



FOREST HOME INSPECTION

530.264.8990

info@foresthomeinspection.com

<https://www.foresthomeinspection.com>



RESIDENTIAL REPORT

1234 Main St.
Truckee ca 96161

Buyer Name
07/10/2018 9:00AM



Inspector

Keith Hinman

CPI InterNACHI ID:NACHI18032645

530.264.8990

keith.hinman@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	5
1: INSPECTION DETAILS	6
2: ROOF	7
3: EXTERIOR	14
4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	20
5: HEATING	21
6: COOLING	23
7: PLUMBING	26
8: ELECTRICAL	31
9: ATTIC, INSULATION & VENTILATION	35
10: DOORS, WINDOWS & INTERIOR	40
11: BUILT-IN APPLIANCES	44
12: GARAGE	46
STANDARDS OF PRACTICE	47

This report has been produced in accordance with the AGREEMENT, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or Representative.

SCOPE OF THE INSPECTION:

Forest Home Inspection Services endeavours to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards of Practice. When systems or components designated in the [InterNACHI Standards of Practice](#) are present but are not inspected, the reason(s) the item was not inspected is identified within the "Limitations" tab of this report. This 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 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 expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

CATEGORIES:

This report divides deficiencies into three categories; **Maintenance Items (colored in blue)**, **Recommendations (in orange)**, and **Significant Defects (in red)**.

MAINTENANCE ITEMS: Include components that were found to be in need of recurring or basic general maintenance to protect either a the component or the occupants. Also included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories.

RECOMMENDATIONS: Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection, however some benefit may be achieved by adhering to the recommendation.

SIGNIFICANT DEFECTS: Will denote a brief comment of a significantly deficient component or a condition which, will require a relatively short term correction and/or expense. These will typically fall into one of the following four categories:

1. Major defects. An example of this would be a structural failure.

2. Things that may lead to major defects, such as a small roof-flashing leak, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home.
4. Safety hazards, such as lack of GFCI-protection.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your agent for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this house the seller does not have the right to share or distribute this report. The disclosure form for the property should be updated appropriately and the report discarded.

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SIGNIFICANT DEFECT

-  2.1.1 Roof - Coverings: Tiles Cracked/Broken
-  2.1.2 Roof - Coverings: Solar Panels Dirty
-  2.2.1 Roof - Roof Drainage Systems: Debris
-  3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
-  7.5.1 Plumbing - Fuel Storage & Distribution Systems: Improper Installation
-  8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Insufficient Load
-  8.5.1 Electrical - GFCI & AFCI: Improper Installation
-  10.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinet Hinge Loose
-  12.1.1 Garage - Ceiling: Previous Repairs

1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Furnished, Occupied

Style

Spanish

Temperature (approximate)

65 Fahrenheit (F)

Type of Building

Single Family

House Faces

West

Weather Conditions

Cloudy

2: ROOF

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

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

Information

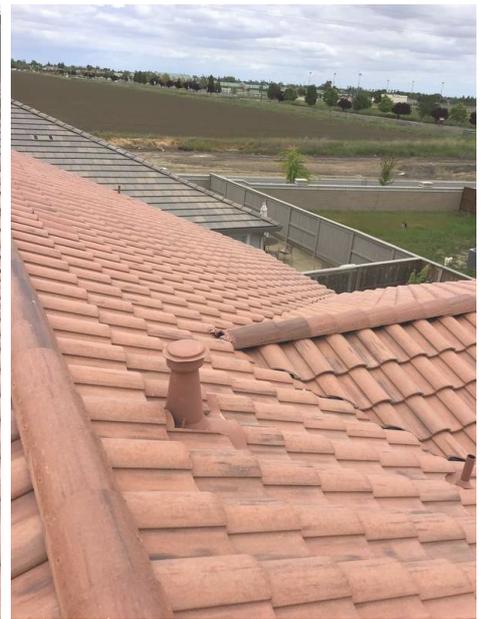
Inspection Method

Roof

Roof Type/Style

Hip & Valley

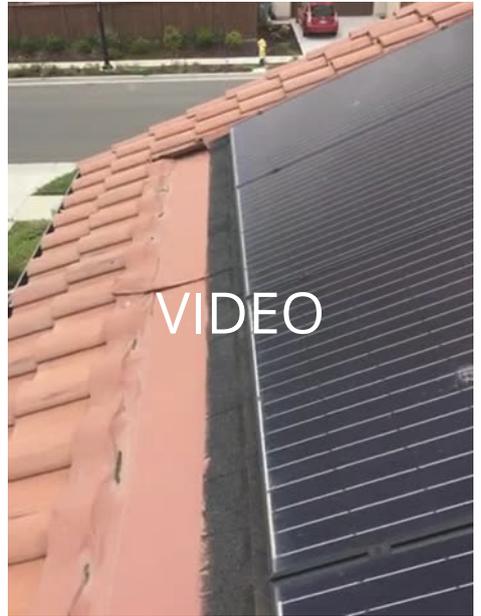
We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy





