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HOMEOLOGY - INTERNACHI RESIDENTIAL

1234 Main St.
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Buyer Name
06/10/2018 9:00AM

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Thank you for choosing **Homeology Inspections LLC.** Please take the time to read through your report. It is ultimately up to you to interpret its findings and to act accordingly.

Orientation

For the sake of this inspection the front of the home will be considered as the portion of the home with the front door. Anything stated "left" or "right" will be as if you were facing the front door.

Homeology Inspections LLC makes every effort to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). NACHI.ORG/SOP. As such, we inspect the readily accessible, visually observable, installed systems and components of a home. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, nor can we predict future conditions, or determine if latent or concealed defects are present. An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor. The statements made in this report reflect the conditions as existing at the time of Inspection only and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH.**

Notice to Third Parties: This report is the property of Homeology Inspections LLC and the Client named herein and is **non-transferable** to any and all third-parties or subsequent buyers. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations and exclusions.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Observations and Recommendations are organized into three categories.

1) Minor/Maintenance Issues - : Primarily comprised of small cosmetic items and includes items or components that were found to be in need of routine or basic general maintenance to protect the life/functionality of the item or component. Also included in this section are items that were beginning to show signs of wear, but were still functional at the time of inspection. Typically, these items are considered to be a **DIY/HANDYMAN** issue.

2) Recommendations - Include items or components that were found to have a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal, repairs are recommended for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a **Qualified Licensed Professional** and are ***not*** considered routine maintenance or DIY repairs.

3) Significant Defects and/or Safety Hazards - Include items or components that were found to have significant defects and or pose an immediate threat to the safety of the occupants or property. These will typically fall into one of the following four categories: and should be addressed immediately by a **Qualified Licensed Professional**

1. Significant defects. An example of this would be a structural failure like a broken roof rafter
2. Things that may lead to Significant defects, such as a small roof leak.
3. Things that may hinder your ability to finance, legally occupy, or insure the home such as a severely deteriorated foundation.
4. Safety hazards, such as a loose railing on a deck

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY

15 MINOR/MAINTENANCE ITEM

41 MODERATE ITEM

13 SIGNIFICANT AND/OR SAFETY CONCERN

7.4.1 Cooling - Ceiling Fans: Inoperable
8.1.1 Plumbing - Main Water Shut-off Device: Corrosion
8.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Corroded Distribution Line- Past Leakage
8.2.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Inadequate Flow
8.2.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Dissimilar Metals in Contact
8.2.4 Plumbing - Water Supply, Distribution Systems & Fixtures: Active leak
8.2.5 Plumbing - Water Supply, Distribution Systems & Fixtures: Hot and cold backwards
8.2.6 Plumbing - Water Supply, Distribution Systems & Fixtures: Loose handle
8.2.7 Plumbing - Water Supply, Distribution Systems & Fixtures: Loose toilet
8.2.8 Plumbing - Water Supply, Distribution Systems & Fixtures: Shower head leaks when manipulated
8.2.9 Plumbing - Water Supply, Distribution Systems & Fixtures: Loose sink
8.2.10 Plumbing - Water Supply, Distribution Systems & Fixtures: Low hot water flow
8.2.11 Plumbing - Water Supply, Distribution Systems & Fixtures: Jacuzzi tub faucets come on at same time
8.2.12 Plumbing - Water Supply, Distribution Systems & Fixtures: Low water pressure
8.3.1 Plumbing - Sewage & Drain, Waste, & Vent (DWV) Systems: Improper Slope
8.3.2 Plumbing - Sewage & Drain, Waste, & Vent (DWV) Systems: Missing tub stopper
8.4.1 Plumbing - Water Heater: Flue- Inadequate Clearance from Combustibles
8.4.2 Plumbing - Water Heater: TPR Valve leaking
9.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double taps
9.3.1 Electrical - Branch Wiring, Circuits, Breakers & Fuses: Open junction box
9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
9.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Hot-Neutral Reversed Receptacle
9.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Open Ground Receptacle(s)
9.5.1 Electrical - GFCI & AFCI: No AFCI Protection
9.5.2 Electrical - GFCI & AFCI: No GFCI Protection Installed
9.6.1 Electrical - Smoke Detectors: Inappropriate Location
9.7.1 Electrical - Carbon Monoxide Detectors: Not Present
10.2.1 Doors, Windows & Interior - Doors: Door Sticks
10.2.2 Doors, Windows & Interior - Doors: Door Hardware- Minor Damage/Deterioration
10.2.3 Doors, Windows & Interior - Doors: Light damage/deterioration
10.8.1 Doors, Windows & Interior - Steps, Stairways & Railings: Baluster Spaces Too Wide
10.9.1 Doors, Windows & Interior - Countertops & Cabinets: Drawer- Broken Slide
10.9.2 Doors, Windows & Interior - Countertops & Cabinets: Countertop Not Secured
11.1.1 Built-in Appliances - Dishwasher: No High Loop
11.4.1 Built-in Appliances - Garbage Disposal: Excessive Noise
12.2.1 Garage - Floor: Cracking - minor
12.5.1 Garage - Garage Door Opener: Auto Reverse Sensor Not Working
12.6.1 Garage - Occupant Door (From garage to inside of home): Door Does Not Meet Separation Requirements

- 12.6.2 Garage - Occupant Door (From garage to inside of home): Not Self-closing
- 12.7.1 Garage - Detached garage: Debris in gutters
- 12.7.2 Garage - Detached garage: Buckling shingles

1: INSPECTION DETAILS

Information

In Attendance
Listing Agent

Occupancy
Occupied, Furnished

Type of Building
Attached, Single Family

Weather Conditions
Clear, Hot

Utilities
All Utilities On

Style
Multi-level





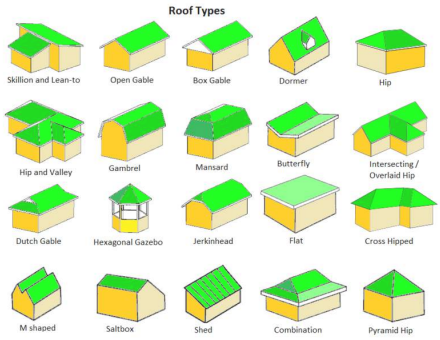
Temperature (approximate)
90 Fahrenheit (F)
The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the A/C. If too warm, same goes for the furnace. Also, ideally we would like an indoor/outdoor temperature differential of 20 or more for best results on portions of an Infrared inspection.

2: ROOF

Information

Inspection Method
Ground, Ladder

Roof Type/Style
Gable



Underlayment: Underlayment Material
Unknown- Hidden

Roof Drainage Systems: Gutter Material
Seamless Aluminum

General Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

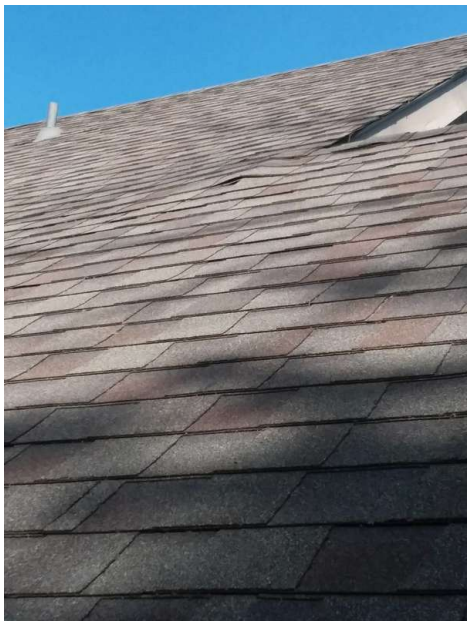
Limited Inspection- Safety

The Inspector was unable to safely walk the roof due to its steep slope and inspected the roof-covering materials and components from a ladder and from the ground. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, the Inspector recommends that before the expiration of your Inspection Objection deadline, you hire a qualified roofing contractor with the equipment required to safely access the entire roof.

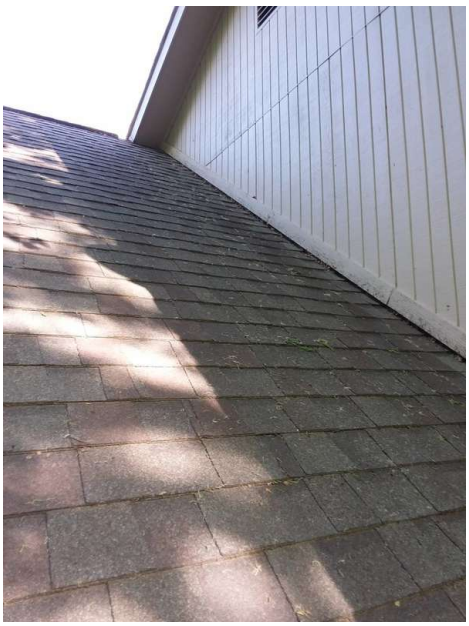
Coverings: Material

Architectural/Dimensional









Coverings: Dimensional

The roof was covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composed of multiple layers bonded together. Laminated shingles are also called "architectural" or "laminated" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

Roof Drainage Systems: Seamless Aluminum

The aluminum gutter system was a seamless type with gutter seams at corners only. Seams are weak points in gutters and are typically where they fail first. Gutter systems using seamless fabrication may have longer service lives than gutters assembled in sections.

Flashings: General Flashing Description

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Flashings: Material

Aluminum

Flashing is used to prevent water penetration at the junction of the roof with another surface, such as a wall or chimney.

Other Roof Penetrations: Appear to be ok

Due to the limited accessibility The visible roof penetrations appeared to be in good functional condition. If you wish to have a more detailed roof inspection, the Inspector recommends that before the expiration of your Inspection Objection deadline, you hire a qualified roofing contractor with the equipment required to safely access the entire roof.



Limitations

General

LIMITED ACCESSABILITY

Roof was visually inspected from accessible points from the exterior and/or interior. If a roof is too high, is too steep, is wet, is slippery or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a qualified roofer should be contacted if a more detailed report is desired.

Underlayment

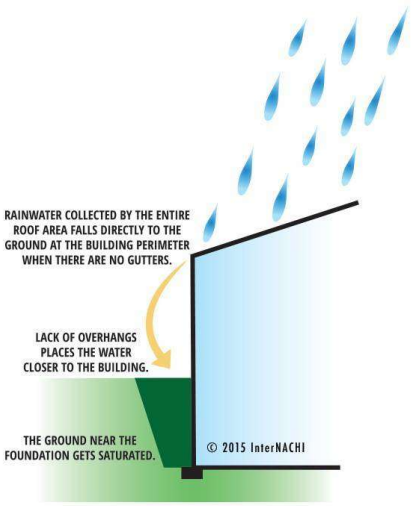
DISCLAIMER- COMPLETELY HIDDEN

The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

Roof Drainage Systems

NO ROOF DRAINAGE SYSTEM

The home had no roof drainage system installed to channel roof drainage away from the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessively high moisture levels in soil near the foundation can reduce the ability of the soil to support the weight of the home structure. The Inspector recommends installation of a roof drainage system to discharge roof drainage away from soil near the foundation.



Skylights (exterior)

APPEARED TO BE OK

Due to the limited accessibility the visible skylights appeared to be in good functional condition. If you wish to have a more detailed roof inspection, the Inspector recommends that before the expiration of your Inspection Objection deadline, you hire a qualified roofing contractor with the equipment required to safely access the entire roof.



