



Observations

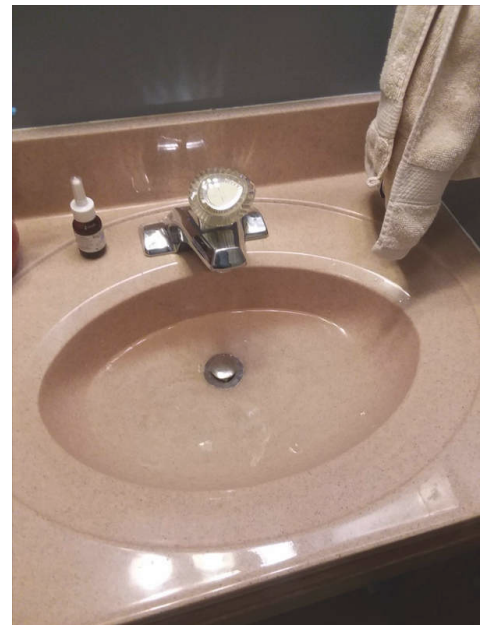
15.5.1 Vanity, Pedestal Sink, Tops and Fixtures

VANITY DRAIN

Vanity is draining very slowly. Recommend evaluating the clog and clearing the obstruction.

Recommendation

Contact a handyman or DIY project



Slow Drain

16: BASEMENT POWDER ROOM

		IN	NI	NP	D
16.1	General	X			
16.2	Finishes- Floors, Walls, Ceilings	X			
16.3	Toilet	X			
16.4	Vanity, Pedestal Sink, Tops and Fixtures	X			
16.5	Water Supplies, Valves, Undersink Drainage	X			
16.6	Light Fixtures, Vent Fans	X			
16.7	Medicine Cabinet, Mirrors				
16.8	GFCI, Switches, Receptacles	X			

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

Information

Water Supplies, Valves, Undersink Drainage: Water Supply Material

Copper

Finishes- Floors, Walls, Ceilings: Material

Tile, Drywall



Observations

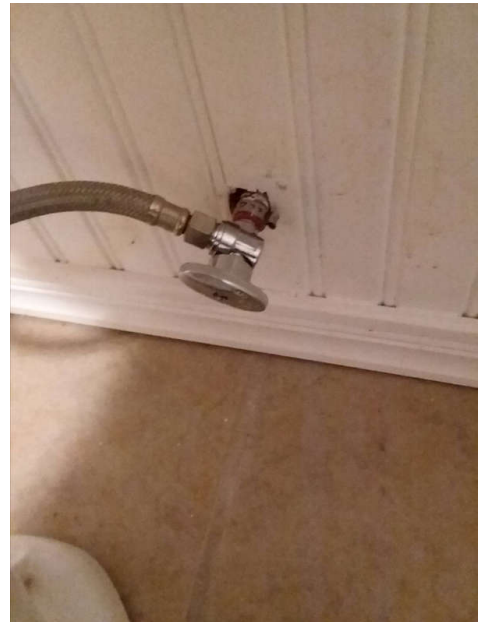
16.3.1 Toilet

TOILET FILL

Toilet fills very slowly. Valve is on and hose is not kinked. Recommend qualified plumber evaluate and remedy.

Recommendation

Contact a qualified professional.



17: FIRST LEVEL POWDER ROOM

		IN	NI	NP	D
17.1	General	X			
17.2	Finishes- Floors, Walls, Ceilings	X			
17.3	Toilet				
17.4	Vanity, Pedestal Sink, Tops and Fixtures	X			
17.5	Water Supplies, Valves, Undersink Drainage	X			
17.6	Light Fixtures, Vent Fans	X			
17.7	Medicine Cabinet, Mirrors	X			
17.8	GFCI, Switches, Receptacles	X			

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

Information

Finishes- Floors, Walls, Ceilings: Material
 Tile, Drywall

Water Supplies, Valves, Undersink Drainage: Water Supply Material
 Copper

18: LIVING ROOM, FAMILY ROOM , DINING ROOM

		IN	NI	NP	D
18.1	Doors	X			
18.2	Windows	X			
18.3	Floors	X			
18.4	Walls	X			
18.5	Ceilings	X			
18.6	Lighting Fixtures, Switches & Receptacles	X			
18.7	GFCI & AFCI			X	

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

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer **Walls: Wall Material**

Vetter

Drywall

Ceilings: Ceiling Material

Gypsum Board

Floors: Floor Coverings

Laminate



19: LAUNDRY ROOM/AREA

		IN	NI	NP	D
19.1	Bifold Doors	X			

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

Information

Filters

None

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Washing Machine Box

Above wash machine

Slight corrosion. Recommend handyman remove hoses, clean corrosion and reassemble.



Washer Dryer



Observations

19.1.1 Bifold Doors

BIFOLD DOOR INSTALLATION

LAUNDRY AREA

Bifold doors not properly installed. Recommend remove the doors, raise floor brackets up to top of floor surface, reinstall doors

Recommendation

Contact a handyman or DIY project



20: MISC. INTERIOR

		IN	NI	NP	D
20.1	Steps, Stairways & Railings	X			X

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

Information

Poor Drywall Repairs

Foyer ceiling, garage entry wall

A ceiling blemish exists near the front door. It appears to be merely a poor repair drywall damaged from below. Recommend a handyman repair and paint.