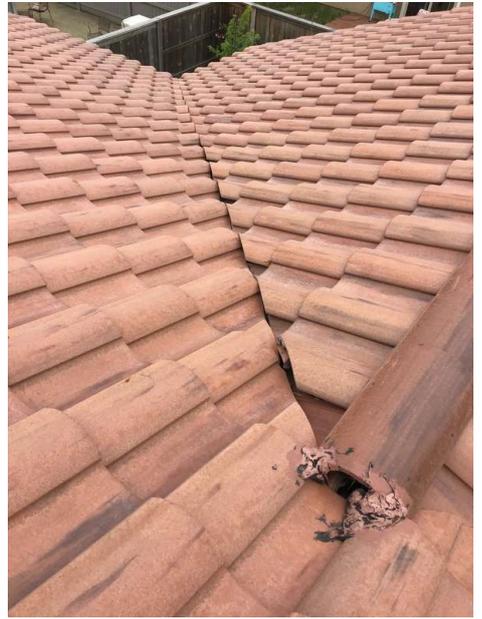
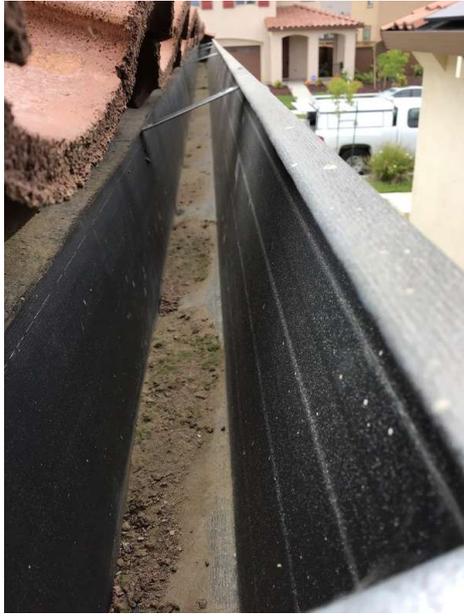
Coverings: Material