Recommendations

2.1.1 Coverings

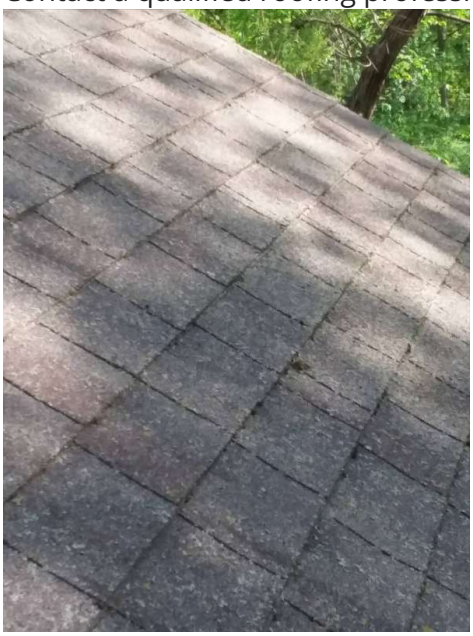
LICHEN (ALGAE) GROWTH

Moderate Item

At the time of inspection the roof appeared to have substantial Lichen growth. Lichens are composite organisms consisting of a fungus and a photosynthetic partner, such as green or blue-green algae. Lichens bond tightly to the roof, and when theyre removed from asphalt shingles, they may take granules with them.

Recommendation

Contact a qualified roofing professional.


Above garages front


Above garages front

2.1.2 Coverings

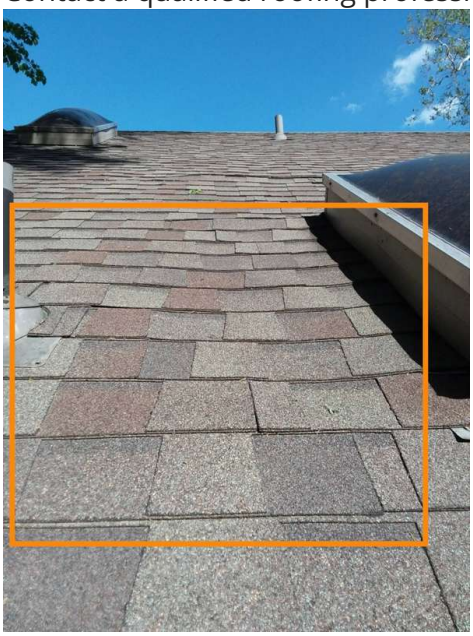
WAVY SHINGLES

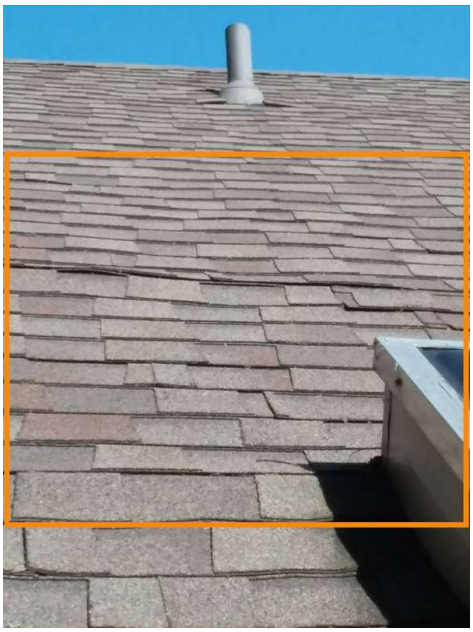
Moderate Item

At the time of inspection one or more ares of the roof shingles appeared to be wavy. Recommend further evaluation by qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.





2.3.1 Roof Drainage Systems

Moderate Item

DEBRIS

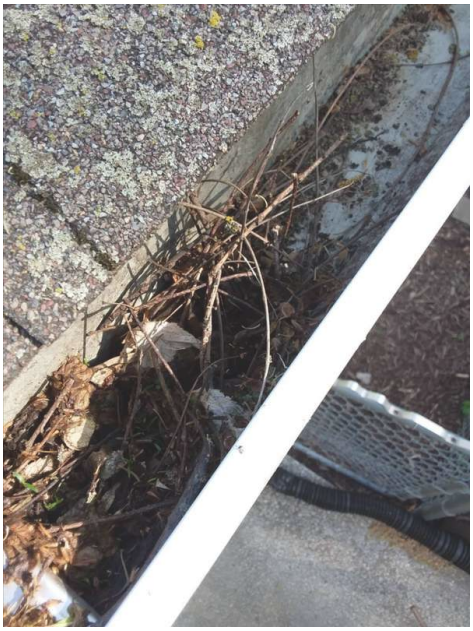
Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a handyman or DIY project

front



front

front


front


Left of front door

2.3.2 Roof Drainage Systems

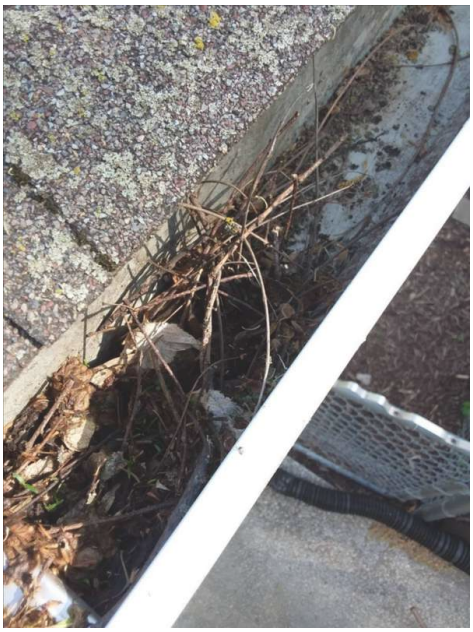
BLOCKED DOWNSPOUT

Minor/Maintenance Item

Some downspouts designed to discharge roof drainage appeared to be clogged with debris. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends that any blocked downspouts be cleared to help protect the home structure.

Recommendation

Contact a handyman or DIY project


Front right end

2.3.3 Roof Drainage Systems

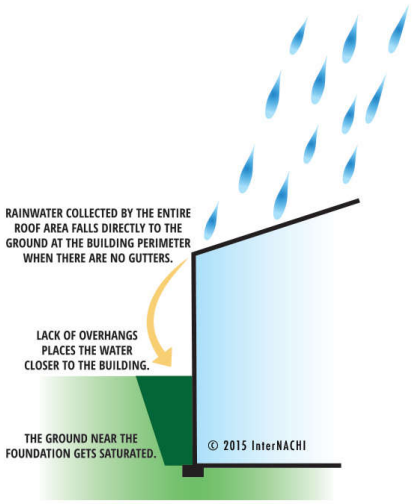
GUTTERS MISSING

Moderate Item

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

Recommendation

Contact a qualified handyman.


RAINWATER COLLECTED BY THE ENTIRE ROOF AREA FALLS DIRECTLY TO THE GROUND AT THE BUILDING PERIMETER WHEN THERE ARE NO GUTTERS.
LACK OF OVERHANGS PLACES THE WATER CLOSER TO THE BUILDING.
THE GROUND NEAR THE FOUNDATION GETS SATURATED.
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3: EXTERIOR

Information

Driveways: Driveway Material
Concrete, Gravel

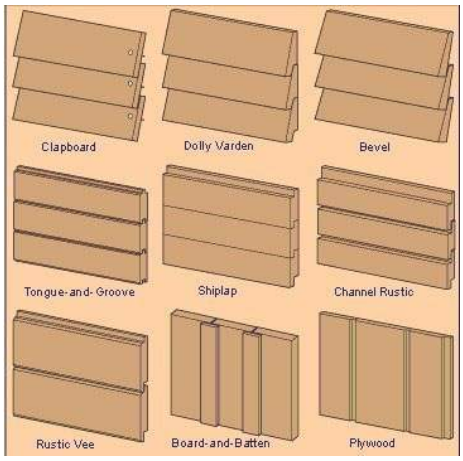
Walkways: Walkway Material
Wood

Steps & Stoops: Material
Wood, Concrete

Patios: Patio Material
Concrete

Siding, Flashing & Trim: Siding Material
Wood

Siding, Flashing & Trim: Siding Style
Vertical



Exterior Doors: Door Type/Style
Glass, Steel, Combination

Decks, Balconies, Porches & Steps: Material
Wood

Inspection Method
Visual, Ladder

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Steps & Stoops: OK

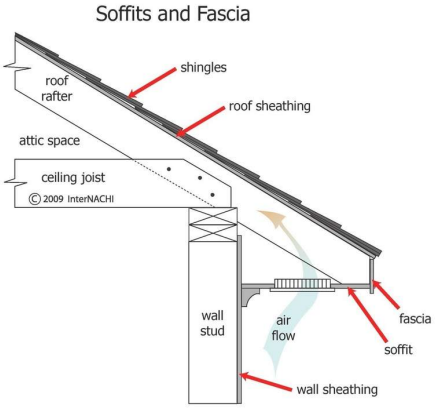
No deficiencies were observed in the condition of the homes Steps/Stoops at the time of the inspection.

Siding, Flashing & Trim: MOSTLY OK

Few deficiencies were observed in the condition of the homes siding at the time of inspection. Notable exceptions will be listed in this report.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Eaves, Soffits & Fascia: MOSTLY OK

Few deficiencies were observed in the condition of the homes eaves, soffits, and fascia at the time of inspection. Notable exceptions will be noted in this report.

Exterior Doors: MOSTLY OK

Top deck

At the time of the inspection, few deficiencies were observed in the condition of the exterior doors. Notable exceptions will be listed in this report.

Window Exteriors: MOSTLY OK

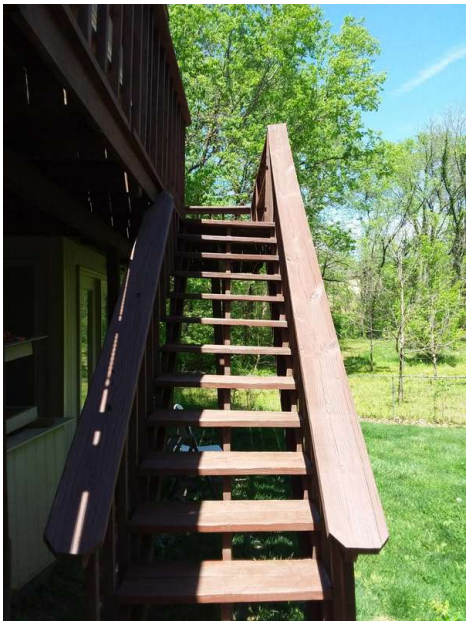
At the time of the inspection, few deficiencies were observed in the condition of the window sills and trim. Notable exceptions will be listed in this report.

Decks, Balconies, Porches & Steps: Appurtenance

Balcony, Deck with Steps







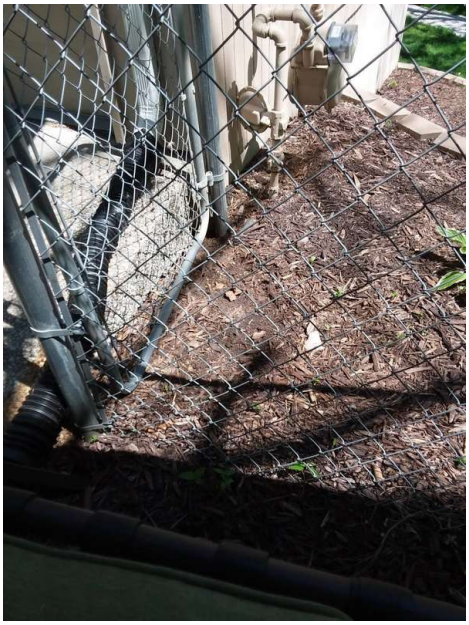







Grading and Drainage: MOSTLY OK

Few deficiencies were observed in the sites grading and drainage. Notable exceptions will be listed in this report.



