INSPEX HOME INSPECTIONS
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INSPECTION REPORT

1234 Main St.
Denver CO 80210

Buyer Name
07/11/2019 9:00AM

Inspector
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555-555-5555
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Thank you for choosing INSPEX Home Inspections to perform your home inspection!

The inspection itself and the inspection report comply with the requirements of the State of Nevada Standards of Practice. These Standards of Practice define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. We have attached them to this report and linked them in your inspection agreement for your convenience.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Home inspectors cannot predict future conditions, and as such, we cannot be responsible for things that are concealed or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

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 of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional.

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.

Recommendations are organized into three categories by level of severity:

1) **Upgrades and/or Minor Maintenance Recommendations** - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

2) **Moderate Recommendations** - Most items typically fall into this category. These recommendations may require a qualified contractor to evaluate further and repair or

replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended will result in

3) **Significant and/or Safety Concerns** - This category is composed of immediate safety concerns and/or items that could represent a significant expense to repair/replace.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report is copyrighted and may not be used in whole or in part without our express written permission.

This is meant to be an Honest, Impartial, Third-Party assessment.

Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY

84	11	23	11
ITEMS INSPECTED	MAINTENANCE ITEMS	RECOMMENDED REPAIRS	SAFETY ISSUES

- 2.1.1 Structural Components - Foundation, Floor (Structural): Aged and deteriorated areas
- 3.1.1 Exterior - Exterior Issues: Hose Bibb Leak
- 3.1.2 Exterior - Exterior Issues: Hose Bibb Missing Backflow Preventer
- 3.1.3 Exterior - Exterior Issues: Pigeons Presence
- 3.2.1 Exterior - Electrical - Exterior: Extension Cord Wiring
- 3.2.2 Exterior - Electrical - Exterior: Light Fixture Damaged / Deteriorated
- 3.6.1 Exterior - Exterior Windows: Screens Missing or Damaged
- 3.8.1 Exterior - Eaves, Soffits & Fascia: Eave Roof Sheathing Deteriorated
- 3.9.1 Exterior - Walkway, Patios & Driveways: Driveway Cracks / Deterioration - Monitor
- 3.9.2 Exterior - Walkway, Patios & Driveways: Raised Sidewalk
- 3.9.3 Exterior - Walkway, Patios & Driveways: Tile Cracks / Grout Deterioration
- 3.9.4 Exterior - Walkway, Patios & Driveways: Patio Concrete - Deteriorated - Replace Slab
- 3.10.1 Exterior - Vegetation, Grading, Soil & Drainage: Tree Branches - Overhang the Roof
- 3.11.1 Exterior - Fences, Gates & Walls: Gate Repair
- 3.11.2 Exterior - Fences, Gates & Walls: Perimeter Wall Cracks
- 4.2.1 Garage - House Door: Occupant Door - Self-Closing Device
- 4.4.1 Garage - Automatic Opener: Burned-out Lightbulbs
- 4.4.2 Garage - Automatic Opener: Light Cover Damaged
- 4.5.1 Garage - Floor, Walls, Ceiling: Cracks / Settlement / Heaving
- 5.2.1 Roofing - Roof Coverings / Drainage: Roof Tiles Cracked, Broken, Loose or Missing
- 6.4.1 Plumbing - Drain, Waste, & Vent Systems: Waste Line Videoscope
- 6.6.1 Plumbing - Water Heater: Missing Sediment Trap
- 6.6.2 Plumbing - Water Heater: No Drain Pan Installed
- 7.4.1 Electrical - GFCI / AFCI Protection: GFCI Issues - Wouldn't Trip
- 7.6.1 Electrical - Switches / Receptacles: Cover Plate Missing
- 8.3.1 Built-in Appliances - Exhaust / Ventilation: Grease Filter Missing
- 8.5.1 Built-in Appliances - Dishwasher: Leaks at Counter - Air Gap
- 8.7.1 Built-in Appliances - Sinks / Fixtures: Wall Damage Under Sink

1: INSPECTION DETAILS

		IN	NI	NP	O
1.1	CLIENT INFORMATION	X			

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

Information

CLIENT INFORMATION: Age of Home
21-25 Years

CLIENT INFORMATION: Age Source
Records. Listing

CLIENT INFORMATION: House Direction
South

CLIENT INFORMATION: In Attendance
No Attendees

CLIENT INFORMATION: Lot Topograhpy
Nearly Flat

CLIENT INFORMATION: Occupancy
Vacant, Unfurnished

CLIENT INFORMATION: Temperature (approximate)
Over 100 F

CLIENT INFORMATION: Type of Building
Detached

CLIENT INFORMATION: Utilities
Water On, Electric On, Natural Gas On

CLIENT INFORMATION: Weather Conditions
Sunny

CLIENT INFORMATION: Exterior Photos

CLIENT INFORMATION: Inspection Report

Inspex Home Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building at the time of the inspection.