Ceramic, Asphalt, Solar



Roof Drainage Systems: Gutter Material

Seamless Aluminum



Flashings: Material

Aluminum, Lead



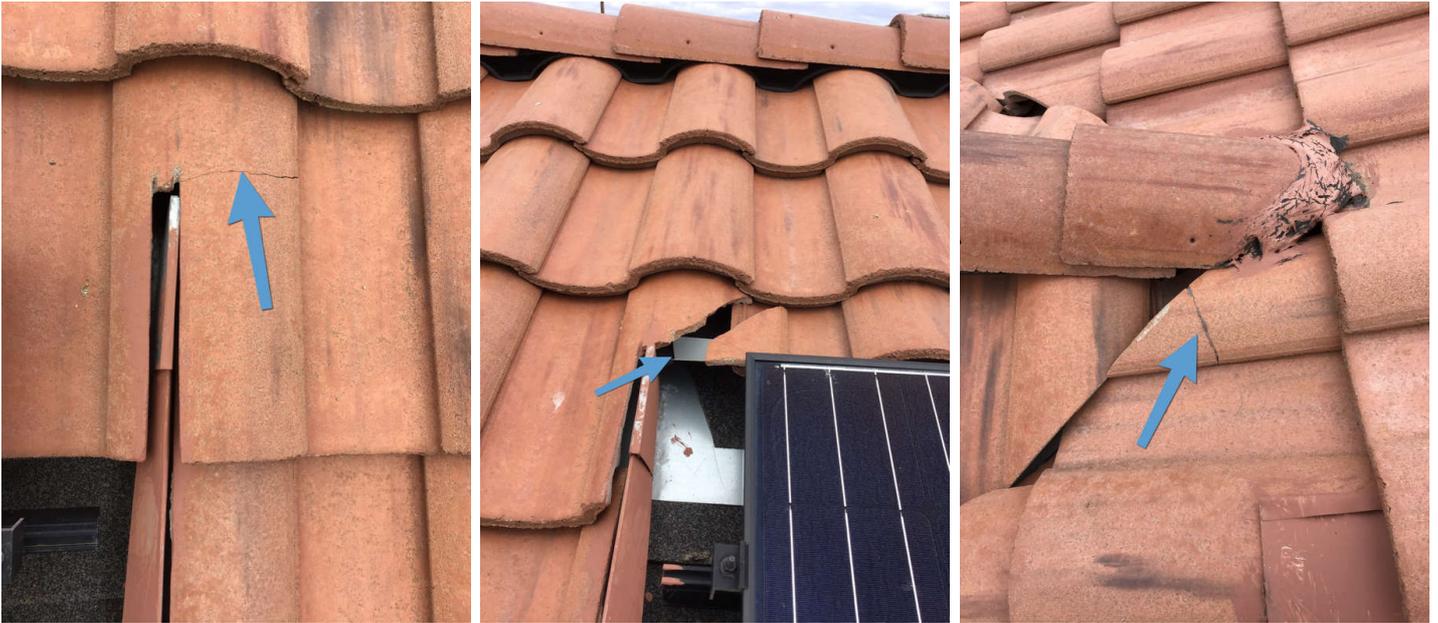
Deficiencies

2.1.1 Coverings

TILES CRACKED/BROKEN

 Maintenance Item

Roof had cracked/broken tiles, damage appeared to be cosmetic. Recommend monitoring and certified professional further evaluate and advise.



2.1.2 Coverings

 Maintenance Item

SOLAR PANELS DIRTY

One or more solar panels were found to be dirty. Recommend cleaning panels as regular preventative maintenance.



2.2.1 Roof Drainage Systems

 Maintenance Item

DEBRIS

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

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



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps			X	
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			

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

Information

Inspection Method

Attic Access, Visual

Siding, Flashing & Trim: Siding Material

Stucco



Siding, Flashing & Trim: Siding Style

Stucco



Exterior Doors: Exterior Entry Door

Hollow Core, Glass



Walkways, Patios & Driveways: Driveway Material

Concrete



Walkways, Patios & Driveways: Walkways

No indications for concern were noted



Eaves, Soffits & Fascia: Information

Inspected

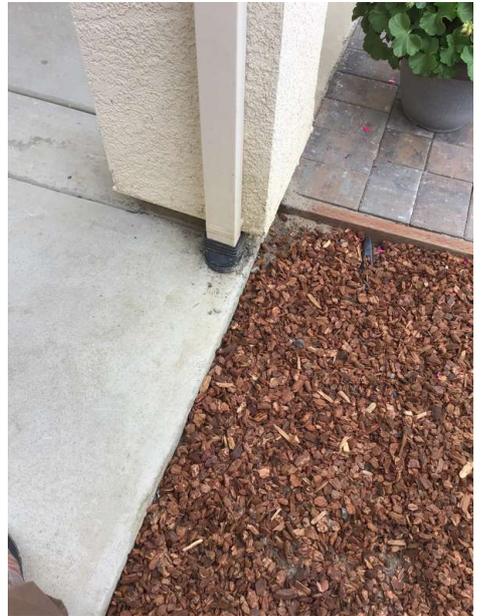
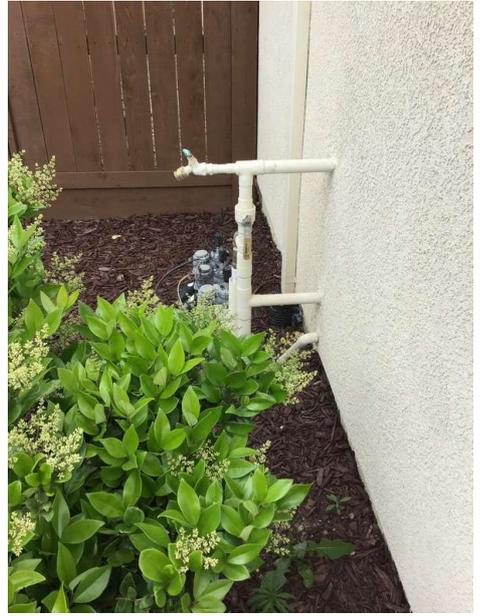
Information



Vegetation, Grading, Drainage & Retaining Walls: Underground Drainage

Underground drainage was observed in several locations. Could not visually inspect buried sections.