Retaining Walls: OK

No deficiencies were observed in the condition of the homes retaining wall(s) at the time of inspection.

Recommendations

3.1.1 Driveways

Significant and/or Safety Concern

CONCRETE PATCH

Drive has an area that was filled in at some point and has created a tripping hazard. Recommend leveling with the rest of the drive way to eliminate tripping hazard.

Recommendation

Contact a handyman or DIY project

3.7.1 Exterior Doors

Minor/Maintenance Item

SEALANT/CAULK

Sealant around doors was old, discolored, cracked or missing, and needed general maintenance to avoid potential moisture intrusion. Recommend maintenance be performed by a qualified contractor or possibly a handyman.

Recommendation

Contact a qualified handyman.

Exterior door at top deck

Exterior door at top deck

3.7.2 Exterior Doors

Moderate Item

THRESHOLD NEEDS SUPPORT

One or more exterior doors had thresholds that were not supported. This can lead to the deterioration and functionality of this part of the door. Recommend adding support to the entire threshold. This should be a DIY/Handyman issue.

Recommendation

Contact a handyman or DIY project

Lower level back door

Lower level back door

3.7.3 Exterior Doors

Minor/Maintenance Item

PREVIOUS REPAIR

One or more sections of exterior door trim appeared to have had previous water damage and had been repaired. Recommend monitoring and repair/replace when needed.

Recommendation

Recommend monitoring.

At main deck

At main deck

At main deck

Back of house ground level

Back of house right side

3.8.1 Window Exteriors

Minor/Maintenance Item

SEALANT/CAULK

Sealant around windows was old, discolored, cracked or missing, and needed general maintenance to avoid potential moisture intrusion. Recommend maintenance be performed by a qualified contractor or possibly a handyman.

Recommendation

Contact a handyman or DIY project

Main deck right side

Main deck right side

3.8.2 Window Exteriors

Minor/Maintenance Item

PREVIOUS REPAIR

One or more sections of exterior window trim appeared to have had previous water damage and had been repaired. Recommend monitoring and repair/replace when needed.

Recommendation

Contact a handyman or DIY project

Middle deck area

3.9.1 Decks, Balconies, Porches & Steps

Significant and/or Safety Concern

SIGNIFICANT SAFETY HAZARD

Due to the overall poor construction and instability of the deck, balcony and stairs, it is recommend that these structures need further and immediate evaluation by a qualified deck contractor and or structural engineer. It is the inspectors opinion the these structures are unsafe and should not be used.

Recommendation

Contact a qualified deck contractor.

3.9.2 Decks, Balconies, Porches & Steps

Significant and/or Safety Concern

DECK - UNSTABLE SUPPORT

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.

3.9.3 Decks, Balconies, Porches & Steps

Significant and/or Safety Concern

STAIRS - UNSTABLE SUPPORT

One of more areas of the deck stairs appears unstable. This could cause a significant safety hazard and collapse of stair structure. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.

3.9.4 Decks, Balconies, Porches & Steps

Significant and/or Safety Concern

IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.

Recommendation

Contact a qualified deck contractor.

3.9.5 Decks, Balconies, Porches & Steps

Significant and/or Safety Concern

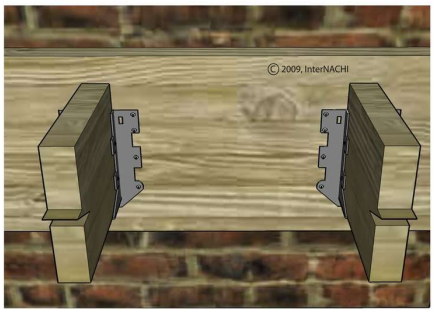
JOIST HANGERS/FASTENERS

Joist hanger(s) and or deck fasteners are missing or improperly installed. This could cause the deck structure to fail. Recommend that joist hangers be properly installed by qualified contractor.

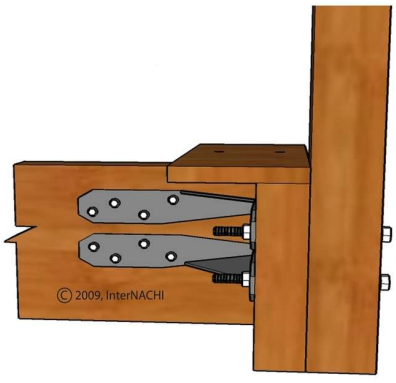
Recommendation

Contact a qualified deck contractor.

Joist Hanger/ Ledger Connections



Deck Post Connectors



3.9.6 Decks, Balconies, Porches & Steps

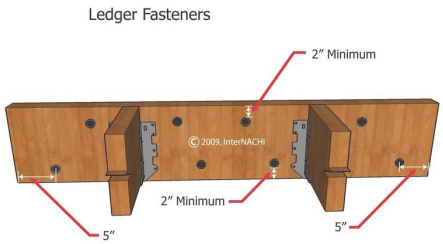
Significant and/or Safety Concern

LEDGER BOARD IMPROPERLY INSTALLED

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

Recommendation

Contact a qualified deck contractor.



3.9.7 Decks, Balconies, Porches & Steps

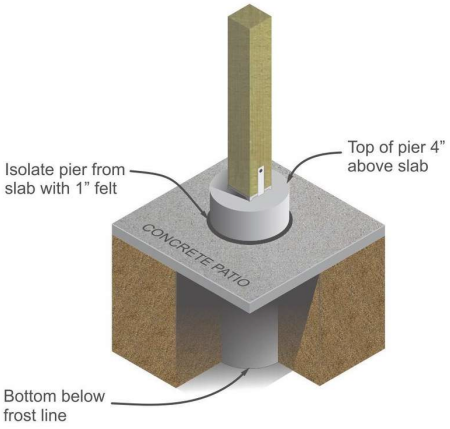
Significant and/or Safety Concern

DECK POST IN CONTACT WITH GROUND AND OR CONCRETE

At the time of inspection one or more of the deck posts were in contact with the soil and or concrete. this allows water to saturate the wood posts and cause deterioration and wood rot. This condition can lead to a major structural issues and can lead to deck failure. Recommend further evaluation by qualified deck contractor.

Recommendation

Contact a qualified deck contractor.



3.10.1 Vegetation and Trees

Minor/Maintenance Item

VEGETATION CONTACT

At the time of inspection, overgrown bushes/shrubs were in contact with one or more exterior areas of the home. Vegetation too close to the structure can potentially cause damage through moisture retention/intrusion which can lead to decay, rot, and or wood destroying insects. Recommend evaluation by a qualified Landscape contractor to remedy. Shrubs and bushes should be trimmed back 18 inches from structure.

Recommendation

Contact a handyman or DIY project

By front door

3.10.2 Vegetation and Trees

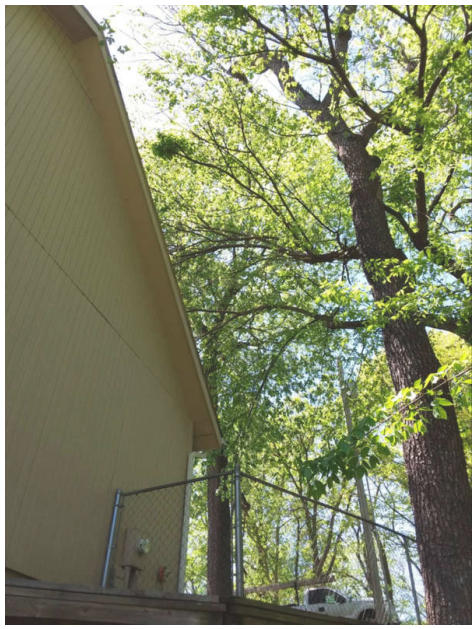
Moderate Item

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



3.11.1 Grading and Drainage

Moderate Item

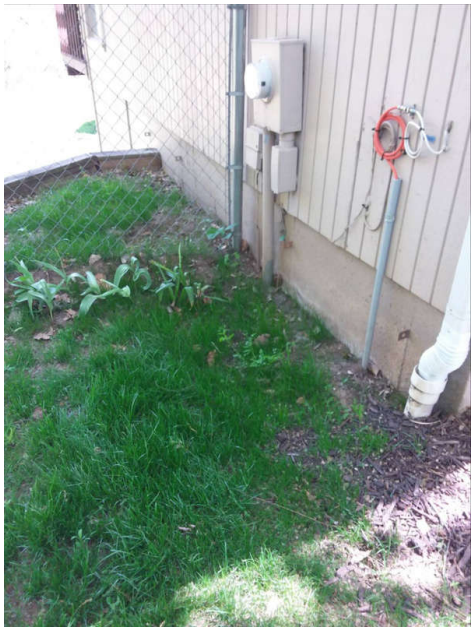
NEGATIVE GRADING

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

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



Left of front door

3.12.1 Retaining Walls

Minor/Maintenance Item

WOOD RETAINING WALL POSSIBLE CONTACT WITH SOIL

Treated wood was used to construct a significant retaining wall. Without the ability see both sides of the structure it is recommended that the structure be monitored for movement and deterioration. If these start to occur recommend further evaluation by structural engineer.

Recommendation

Recommend monitoring.

4: STRUCTURE

Information

Inspection Method
Visual, Attic Access

Foundation: Material
Concrete

Foundation: Type
Full Basement, Walkout, Partially Finished Basement

Foundation: Floor Type
Concrete, Concrete with carpet

Floor Structure: Material
Dimensional Lumber, Standard wood joists

Floor Structure: Sub-floor
Plywood

Floor Structure: Basement/Crawlspace Floor
Concrete

Roof & Ceiling Structure (attic): Material
Conventional Rafter Framing, Plywood

Limitations

General

LIMITATIONS:

A representative sample of the visible structural components were inspected. Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Floor Structure

FLOOR STRUCTURE

The overall floor structure of the home can only be seen and evaluated if the structure is visible. ex; unfinished basement ceiling. The general home inspection does not include evaluation of structural components hidden behind finishing materials, but is visual and non-invasive only.

Wall Structure

WALL STRUCTURE

The exterior wall structure was not visible to inspect. The general home inspection does not include evaluation of structural components hidden behind finishing materials, but is visual and non-invasive only.

Recommendations

4.1.1 Foundation

Minor/Maintenance Item

CONCRETE FLOOR CRACKS - MINOR

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

Recommendation

Recommend monitoring.

Furnace room

4.4.1 Roof & Ceiling Structure (attic)

Minor/Maintenance Item

EVIDENCE OF PREVIOUS MOISTURE INTRUSION

One or more ares of the roof structure showed signs previous moisture intrusion. At the time of inspection the area(s) were dry and solid. Recommend monitoring for future leaks.

Recommendation

Recommend monitoring.