This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection, While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the State of Nevada prohibit us from making any repairs or referring to any contractors.

We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

You are advised to seek at least two professional opinions and acquire estimates of repair as to the defects, comments, improvements or recommendations mentioned in the report.

We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report.

We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers.

Recommended repairs are obviously everyone's first concern when reading a report, but**we encourage and recommend that this report be read in its entirety**, including looking through the limitations. We try to make sure these are included in the summary where necessary, but we may have noted a limitation that you would have a question about and would like to opportunity to address these with you before you make your home purchase.

The information provided in this report is solely for your use. Inspex Home Inspections will not release a copy of this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer.

Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

CLIENT INFORMATION: Thermal Imaging

A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls, cannot detect mold and does not release radiation.**

Limitations

CLIENT INFORMATION

CLIENT DID NOT ATTEND

We invited the client to attend their home inspection. Unfortunately, the client was unable to attend and to follow the inspector through the house and ask questions during the inspection. The inspector cannot be responsible for any misinterpretations of the inspection report.The client's concerns at the time of inspection were not addressed. This was a restriction and a limitation of the home inspection.

CLIENT INFORMATION

PRESENT CONDITIONS

The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months. This report reflects the condition of the premises at the time of the inspection.

2: STRUCTURAL COMPONENTS

		IN	NI	NP	O
2.1	Foundation, Floor (Structural)	X			X
2.2	Roof (Structural)	X			
2.3	Walls (Structural)	X			
2.4	Ceiling (Structural)	X			

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

Information

Foundation, Floor (Structural): Floor Structure
Concrete Slab

Walls (Structural): Material
Wood Frame

Walls (Structural): Type
Stucco

Ceiling (Structural): Ceiling Structure
Not Visible

Limitations

Foundation, Floor (Structural)

FOUNDATION LIMITATION

The inspector performs a visual inspection of accessible components or systems of the foundation. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Observations

2.1.1 Foundation, Floor (Structural)

Recommended Repairs

AGED AND DETERIORATED AREAS

Aged and deteriorated areas noted at one or more locations. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.


Front Door


Grarge - Right Side

3: EXTERIOR

		IN	NI	NP	O
3.1	Exterior Issues	X			X
3.2	Electrical - Exterior	X			X
3.3	Wall Siding, Flashing	X			
3.4	Gutters and Downspouts			X	
3.5	Exterior Doors	X			
3.6	Exterior Windows	X			X
3.7	Decks, Balconies, Porches & Steps			X	
3.8	Eaves, Soffits & Fascia	X			X
3.9	Walkway, Patios & Driveways	X			X
3.10	Vegetation, Grading, Soil & Drainage	X			X
3.11	Fences, Gates & Walls	X			X

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

Information

Wall Siding, Flashing: Wall Siding Material
Stucco

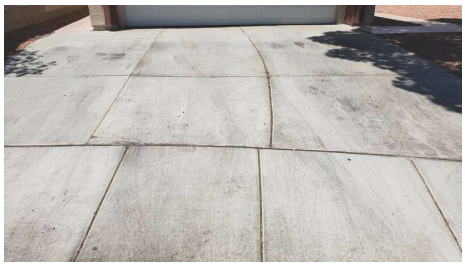
Exterior Doors: Exterior Door Material
Metal, Sliding glass

Exterior Windows: Window Type / Material
Aluminum, Dual-pane

Eaves, Soffits & Fascia: Inspection Method
Viewed from Ground

Eaves, Soffits & Fascia: Material
Wood

Walkway, Patios & Driveways: Driveway Photos



Walkway, Patios & Driveways: Driveway Surface
Concrete

Walkway, Patios & Driveways: Sidewalks / Patios - Material
Concrete

Vegetation, Grading, Soil & Drainage: Grading OK

Exterior Windows: Exterior Windows OK
The windows exterior side showed no signs of deficiencies at the time of inspection.