Vegetation, Grading, Drainage & Retaining Walls: Grading

No indications for concern were noted.



Deficiencies

3.1.1 Siding, Flashing & Trim

 Maintenance Item

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Recommend monitoring.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Inspection Method

Visual

Foundation: Material

Slab on Grade



5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Presence of Installed Heat Source in Each Room	X			

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

Information

Manufacturing Date

2016-06-01T07:00:00.000Z

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air



Equipment: Manufacturing Date

06/01/2016

Distribution Systems: Ductwork

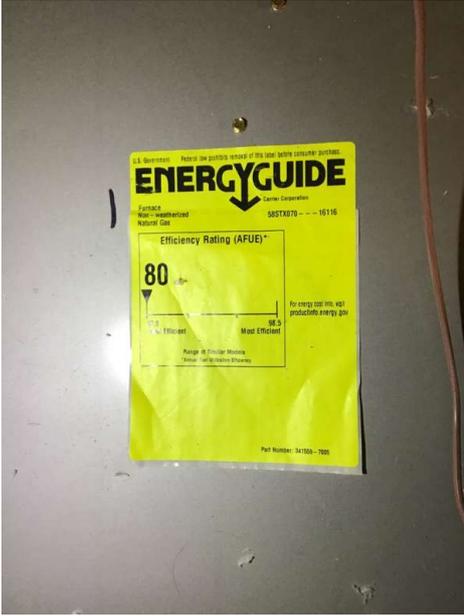
Insulated



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

Carrier



6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

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

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior East, Patio Area

Distribution System: Configuration
Split



Cooling Equipment: Brand Carrier



Cooling Equipment: SEER Rating

14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at [Energy.gov](https://www.energy.gov).



7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			
7.5	Fuel Storage & Distribution Systems	X			X
7.6	Sump Pump			X	

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Information

Filters

Unknown

Water Source

Public

Water Pressure

60

Water pressure found at exterior hose bib.



Drain, Waste, & Vent Systems:

Drain Size

Unknown

**Drain, Waste, & Vent Systems:
Material**

Unknown, PVC



**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**

Copper, Unknown

**Water Supply, Distribution
Systems & Fixtures: Water
Supply Material**

Copper, Unknown

**Hot Water Systems, Controls,
Flues & Vents: Capacity**

0 Tankless

**Hot Water Systems, Controls,
Flues & Vents: Location**

Garage

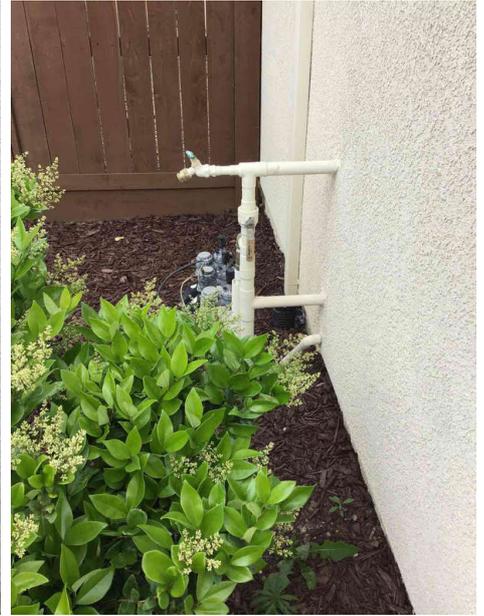


**Hot Water Systems, Controls,
Flues & Vents: Power
Source/Type**

Gas

Main Water Shut-off Device: Location

West, South

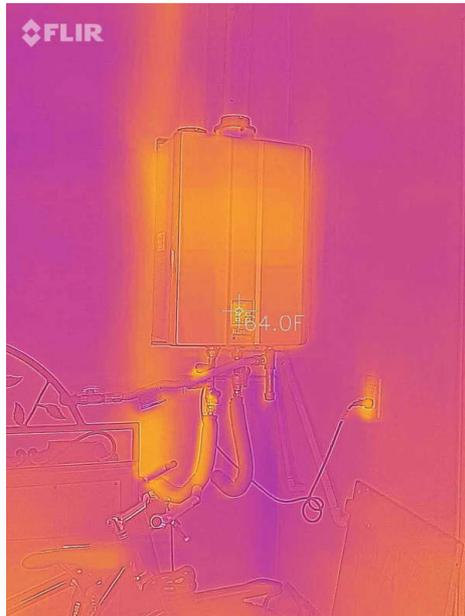


Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rinnai

I recommend flushing & servicing your water heater 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.](#)



Hot Water Systems, Controls, Flues & Vents: Safety Devices Present

TPV, Seismic Bracing, Gas Shut Off Valve



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

South West

Gas Meter



Limitations

General

VISUAL ACCESS LIMITED

Home foundation was slab on grade. This construction technique did not allow for drain/vent inspection.