5: ATTIC, INSULATION & VENTILATION

Information

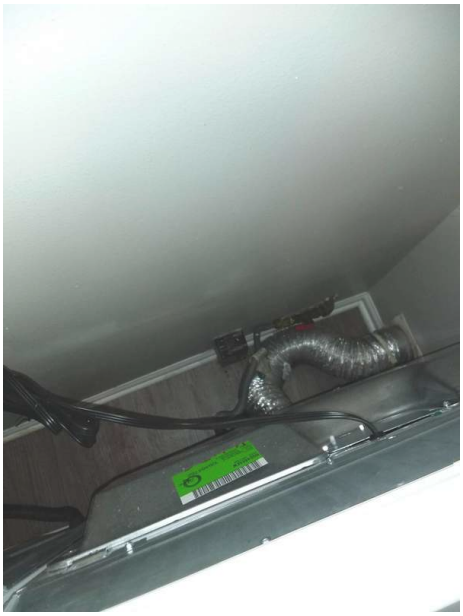
Inspection Method
Attic Access

Attic Access Type
Hatch

Attic Insulation: Insulation Type
Fiberglass, Loose-fill

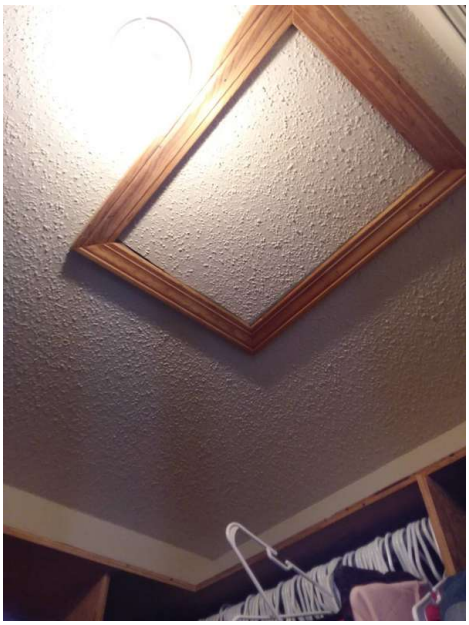
Ventilation: Ventilation Type
Gable Vents, Soffit Vents, Box/Turtle Vents, Ridge Vents

Exhaust Systems: Dryer Vent
Metal (Flex)



Attic Access Location

Master closet, Garage



Attic Insulation: **R-Value**

Unknown

R-VALUE

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

Attic Insulation: **Insulation Mostly OK**

Few deficiencies were observed in the condition of the thermal insulation at the time of the inspection. Notable exceptions will be listed in this report.

Ventilation: **Attic Ventilation Disclaimer**

Attic ventilation disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Exhaust Systems: **Exhaust Fans- Bath**

Fan Only, Fan/Heat/Light

Recommendations

5.1.1 Attic Insulation

INSUFFICIENT INSULATION

Moderate Item

Insulation depth was inadequate. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

5.3.1 Exhaust Systems

Moderate Item

BATHROOM VENTS INTO ATTIC

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

Recommendation

Contact a qualified HVAC professional.

5.3.2 Exhaust Systems

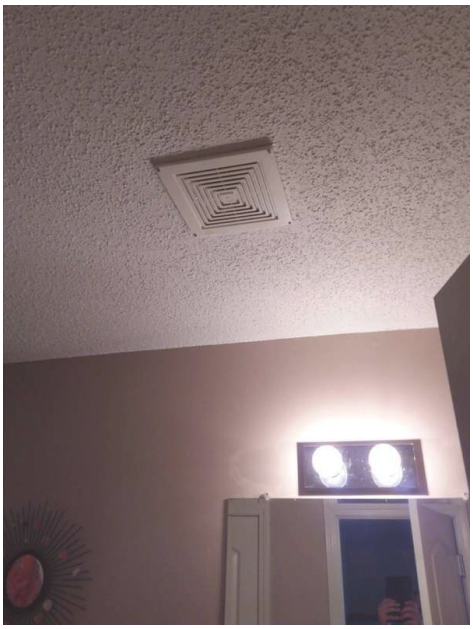
Moderate Item

APPEARS TO VENT INTO CEILING

Bathroom fan appears to vent into the ceiling, which can cause moisture and mold. Recommend a qualified HVAC or Roofing contractor property install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified professional.



Main floor bath

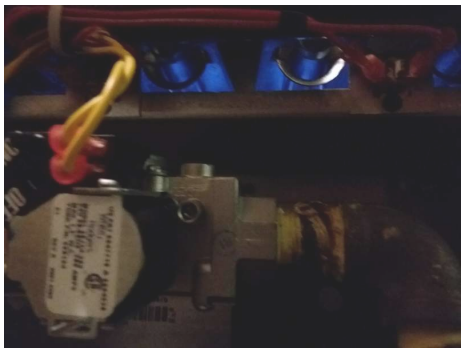
6: HEATING

Information

Equipment: Brand
Guardian

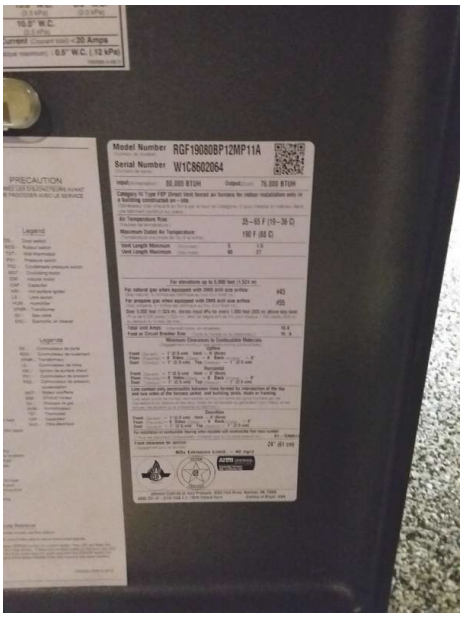
Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air



Equipment: Effeciency
High

Equipment: Data Plate Photo(s)

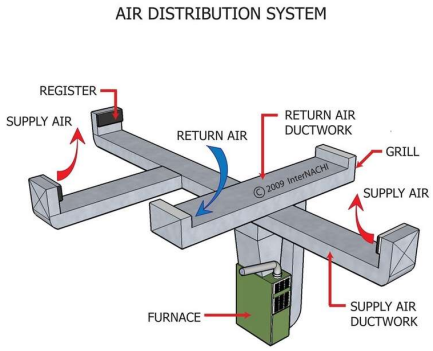


Normal Operating Controls: Thermostat
Mechanical

Normal Operating Controls: Thermostat Location
Living Room

Distribution Systems: Ductwork

Non-insulated



Disclaimer

Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

Equipment: AFUE Rating

95.5

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: **Furnace OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace. Inspection of the furnace typically includes examination/operation of the following:

- cabinet exterior
- fuel supply and shut-off (not tested);
- electrical shut-off;
- adequate combustion air;
- proper ignition;
- burn chamber conditions (when visible);
- exhaust venting;
- air filter and blower;
- plenum and ducts;
- response to the thermostat;
- return air system; and
- condensate drain components (where applicable).

Recommendations

6.4.1 Vents, Flues & Chimneys

Moderate Item

FLUE CLEARANCE

Improper clearance between combustible material and flue pipe. Type "B" vent pipes need a minimum clearance from combustible materials of at least 1 inch. Could pose potential risk of fire. Recommend evaluation by qualified HVAC contractor.

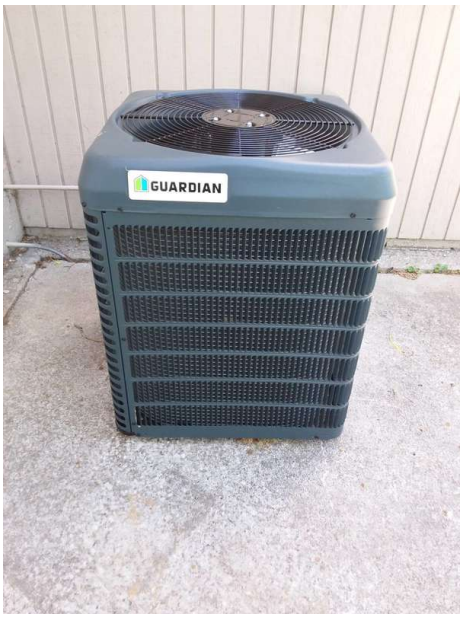
Recommendation

Contact a qualified HVAC professional.

7: COOLING

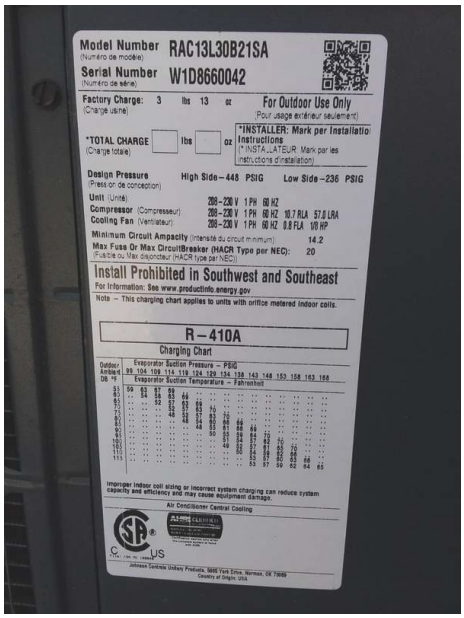
Information

Cooling Equipment: Brand
Guardian



Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Data Plate Photo(s)



Normal Operating Controls: Thermostat
Mechanical

Distribution System: Configuration
Central

Ceiling Fans: Type
Wall Switch, Ceiling Mount

Disclaimer

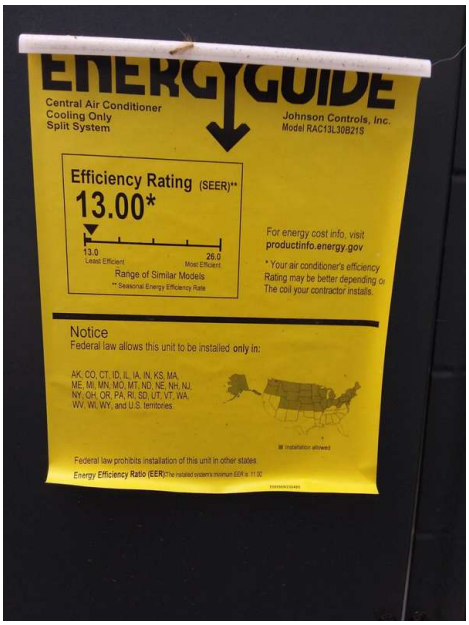
Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Cooling Equipment: Seer Rating

13

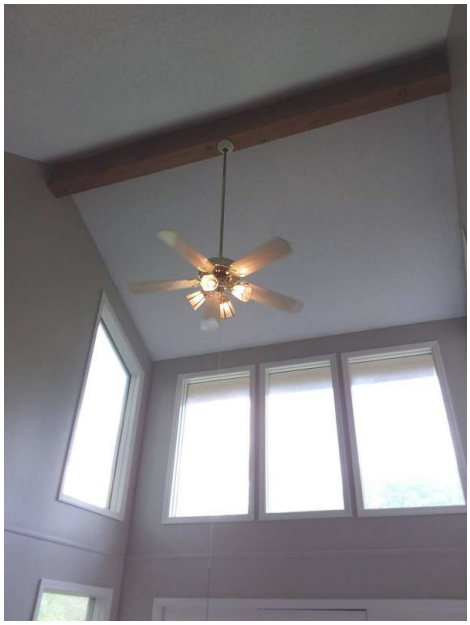
Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat Energy.gov.