Damaged drywall is evident near garage-to-house entry at the door stop. Recommend a handyman remove stop bumper, repair and paint.



Wall Repair Needed



Ceiling Repair Needed

Observations

20.1.1 Steps, Stairways & Railings

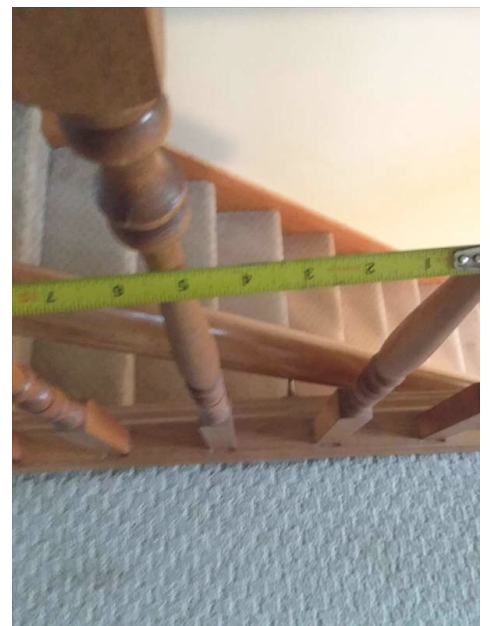
BALUSTER SPACES TOO WIDE

GUARD RAIL AROUND STAIR OPENING, 2ND FLOOR

The baluster space is not up to modern building codes and safety standards. The space between balusters should not allow passage of a 4 inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to code.

Recommendation

Contact a qualified handyman.



21: ATTIC

		IN	NI	NP	D
21.1	Attic Insulation	X			X
21.2	Ventilation	X			

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

Information

Attic Insulation: Insulation Type

Cellulose, Loose-fill

Attic Insulation: R-value

30-35 R

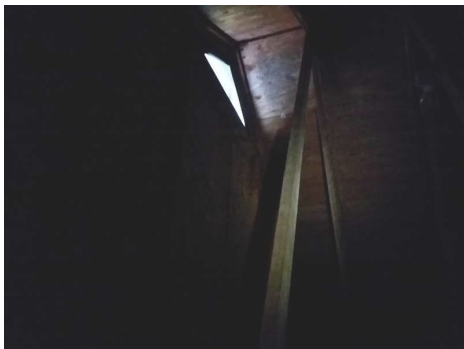
Attic insulation is consistent and well insulated.



Ventilation: Ventilation Type

Gable Vents, Ridge Vents, Soffit Vents

Attic space is well ventilated with gable vents, soffit vents, ridge vent and baffle vents.



Observations

21.1.1 Attic Insulation

BATH FAN VENTS MAY TERMINATE IN ATTIC

Master and hall bath fan vents may terminate in attic space as there is no exposed termination at the exterior, on the roof or wall. Recommend vent is extended to the exterior to eliminate moisture buildup and allow more complete bath ventilation.

Recommendation

Contact a qualified professional.

22: GARAGE

		IN	NI	NP	D
22.1	Ceiling	X			
22.2	Floor	X			
22.3	Walls & Firewalls	X			X
22.4	Vehicle Garage Door	X			
22.5	Overhead Garage Door Opener	X			
22.6	Occupant Door (From garage to inside of home)	X			

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

Information

Vehicle Garage Door: Type
Sectional

Overhead Garage Door Opener:
Overhead Garage Door Opener
Manufacturer
House wall near walk-in door
Overhead Door



Vehicle Garage Door: Material
Non-insulated, Steel



Observations

22.3.1 Walls & Firewalls

 Safety Hazard

FIREWALL NOT UP TO CODE

GARAGE FIREWALL

Firewall separating the home and garage is not compliant with modern building codes and standards. Firewalls should be built with materials to delay fire spreading into the living space. This is mainly fire-code drywall and a fire-resistant door. The drywall is not present. The door is acceptable with the addition of self-closing hinges or closer. Recommend a qualified contractor evaluate and bring firewall up to standards.

[Link for more info.](#)

Recommendation

Contact a qualified professional.



22.5.1 Overhead Garage Door Opener

REMOTE CONTROL NOT PRESENT

The garage door opener remote controls are not present to attempt operation. Recommend requesting home owner to provide.

22.5.2 Overhead Garage Door Opener

EXTERIOR KEY PAD

Code not available at inspection to attempt operation. Recommend you get code from current owner prior to closing.

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.

Basement, Crawlpace & Structure

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.

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.

Kitchen

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.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

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

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

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

manually operated dampers that did not open and close;

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

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

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

IV. The inspector is not required to:

inspect the flue or vent system.

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

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

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

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

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

perform a Phase I fireplace and chimney inspection.

Misc. 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.

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.