Deficiencies

7.5.1 Fuel Storage & Distribution Systems

 Recommendation

IMPROPER INSTALLATION

I observed indications of improper installation of gas supply pipes. Recommend a qualified contractor or local utility company evaluate and properly install pipes up to standards.

Recommendation

Contact a qualified professional.



Gas supply pipe was not burried.

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			X
8.4	Lighting Fixtures, Switches & Receptacles	X			
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors	X			

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Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground, 220 Volts

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

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

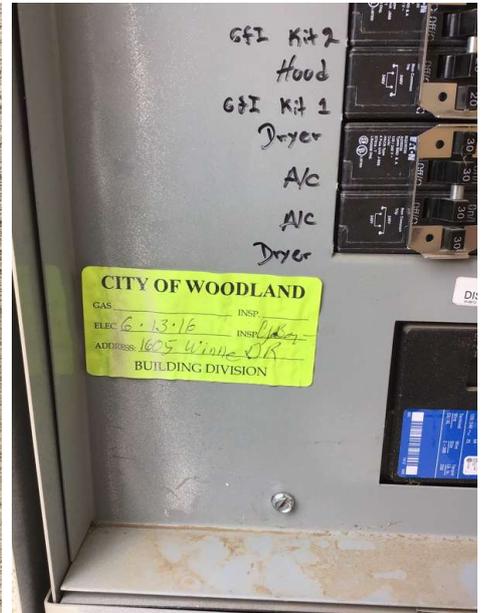
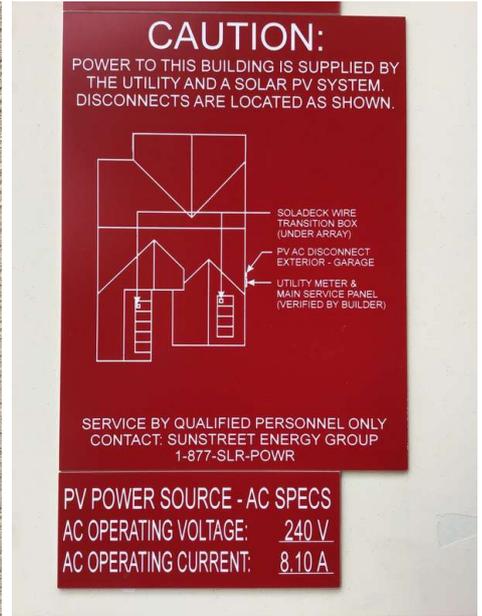
**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Sub Panel Location**
Not Present

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

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**
Romex

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

South West
Garage





9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)			X	
9.3	Ventilation	X			
9.4	Exhaust Systems	X			

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Information

Dryer Power Source

220 Electric

Dryer Vent

Metal

Flooring Insulation

Loose Fill

Attic Insulation: R-value

38

Attic Insulation: Insulation Type Foam-board, Loose-fill

Jet Stream® Ultra Blowing Wool Insulation
Attic and Cavity Wall Card

KNAUF INSULATION
171 FINE FIBRE 1400 G

Equipment Required
A recommended jet stream blowing machine and a corrugated hose with a minimum 1" internal diameter, a maximum of 750' coils and a hose should not be less than 30" in diameter. Acceptable material load rate is 5-20 bushels/min.

Thermal Performance (Sidelwall and Attic Application)
The stated thermal resistance (R-value) is provided by testing in accordance with the manufacturer's instructions. Failure to install the stated number of bags per 1000 square feet and exceeding the maximum square feet of coverage per bag as recommended by the manufacturer will result in lower R-values. Field blending of the product with other types of insulation is not recommended by the manufacturer.