Limitations

Vegetation, Grading, Soil & Drainage

GROUNDS LIMITATIONS

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Observations

3.1.1 Exterior Issues

Recommended Repairs

HOSE BIBB LEAK

One or more hose bibs leaked when tested. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device if present. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

3.1.2 Exterior Issues

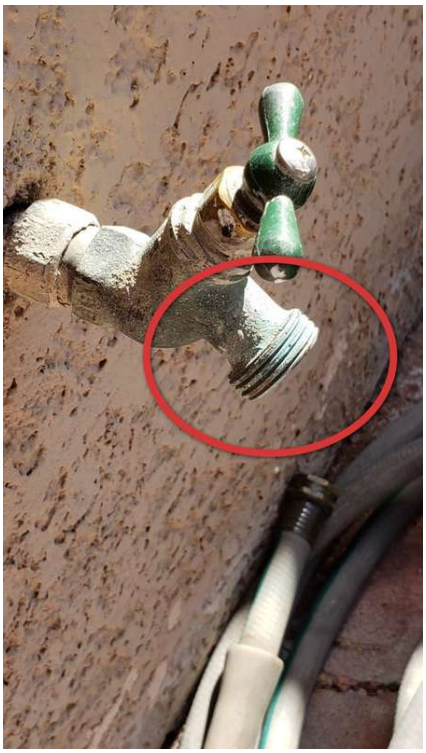
Maintenance Items

HOSE BIBB MISSING BACKFLOW PREVENTER

One or more hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed.

Recommendation

Contact a handyman or DIY project



3.1.3 Exterior Issues

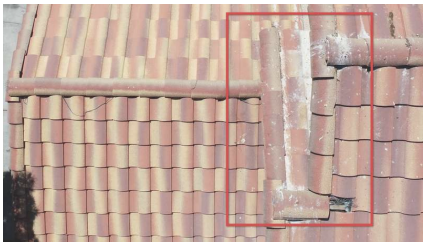
Recommended Repairs

PIGEONS PRESENCE

There was evidence of pigeon gathering and droppings on the roof, windows trim and eaves. Recommend further review by a pest control person.

Recommendation

Contact a qualified pest control specialist.



3.2.1 Electrical - Exterior

Safety Issues

EXTENSION CORD WIRING

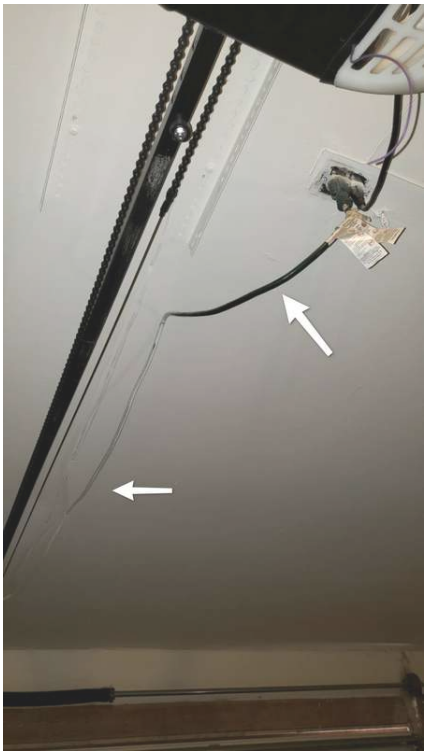
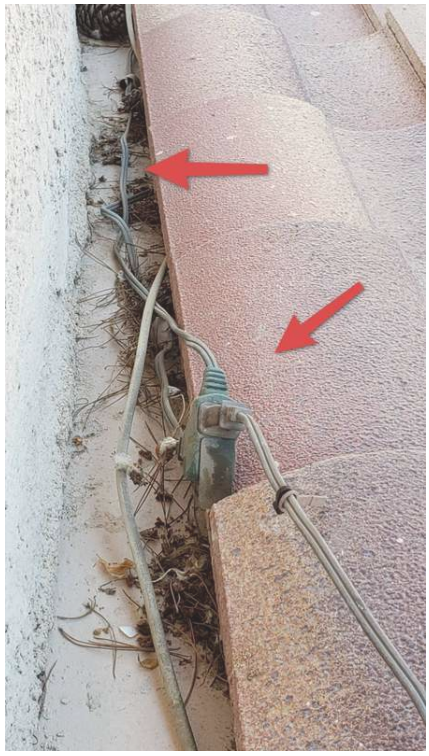
Extension cords seen used on the exterior of the home, this is not permitted by code standards. Recommend removing by a licensed electrician.