Ceiling Fans: Brand

Hampton Bay, Harbor breeze



Kitchen

Recommendations

7.4.1 Ceiling Fans

Moderate Item

INOPERABLE

KITCHEN

The Fan was inoperable at time of inspection. Recommend further evaluation by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

Kitchen

8: PLUMBING

Information

Water Source
Public

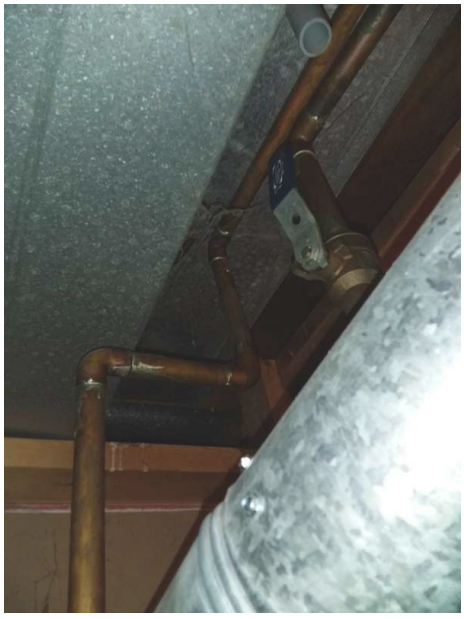
Filters
None

Main Water Shut-off Device: Location
Basement

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

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Photos



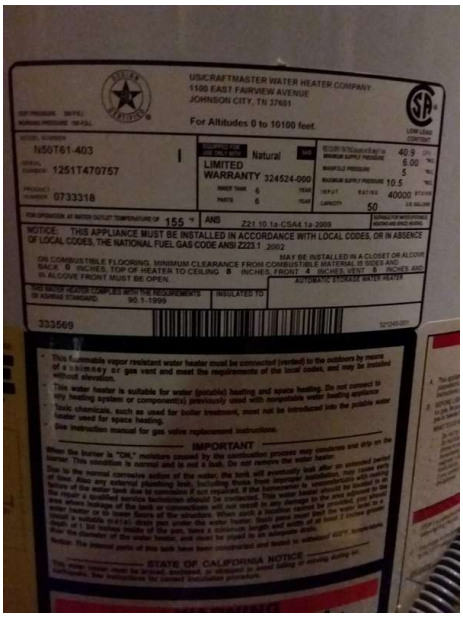
Sewage & Drain, Waste, & Vent (DWV) Systems: Material
ABS, PVC

Sewage & Drain, Waste, & Vent (DWV) Systems: Sewage System Type
Public

Water Heater: Power Source/Type
Gas

Water Heater: Location
Basement

Water Heater: Data Plate Photo(s)



Water Heater: Capacity

50 gallons

Water Heater: Water Heater Mostly Ok

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

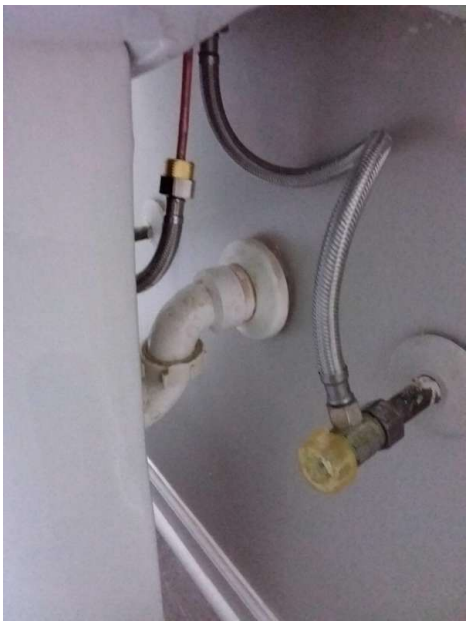
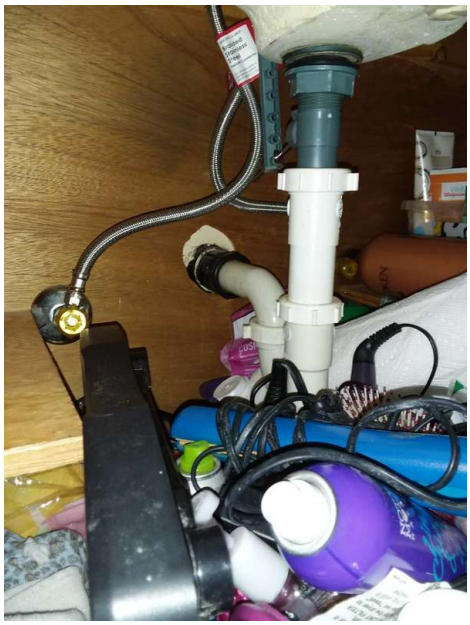
Gas Meter

General

Inspection of the plumbing system typically includes visual examination of:
- water supply pipes;
- drain, waste and vent (DWV) system;
- water heater (type, condition and operation);
- sewage disposal system (designation as public or private);
- gas system; and
- sump pump (confirmation of installation/operation).

Sewage & Drain, Waste, & Vent (DWV) Systems: **Drain Size**

1 1/4", 1 1/2", 3", 4"

Sewage & Drain, Waste, & Vent (DWV) Systems: **DWV Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible drain, waste and vent pipes. Notable exceptions will be listed in this report.

Water Heater: **Manufacturer**

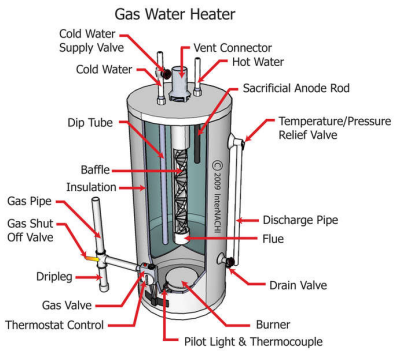
Whirlpool

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.

Water Heater: **Gas Water Heater**

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.



Gas Water Heater

Fuel Storage & Distribution Systems: **Gas Pipes OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

Limitations

Water Supply, Distribution Systems & Fixtures

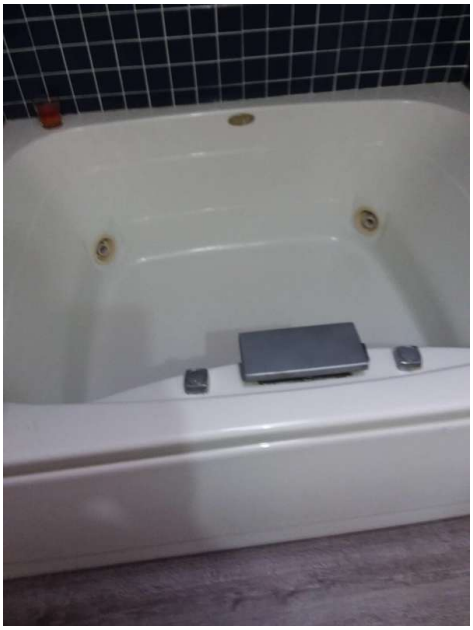
MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Water Supply, Distribution Systems & Fixtures

JACUZZI NOT FILLED AND TESTED

Due to the location, age, controls,the inability to see tub drain, was not filled and tested. However, the tub does activate the jets when turned on with the timer switch



Sewage & Drain, Waste, & Vent (DWV) Systems

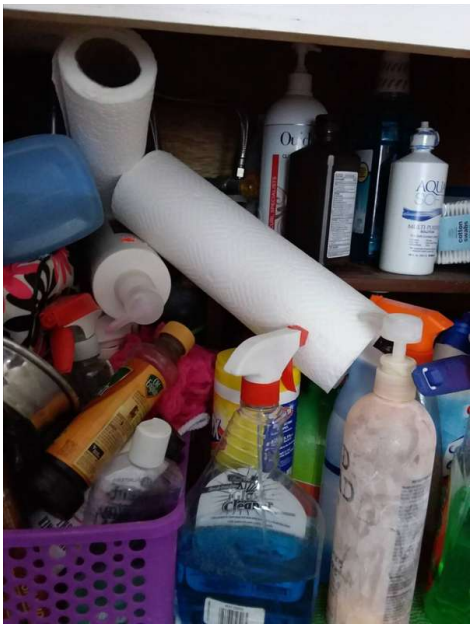
MOST DWV PIPES NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Sewage & Drain, Waste, & Vent (DWV) Systems

INACCESSIBLE

Vanity drains could not be inspected. Recommend having home owner remove belongings to inspect drains.


Third Floor


Third Floor

Recommendations

8.1.1 Main Water Shut-off Device

Moderate Item

CORROSION

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

Recommendation

Contact a qualified plumbing contractor.

8.2.1 Water Supply, Distribution Systems & Fixtures

Minor/Maintenance Item

CORRODED DISTRIBUTION LINE- PAST LEAKAGE

Water distribution pipes were corroded and showed signs of past leakage. Monitor the pipes on a regular basis to prevent future damage from active leaking. To avoid problems in the future you may wish to have the corroded sections replaced by a qualified contractor.

Recommendation

Recommend monitoring.

8.2.2 Water Supply, Distribution Systems & Fixtures

Moderate Item

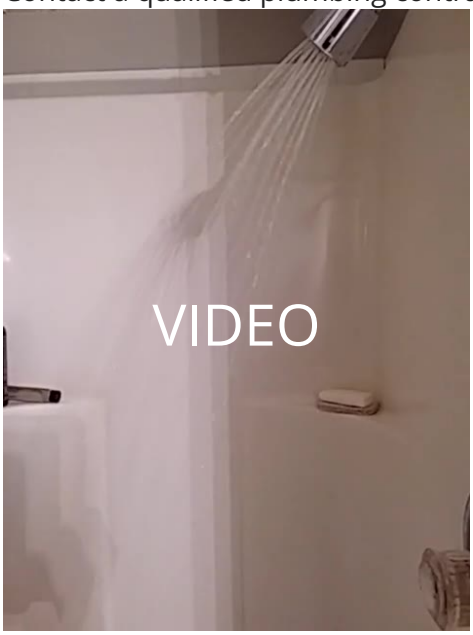
INADEQUATE FLOW

BASEMENT SHOWER

Plumbing fixture exhibited insufficient flow. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for correction.

Recommendation

Contact a qualified plumbing contractor.



8.2.3 Water Supply, Distribution Systems & Fixtures

Moderate Item

DISSIMILAR METALS IN CONTACT

Metal water distribution pipes in contact with each other were made of different types of metal. Dissimilar metals in contact with each other in the presence of sufficient moisture can cause metal to deteriorate due to galvanic corrosion. The Inspector recommends installation of dielectric unions wherever necessary by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

Above furnace room Basement

8.2.4 Water Supply, Distribution Systems & Fixtures

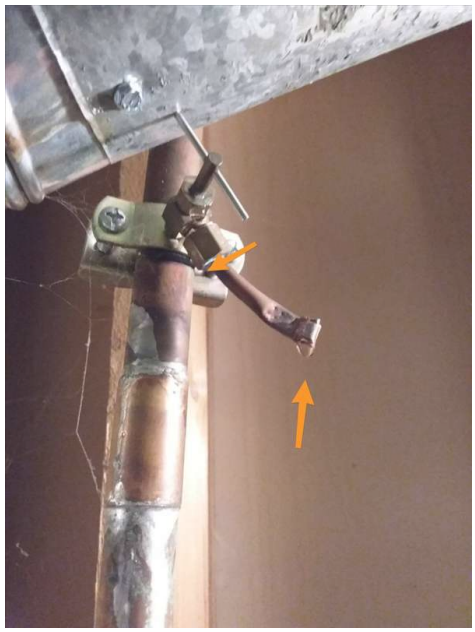
Moderate Item

ACTIVE LEAK

At the time of the inspection one or more areas of the plumbing supply pipes was actively leaking. Recommend further evaluation by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Above water heater

8.2.5 Water Supply, Distribution Systems & Fixtures

Minor/Maintenance Item

HOT AND COLD BACKWARDS

At the time of inspection, one or more plumbing fixtures were installed with the hot and cold backwards. This is not a problem but rather a condition to get used to due to not being a plumbing standard.