R-Value*		Minimum Thickness	
Inches on installation	Insulation depth	Inches on installation	Insulation depth
R-11	13.70"	R-11	13.70"
R-13	15.90"	R-13	15.90"
R-15	18.10"	R-15	18.10"
R-17	20.30"	R-17	20.30"
R-19	22.50"	R-19	22.50"
R-21	24.70"	R-21	24.70"
R-23	26.90"	R-23	26.90"
R-25	29.10"	R-25	29.10"
R-27	31.30"	R-27	31.30"
R-29	33.50"	R-29	33.50"
R-31	35.70"	R-31	35.70"
R-33	37.90"	R-33	37.90"
R-35	40.10"	R-35	40.10"
R-37	42.30"	R-37	42.30"
R-39	44.50"	R-39	44.50"
R-41	46.70"	R-41	46.70"
R-43	48.90"	R-43	48.90"
R-45	51.10"	R-45	51.10"
R-47	53.30"	R-47	53.30"
R-49	55.50"	R-49	55.50"
R-51	57.70"	R-51	57.70"
R-53	59.90"	R-53	59.90"
R-55	62.10"	R-55	62.10"
R-57	64.30"	R-57	64.30"
R-59	66.50"	R-59	66.50"
R-61	68.70"	R-61	68.70"
R-63	70.90"	R-63	70.90"
R-65	73.10"	R-65	73.10"
R-67	75.30"	R-67	75.30"
R-69	77.50"	R-69	77.50"
R-71	79.70"	R-71	79.70"
R-73	81.90"	R-73	81.90"
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R-77	86.30"	R-77	86.30"
R-79	88.50"	R-79	88.50"
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R-83	92.90"	R-83	92.90"
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R-151	167.70"	R-151	167.70"
R-153	169.90"	R-153	169.90"
R-155	172.10"	R-155	172.10"
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R-201	222.70"	R-201	222.70"
R-203	224.90"	R-203	224.90"
R-205	227.10"	R-205	227.10"
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R-217	240.30"	R-217	240.30"
R-219	242.50"	R-219	242.50"
R-221	244.70"	R-221	244.70"
R-223	246.90"	R-223	246.90"
R-225	249.10"	R-225	249.10"
R-227	251.30"	R-227	251.30"
R-229	253.50"	R-229	253.50"
R-231	255.70"	R-231	255.70"
R-233	257.90"	R-233	257.90"
R-235	260.10"	R-235	260.10"
R-237	262.30"	R-237	262.30"
R-239	264.50"	R-239	264.50"
R-241	266.70"	R-241	266.70"
R-243	268.90"	R-243	268.90"
R-245	271.10"	R-245	271.10"
R-247	273.30"	R-247	273.30"
R-249	275.50"	R-249	275.50"
R-251	277.70"	R-251	277.70"
R-253	279.90"	R-253	279.90"
R-255	282.10"	R-255	282.10"
R-257	284.30"	R-257	284.30"
R-259	286.50"	R-259	286.50"
R-261	288.70"	R-261	288.70"
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R-265	293.10"	R-265	293.10"
R-267	295.30"	R-267	295.30"
R-269	297.50"	R-269	297.50"
R-271	299.70"	R-271	299.70"
R-273	301.90"	R-273	301.90"
R-275	304.10"	R-275	304.10"
R-277	306.30"	R-277	306.30"
R-279	308.50"	R-279	308.50"
R-281	310.70"	R-281	310.70"
R-283	312.90"	R-283	312.90"
R-285	315.10"	R-285	315.10"
R-287	317.30"	R-287	317.30"
R-289	319.50"	R-289	319.50"
R-291	321.70"	R-291	321.70"
R-293	323.90"	R-293	323.90"
R-295	326.10"	R-295	326.10"
R-297	328.30"	R-297	328.30"
R-299	330.50"	R-299	330.50"
R-301	332.70"	R-301	332.70"
R-303	334.90"	R-303	334.90"
R-305	337.10"	R-305	337.10"
R-307	339.30"	R-307	339.30"
R-309	341.50"	R-309	341.50"
R-311	343.70"	R-311	343.70"
R-313	345.90"	R-313	345.90"
R-315	348.10"	R-315	348.10"
R-317	350.30"	R-317	350.30"
R-319	352.50"	R-319	352.50"
R-321	354.70"	R-321	354.70"
R-323	356.90"	R-323	356.90"
R-325	359.10"	R-325	359.10"
R-327	361.30"	R-327	361.30"
R-329	363.50"	R-329	363.50"
R-331	365.70"	R-331	365.70"