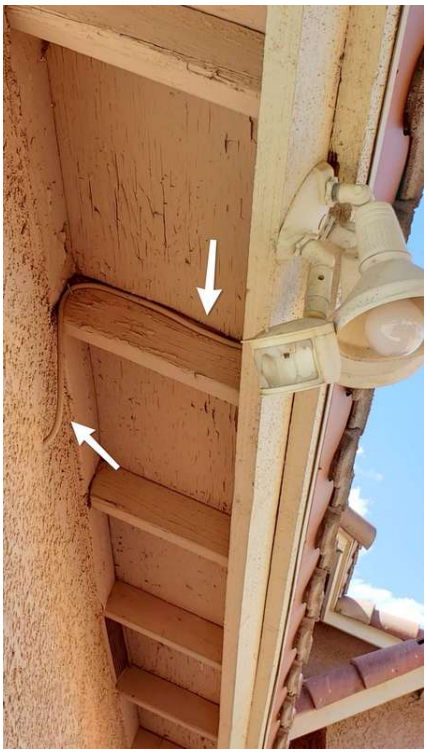
Recommendation

Contact a qualified electrical contractor.







3.2.2 Electrical - Exterior

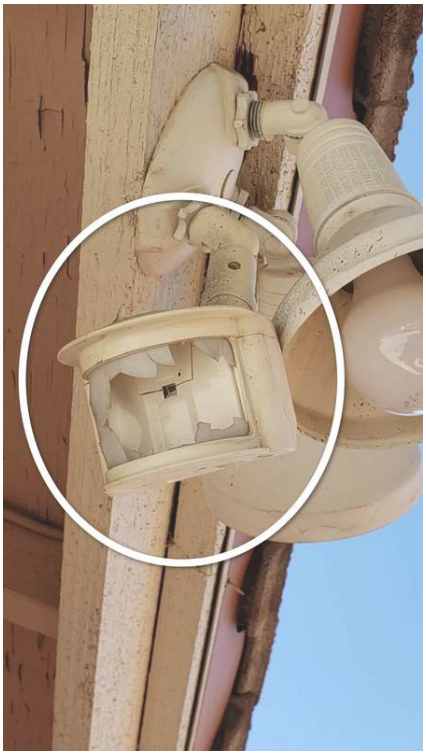
Recommended Repairs

LIGHT FIXTURE DAMAGED / DETERIORATED

One or more light fixtures are damaged and/or deteriorated. A qualified electrician should evaluate and repair or replace where necessary.

Recommendation

Contact a qualified professional.



Front - Right Side

Back - Patio

Back - Patio

3.6.1 Exterior Windows

Recommended Repairs

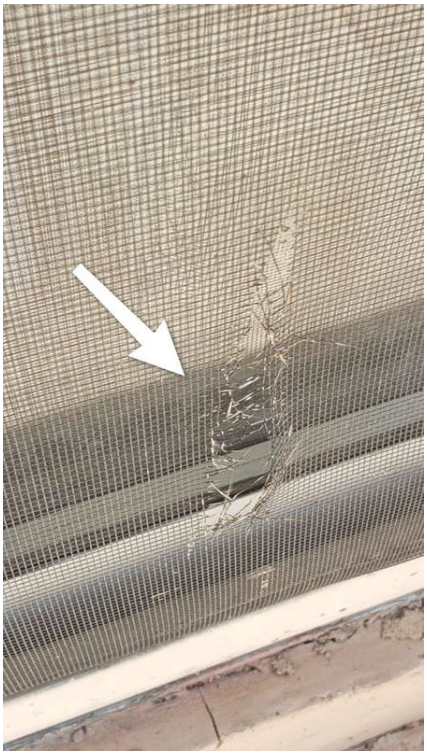
SCREENS MISSING OR DAMAGED

Screens were missing or damaged from one or more windows or doors. These windows may not provide ventilation during months when insects are active. On second story windows, these are also deterrents to keep small children from falling out of open windows during cooler temperatures. Recommend installing or repairing screens as necessary

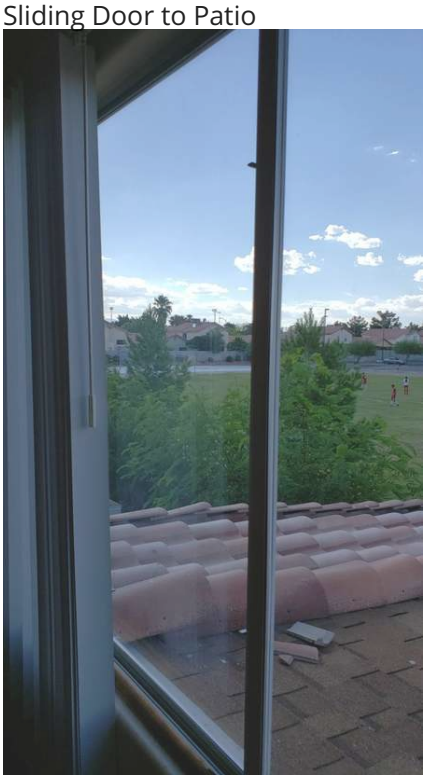
Recommendation

Contact a qualified window repair/installation contractor.