Recommendation

Contact a qualified professional.

Basement shower

8.2.6 Water Supply, Distribution Systems & Fixtures

Minor/Maintenance Item

LOOSE HANDLE

MAIN FLOOR BATH

At the time of inspection one or more plumbing fixtures had loose handles. Recommend tightening the handle to keep it from falling off. If unable to tighten, recommend further evaluation by qualified plumbing contractor. This should be a handyman issue.

Recommendation

Contact a handyman or DIY project

8.2.7 Water Supply, Distribution Systems & Fixtures

Moderate Item

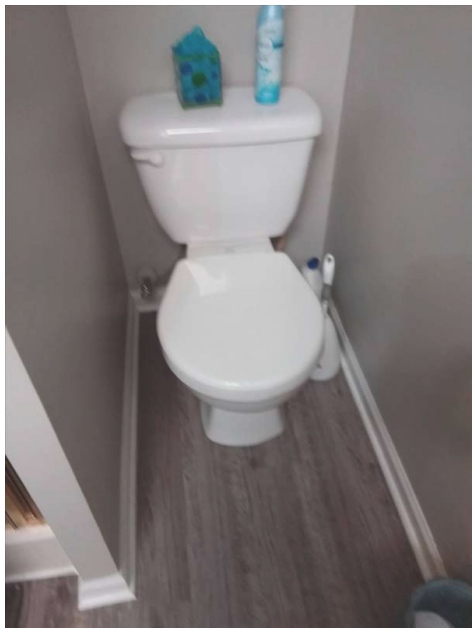
LOOSE TOILET

THIRD FLOOR

At the time of inspection one or more toilets were physically loose. This can lead to significant leaks and water damage if not addressed. Recommend further evaluations by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



8.2.8 Water Supply, Distribution Systems & Fixtures

Moderate Item

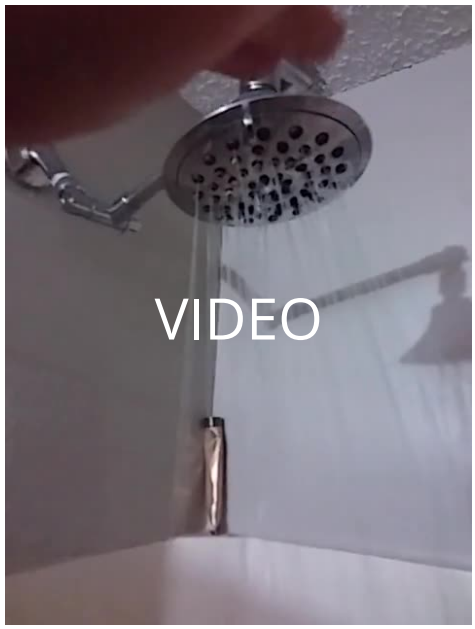
SHOWER HEAD LEAKS WHEN MANIPULATED

THIRD FLOOR BATH

At the time of inspection one or more shower heads leaked when adjusted. Recommend replacement to avoid possible water damage. This should be a handyman/DIY issue

Recommendation

Contact a handyman or DIY project



8.2.9 Water Supply, Distribution Systems & Fixtures

Moderate Item

LOOSE SINK

At time of inspection one or more of the bathroom sinks were loose. Recommend attachment to avoid damage and leaks.

Recommendation

Contact a handyman or DIY project

Third floor bath

8.2.10 Water Supply, Distribution Systems & Fixtures

Moderate Item

LOW HOT WATER FLOW

THIRD FLOOR SINK

At the time of inspection the hot water flow at one or more of the bathroom sinks appeared to be weak. Recommend further evaluation by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

Third floor bath

8.2.11 Water Supply, Distribution Systems & Fixtures

Moderate Item

JACUZZI TUB FAUCETS COME ON AT SAME TIME

At time of inspection when Jacuzzi tub water was turned on water would come out of both faucets. Recommend replace/repair by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

8.2.12 Water Supply, Distribution Systems & Fixtures

Moderate Item

LOW WATER PRESSURE

At the time of inspection the overall water pressure throughout the home appeared to be weak/low. Recommend further evaluation by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

8.3.1 Sewage & Drain, Waste, & Vent (DWV) Systems

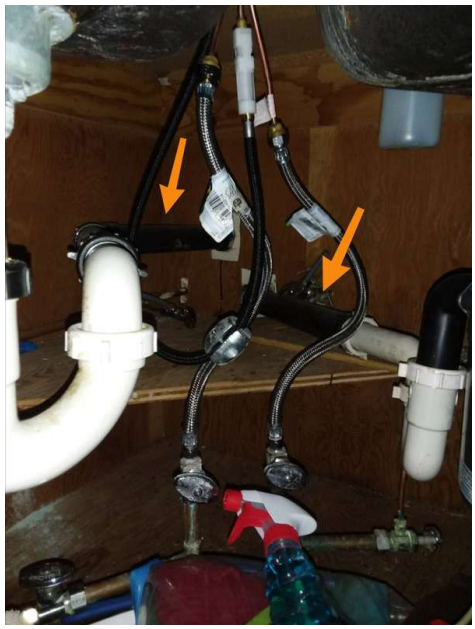
Moderate Item

IMPROPER SLOPE

Waste pipes were improperly sloped. This condition may result in improper drainage, pipe blockage or damage. The Inspector recommends correction by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

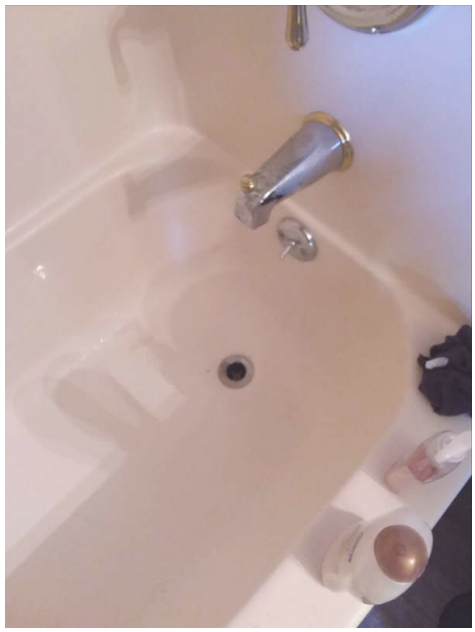
8.3.2 Sewage & Drain, Waste, & Vent (DWV) Systems

Moderate Item

MISSING TUB STOPPER

Recommendation

Contact a qualified professional.



Main floor bath

8.4.1 Water Heater

Moderate Item

FLUE- INADEQUATE CLEARANCE FROM COMBUSTIBLES

The exhaust flue for this gas-fired water heater had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

8.4.2 Water Heater

Significant and/or Safety Concern

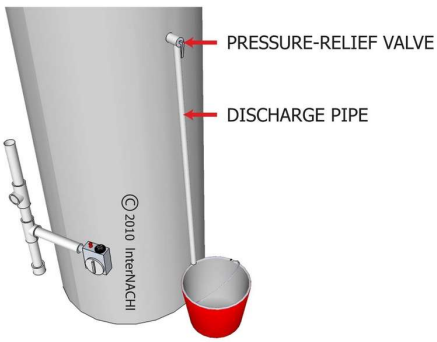
TPR VALVE LEAKING

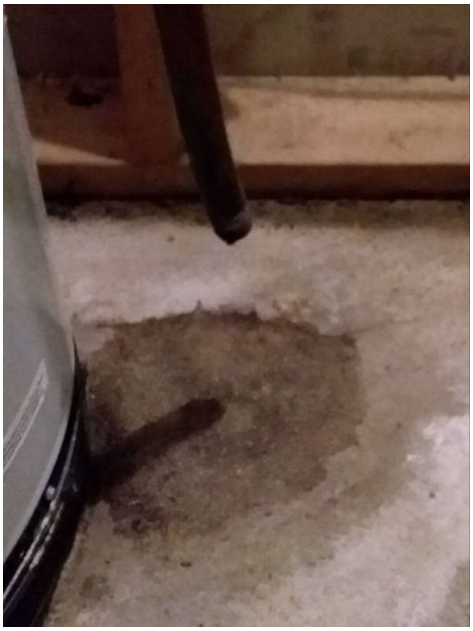
Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels. A leaky TPR valve is an indication that it needs to be replaced. Faulty TPR valves have the potential to become a safety hazard. Recommend repair/replacement by qualified Plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

DISCHARGE PIPE ON TPR VALVE





9: ELECTRICAL

Information

Dryer Power Source
110 Volt, Gas

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Inspected at Panel

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

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

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

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

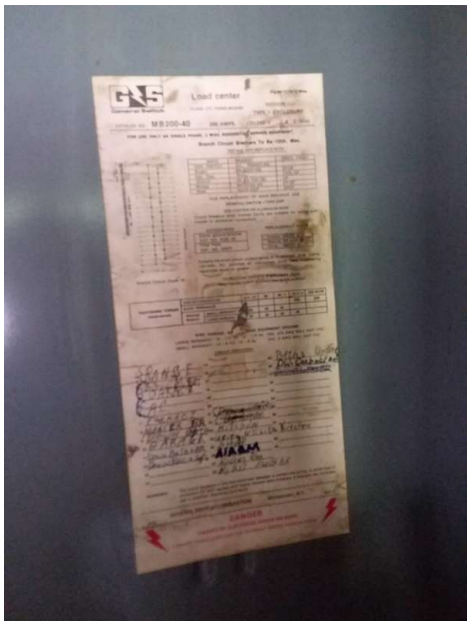
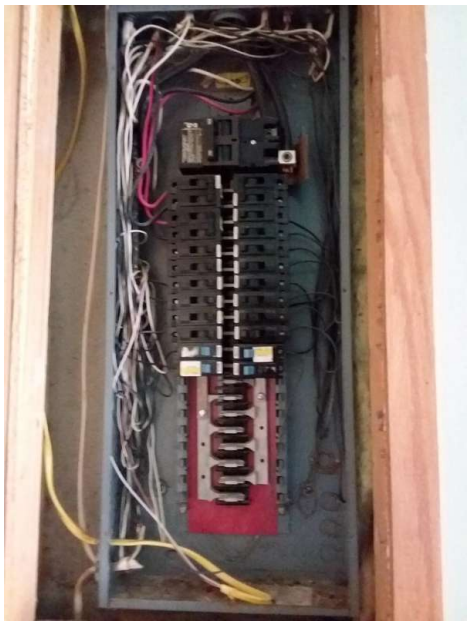
Branch Wiring, Circuits, Breakers & Fuses: Wiring Method
Romex

Service Entrance Conductors: Attached to Exterior- OK

The overhead service-drop conductors attached directly to the home exterior. Although this is an outdated practice, the Inspector observed no deficiencies in the condition of the attachment at the time of the inspection.

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

Basement, Garage

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

Garage


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Meter OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by electric utility providers to measure home electrical consumption for billing purposes.