R-333	367.90"	R-333	367.90"
R-335	370.10"	R-335	370.10"
R-337	372.30"	R-337	372.30"
R-339	374.50"	R-339	374.50"
R-341	376.70"	R-341	376.70"
R-343	378.90"	R-343	378.90"
R-345	381.10"	R-345	381.10"
R-347	383.30"	R-347	383.30"
R-349	385.50"	R-349	385.50"
R-351	387.70"	R-351	387.70"
R-353	389.90"	R-353	389.90"
R-355	392.10"	R-355	392.10"
R-357	394.30"	R-357	394.30"
R-359	396.50"	R-359	396.50"
R-361	398.70"	R-361	398.70"
R-363	400.90"	R-363	400.90"
R-365	403.10"	R-365	403.10"
R-367	405.30"	R-367	405.30"
R-369	407.50"	R-369	407.50"
R-371	409.70"	R-371	409.70"
R-373	411.90"	R-373	411.90"
R-375	414.10"	R-375	414.10"
R-377	416.30"	R-377	416.30"
R-379	418.50"	R-379	418.50"
R-381	420.70"	R-381	420.70"
R-383	422.90"	R-383	422.90"
R-385	425.10"	R-385	425.10"
R-387	427.30"	R-387	427.30"
R-389	429.50"	R-389	429.50"
R-391	431.70"	R-391	431.70"
R-393	433.90"	R-393	433.90"
R-395	436.10"	R-395	436.10"
R-397	438.30"	R-397	438.30"
R-399	440.50"	R-399	440.50"
R-401	442.70"	R-401	442.70"
R-403	444.90"	R-403	444.90"
R-405	447.10"	R-405	447.10"
R-407	449.30"	R-407	449.30"
R-409	451.50"	R-409	451.50"
R-411	453.70"	R-411	453.70"
R-413	455.90"	R-413	455.90"
R-415	458.10"	R-415	458.10"
R-417	460.30"	R-417	460.30"
R-419	462.50"	R-419	462.50"
R-421	464.70"	R-421	464.70"
R-423	466.90"	R-423	466.90"
R-425	469.10"	R-425	469.10"
R-427	471.30"	R-427	471.30"
R-429	473.50"	R-429	473.50"
R-431	475.70"	R-431	475.70"
R-433	477.90"	R-433	477.90"
R-435	480.10"	R-435	480.10"
R-437	482.30"	R-437	482.30"
R-439	484.50"	R-439	484.50"
R-441	486.70"	R-441	486.70"
R-443	488.90"	R-443	488.90"
R-445	491.10"	R-445	491.10"
R-447	493.30"	R-447	493.30"
R-449	495.50"	R-449	495.50"
R-451	497.70"	R-451	497.70"
R-453	499.90"	R-453	499.90"
R-455	502.10"	R-455	502.10"
R-457	504.30"	R-457	504.30"
R-459	506.50"	R-459	506.50"
R-461	508.70"	R-461	508.70"
R-463	510.90"	R-463	510.90"
R-465	513.10"	R-465	513.10"
R-467	515.30"	R-467	515.30"
R-469	517.50"	R-469	517.50"
R-471	519.70"	R-471	519.70"
R-473	521.90"	R-473	521.90"
R-475	524.10"	R-475	524.10"
R-477	526.30"	R-477	526.30"
R-479	528.50"	R-479	528.50"
R-481	530.70"	R-481	530.70"
R-483	532.90"	R-483	532.90"
R-485	535.10"	R-485	535.10"
R-487	537.30"	R-487	537.30"
R-489	539.50"	R-489	539.50"
R-491	541.70"	R-491	541.70"
R-493	543.90"	R-493	543.90"
R-495	546.10"	R-495	546.10"
R-497	548.30"	R-497	548.30"
R-499	550.50"	R-499	550.50"
R-501	552.70"	R-501	552.70"
R-503	554.90"	R-503	554.90"
R-505	557.10"	R-505	557.10"
R-507	559.30"	R-507	559.30"
R-509	561.50"	R-509	561.50"
R-511	563.70"	R-511	563.70"
R-513	565.90"	R-513	565.90"
R-515	568.10"	R-515	568.10"
R-517	570.30"	R-517	570.30"
R-519	572.50"	R-519	572.50"
R-521	574.70"	R-521	574.70"
R-523	576.90"	R-523	576.90"
R-525	579.10"	R-525	579.10"
R-527	581.30"	R-527	581.30"
R-529	583.50"	R-529	583.50"
R-531	585.70"	R-531	585.70"
R-533	587.90"	R-533	587.90"
R-535	590.10"	R-535	590.10"
R-537	592.30"	R-537	592.30"
R-539	594.50"	R-539	594.50"
R-541	596.70"	R-541	596.70"
R-543	598.90"	R-543	598.90"
R-545	601.10"	R-545	601.10"
R-547	603		