Branch Wiring, Circuits, Breakers & Fuses: Branch Wiring OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.

Lighting Fixtures, Switches & Receptacles: Disclaimer- Switches

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

Lighting Fixtures, Switches & Receptacles: **Switches Mostly OK**

The majority of switches tested responded to testing at the time of the inspection. Switches that did not respond to testing will be listed in the appropriate area of this report.

Lighting Fixtures, Switches & Receptacles: **Outlets Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

GFCI & AFCI: **AFCI (Arc Fault Circuit Interrupter)**

An **arc-fault circuit interrupter** (**AFCI**) is a circuit breaker that breaks the circuit when it detects an electrical arc in the circuit it protects to prevent electrical fires.

GFCI & AFCI: **GFCI (Ground Fault Circuit Interrupter)**

A ground-fault circuit interrupter (GFCI) is the only protection device designed to protect people against electric shock from an electrical system.

Limitations

Service Entrance Conductors

SERVICE ENTRANCE CABLE MARKINGS NOT VISIBLE

Markings describing the amperage rating of the service entrance conductors were not visible on the conductor insulation and the Inspector was unable to confirm proper rating. Confirmation of correct service entrance conductor rating would require the services of a qualified electrical contractor.

Branch Wiring, Circuits, Breakers & Fuses

BRANCH CIRCUIT LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

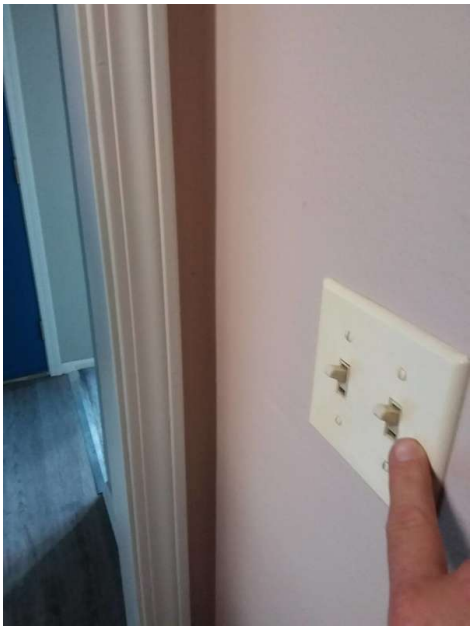
Lighting Fixtures, Switches & Receptacles

UNKNOWN SWITCH

BASEMENT BEDROOM

The inspector was unable to determine what device is controlled by a switch. Recommend that you ask the seller about its function.



Smoke Detectors

NOT PRESENT IN RECOMMENDED LOCATIONS

Recommendations

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

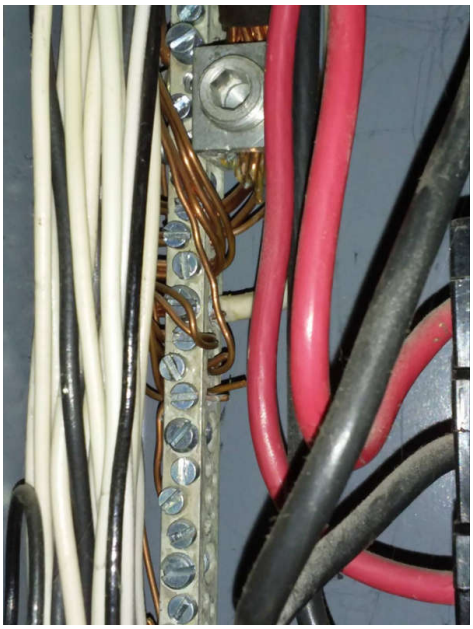
Moderate Item

DOUBLE TAPS

Double-Tapping is when there are two or more conductors terminating under one screw/lug that was only meant for one conductor. This can lead to arcing and overheating of the conductors. Recommend evaluation by qualified electrician.

Recommendation

Contact a qualified electrical contractor.



9.3.1 Branch Wiring, Circuits, Breakers & Fuses

Significant and/or Safety Concern

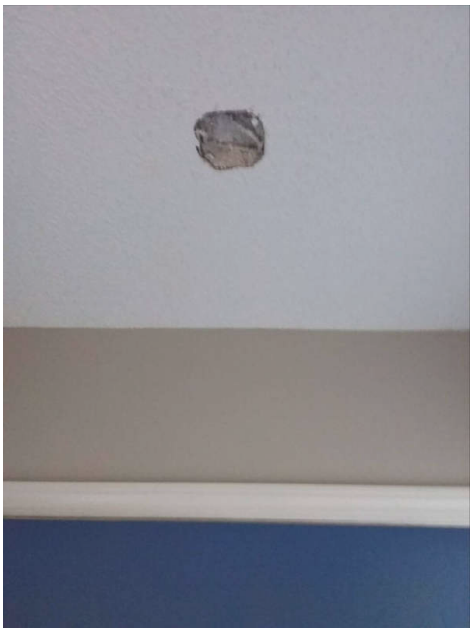
OPEN JUNCTION BOX

At the time of inspection, one or more electrical junction box covers were missing. This poses a risk of electrical shock and potential fire hazard. Recommend boxes be permanently covered. This should be a handyman issue, if not recommend repair be made by qualified electrician.

Recommendation

Contact a qualified handyman.

Attic



Above front door

9.4.1 Lighting Fixtures, Switches & Receptacles

Moderate Item

LIGHT INOPERABLE

Light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. *If bulb replacement does not correct the issue* , this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

Recommendation

Contact a handyman or DIY project

9.4.2 Lighting Fixtures, Switches & Receptacles

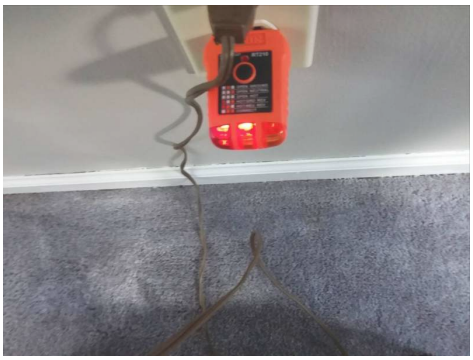
Moderate Item

HOT-NEUTRAL REVERSED RECEPTACLE

An electrical receptacle had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor

Recommendation

Contact a qualified electrical contractor.



Main living room

9.4.3 Lighting Fixtures, Switches & Receptacles

Moderate Item

OPEN GROUND RECEPTACLE(S)

An electrical receptacle had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

Basement office

9.5.1 GFCI & AFCI

Moderate Item

NO AFCI PROTECTION

No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection. Arc-fault protection can be provided using either of two methods: 1. Arc Fault Circuit Interrupters (AFCI's) electrical receptacles that have this capability built in.

2. AFCI circuit breakers installed at the main electrical panel that provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

9.5.2 GFCI & AFCI

Moderate Item

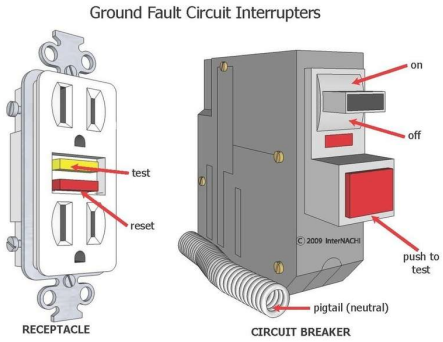
NO GFCI PROTECTION INSTALLED

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.

2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.

3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.



Recommendation

Contact a qualified electrical contractor.

9.6.1 Smoke Detectors

Moderate Item

INAPPROPRIATE LOCATION

Smoke detector effectiveness may be compromised due to location. Recommend relocating according to manufacturers instructions.

Recommendation

Recommended DIY Project

9.7.1 Carbon Monoxide Detectors

Significant and/or Safety Concern

NOT PRESENT

At time of inspection carbon monoxide detector(s) were not present. Recommend installation per manufacturers recommendations.

Recommendation

Contact a handyman or DIY project

10: DOORS, WINDOWS & INTERIOR

Information

Air Quality: Odor
Normal

Windows: Window Manufacturer
Unknown

Windows: Windows OK

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall, Popcorn

Countertops & Cabinets: Countertop Material
Laminate

Countertops & Cabinets: Cabinetry
Wood

Minor Wear

The home interior showed minor general wear and deterioration consistent with its age. and use.

Doors: Interior Doors OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors.

Doors: Exterior Doors Mostly OK

A the time of the inspection, the Inspector observed few deficiencies in the condition of exterior doors. Notable exceptions will be listed in this report.

Windows: Window Type
Casement, Sliders

At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

Floors: Floors OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

Walls: Walls OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the home interior.

Ceilings: Ceilings- OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

Trim: Trim OK

At the time of the inspection, the Inspector observed no deficiencies in the condition interior trim components. Inspection of interior trim typically includes examination of the following:

- door and window casing;
- baseboard;
- any trim around walls and ceilings;
- any permanently-installed corner or cabinet trim; and
- built-in features such as book cases.

Steps, Stairways & Railings: Staircase Mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of the staircase(s). Notable exceptions will be listed in this report. Inspection of staircases typically includes visual examination of the following: - treads and risers; - landings; - angle of staircase; - handrails; - guardrails; - lighting; - headroom; - windows; and - walls and ceilings.

Countertops & Cabinets: Countertops Mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of the countertops. Notable exceptions will be listed in this report.

Countertops & Cabinets: Cabinetry OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the cabinets.

Recommendations

10.2.1 Doors

Moderate Item

DOOR STICKS

Door sticks and is tough to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation

Contact a qualified handyman.

Basement

10.2.2 Doors

Moderate Item

DOOR HARDWARE- MINOR DAMAGE/DETERIORATION

Door hardware in the home exhibited general minor damage or deterioration.

Recommendation

Recommend monitoring.

Basement bedroom

10.2.3 Doors

Moderate Item

LIGHT DAMAGE/DETERIORATION

Doors exhibited general light damage or deterioration.

Recommendation

Recommend monitoring.

Basement

10.8.1 Steps, Stairways & Railings

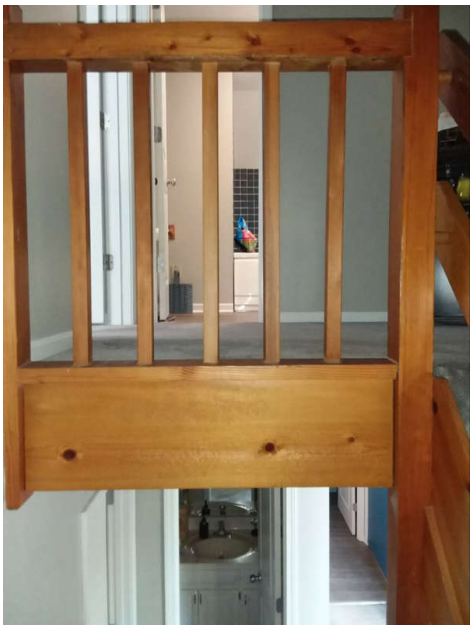
Moderate Item

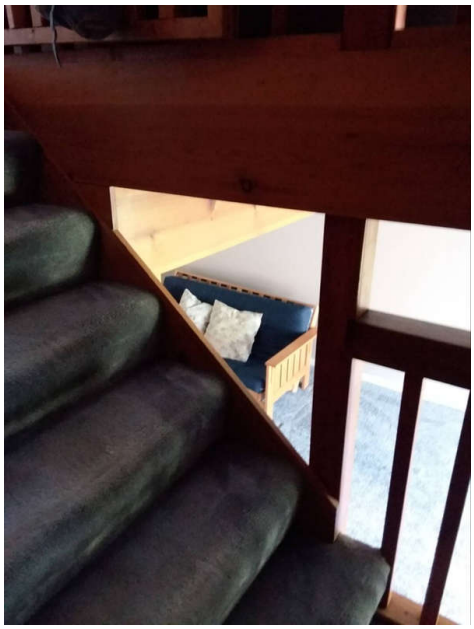
BALUSTER SPACES TOO WIDE

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to code.

Recommendation

Contact a qualified handyman.





10.9.1 Countertops & Cabinets

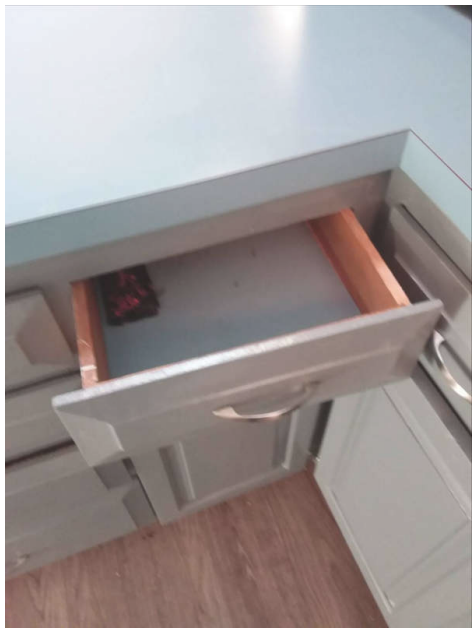
Moderate Item

DRAWER- BROKEN SLIDE

Cabinet drawer(s) had broken glides. Potential Handyman or DIY project.

Recommendation

Contact a handyman or DIY project



10.9.2 Countertops & Cabinets

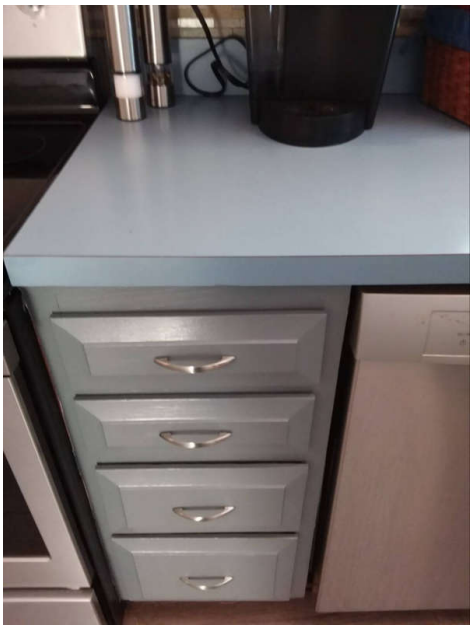
Moderate Item

COUNTERTOP NOT SECURED

Kitchen countertop appeared insecure. Recommend qualified countertop contractor evaluate and secure countertop properly.

Recommendation

Contact a qualified countertop contractor.



11: BUILT-IN APPLIANCES

Information

General Appliance Operation

Note: Appliances are operated at the discretion of the Inspector

Dishwasher: Brand

Bosch

Dishwasher: Data tag photo

Cooktop/Exhaust Fan: Cooktop Energy Source

Electric

Cooktop/Exhaust Fan: Cooktop Brand

Maytag

Cooktop/Exhaust Fan: Cooktop Type

Glass/Ceramic

Cooktop/Exhaust Fan: Exhaust Fan Type
Range Hood, Re-circulate

Cooktop/Exhaust Fan: Exhaust Fan Brand
Nutone

Oven: Oven Energy Source
Electric

Oven: Oven Brand
Maytag

Oven: Oven Type
Range

Dishwasher: Dishwasher OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

Cooktop/Exhaust Fan: Cooktop OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the cooktop.

Cooktop/Exhaust Fan: Exhaust System OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the exhaust system.

Oven: Limited Inspection

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Oven: Oven OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the oven.

Garbage Disposal: Disposal Mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the garbage disposal. Notable exceptions will be listed in this report.

Recommendations

11.1.1 Dishwasher

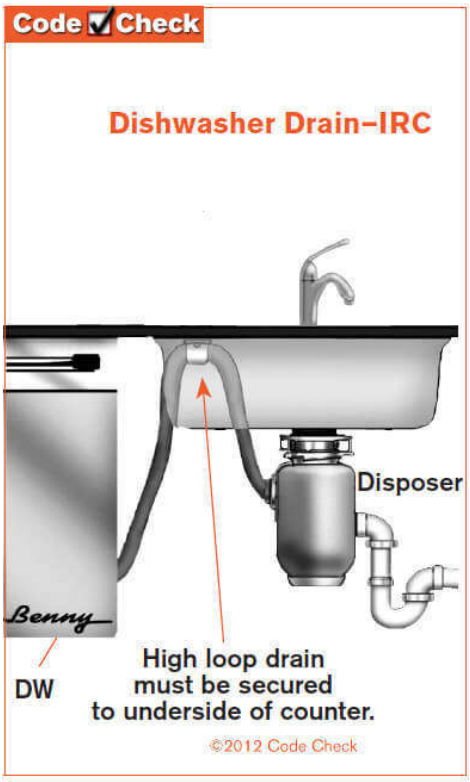
Moderate Item

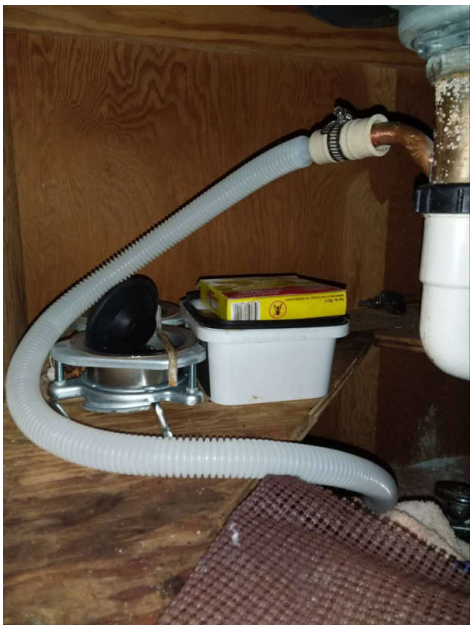
NO HIGH LOOP

The dishwasher drain line was not installed with a " **high loop**". The drain hose must have the **high loop** from the floor to prevent back-flow of water into the **dishwasher** or water siphoning out during operation. The Inspector recommends drain line to be installed in this manner.

Recommendation

Contact a handyman or DIY project





11.4.1 Garbage Disposal

Moderate Item

EXCESSIVE NOISE

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

Here is a helpful DIY troubleshooting video.

Recommendation

Contact a qualified plumbing contractor.

12: GARAGE

Information

Size/Type
2-Car

Garage Door: Material
Wood

Garage Door: Type
Automatic

Garage Door Opener: Number of Openers
2

Garage Introduction

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways
- proper firewall separation from living space; and
- proper floor drainage

Garage OK

At the time of the inspection, no deficiencies were observed in the condition of the garage.

Ceiling: Ceiling OK

At the time of the inspection, no deficiencies were observed in the condition of the garage ceiling.

Ceiling: Mostly OK

Few deficiencies were observed in the condition of the garage ceilings. Notable exceptions will be listed in this report.

Floor: Floor Mostly OK

Few deficiencies were observed in the condition of the garage floor. Notable exceptions will be listed in this report.

Walls & Firewalls: Walls OK

At the time of the inspection, no deficiencies were observed in the condition of the garage walls.

Garage Door: Overhead Door Introduction

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

Garage Door: Garage Doors OK

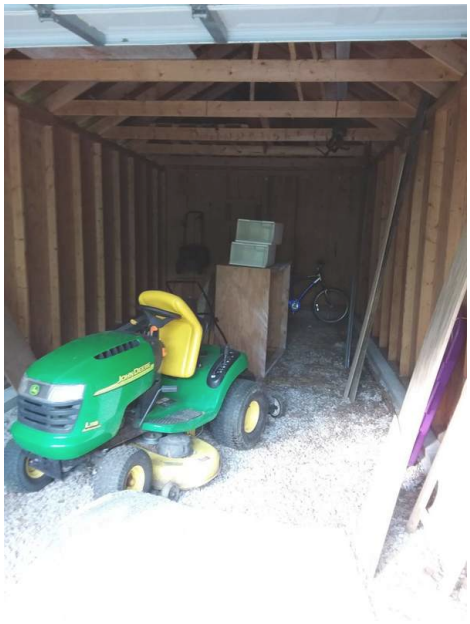
At the time of the inspection, no deficiencies were observed in the condition of the garage doors.

Garage Door Opener: Auto-Reverse Disclaimer

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Detached garage: MOSTLY OK

Few deficiencies were observed in the condition of the detached garage/shed. Notable exceptions will be listed in this report.






Limitations

Walls & Firewalls

FIREWALL UNKNOWN

Recommendations

12.2.1 Floor

Minor/Maintenance Item

CRACKING - MINOR

Minor cracking was found in the garage floor at the time of inspection. Appears to be typical for age of home. Recommend monitoring for worsening condition.

Recommendation

Recommend monitoring.

12.5.1 Garage Door Opener

Significant and/or Safety Concern

AUTO REVERSE SENSOR NOT WORKING

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.

12.6.1 Occupant Door (From garage to inside of home)

Significant and/or Safety Concern

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified door repair/installation contractor.

Basement

12.6.2 Occupant Door (From garage to inside of home)

Moderate Item

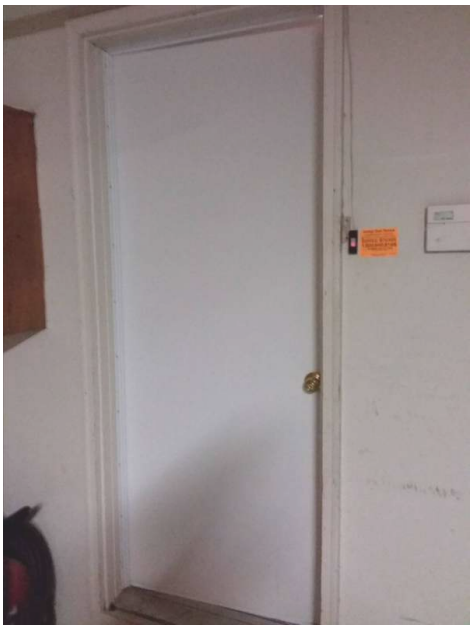
NOT SELF-CLOSING

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

DIY Resource Link.

Recommendation

Contact a qualified door repair/installation contractor.



Man level garage

12.7.1 Detached garage

Minor/Maintenance Item

DEBRIS IN GUTTERS

Gutters were full of debris, Recommend cleaning to prevent water damage to gutter and or structure.

Recommendation

Contact a handyman or DIY project

12.7.2 Detached garage

Minor/Maintenance Item

BUCKLING SHINGLES

At the time of inspection the detached garage/shed showed signs of shingles raising/buckling. Recommend repair to avoid any future leaking. This should be a handyman issue.

Recommendation

Contact a handyman or DIY project

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.

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.

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.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The

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

Cooling

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

Plumbing

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

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of

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

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 con rm the operation of every control and feature of an inspected appliance.