Exhaust Systems: Exhaust Fans

Fan Only



Limitations

General

ACCESS LIMITED

Attic access was limited in the hall bath. The access hatch was found to be painted shut.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings			X	
10.7	Countertops & Cabinets	X			X

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

Information

Windows: Window Manufacturer **Countertops & Cabinets:**

Unknown

Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Granite



Doors: Inspected

Inspected

Interior doors were inspected, no indications for concern were observed at the time of the inspection.



Windows: Window Type

Single-hung, Sliders



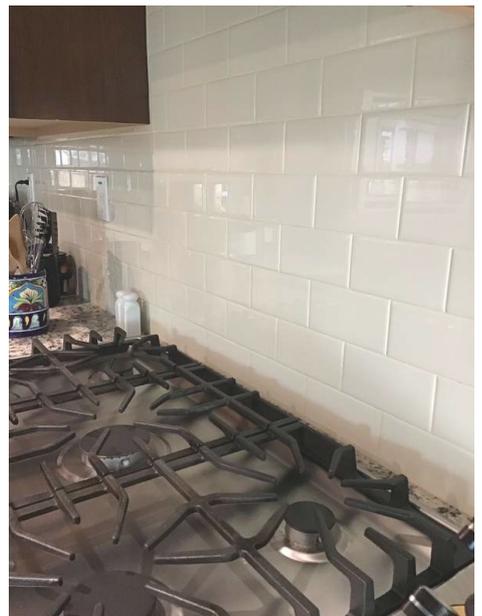
Floors: Floor Coverings

Carpet, Tile



Walls: Wall Material

Drywall, Tile



Ceilings: Ceiling Material

Textured Drywall



Deficiencies

10.7.1 Countertops & Cabinets

 Maintenance Item

CABINET HINGE LOOSE

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a handyman or DIY project



11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			

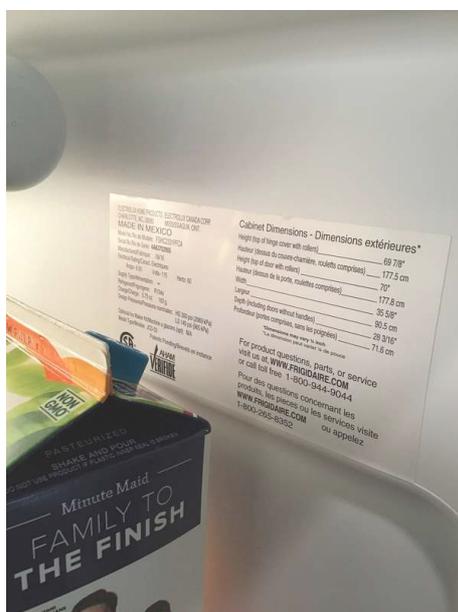
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Brand
Frigidaire



Refrigerator: Brand
Frigidaire

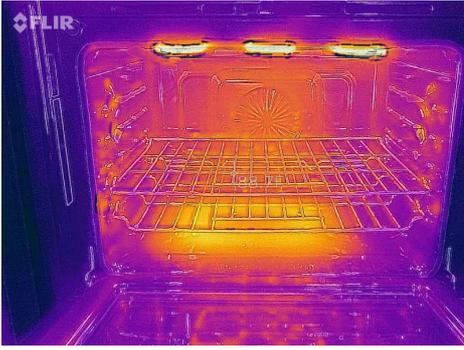


**Range/Oven/Cooktop: Exhaust
Hood Type**
Vented



Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

Range/Oven/Cooktop: Range/Oven Brand
Frigidaire



Garbage Disposal: Disposal switch location

Switch to operate disposal was found under the sink



12: GARAGE

		IN	NI	NP	D
12.1	Ceiling	X			X
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)	X			

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

Information

Garage Door: Material
Metal

Garage Door: Type
Up-and-Over

Deficiencies

12.1.1 Ceiling

 Recommendation

PREVIOUS REPAIRS

Previous repairs were observed in the garage ceiling near the door operator. Recommend getting more information from seller.



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, Foundation, Crawlspace & 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.

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 service-entrance 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.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.