Sliding Door to Patio



Sliding Door to Patio



3.8.1 Eaves, Soffits & Fascia

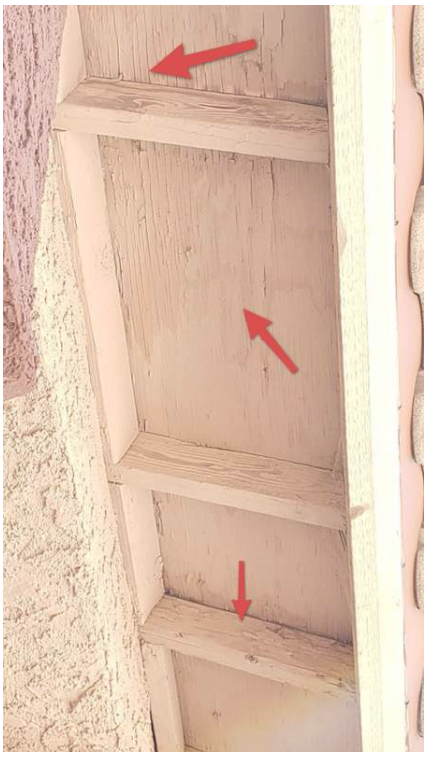
Recommended Repairs

EAVE ROOF SHEATHING DETERIORATED

Eave roof sheathing at one or more areas was deteriorated and peeling paint was noted. Recommend repairs be made by a qualified contractor.

Recommendation

Contact a qualified general contractor.

3.9.1 Walkway, Patios & Driveways

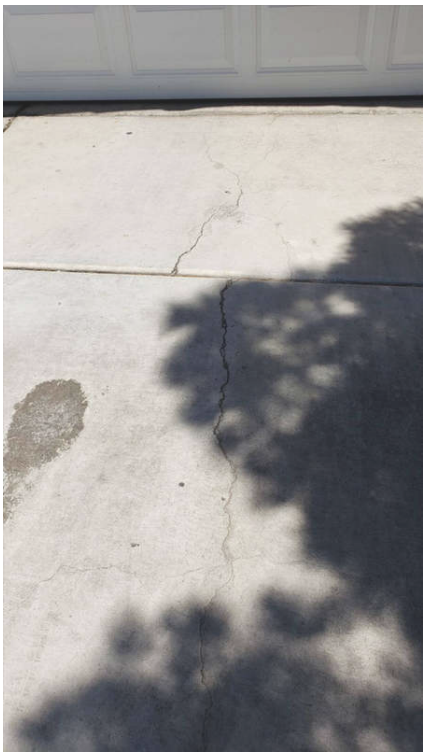
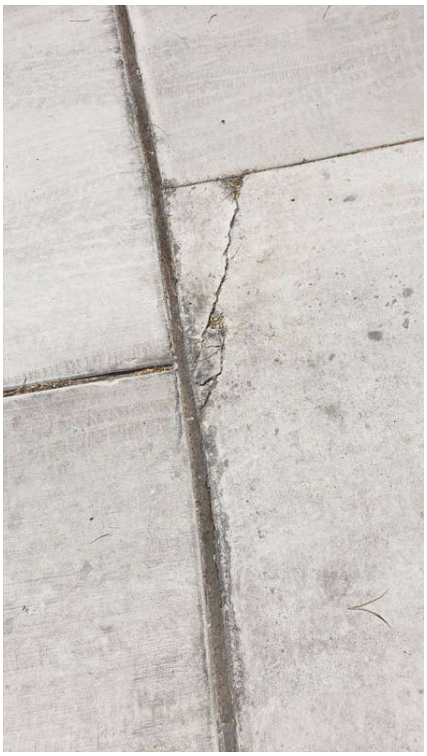
Maintenance Items

DRIVEWAY CRACKS / DETERIORATION - MONITOR

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Recommend monitoring.


3.9.2 Walkway, Patios & Driveways

Safety Issues

RAISED SIDEWALK

FRONT

Due to the installation of tiles, the sidewalk/walkway was raised creating a trip hazard in noted areas. Recommend repair.

Recommendation

Contact a qualified professional.


3.9.3 Walkway, Patios & Driveways

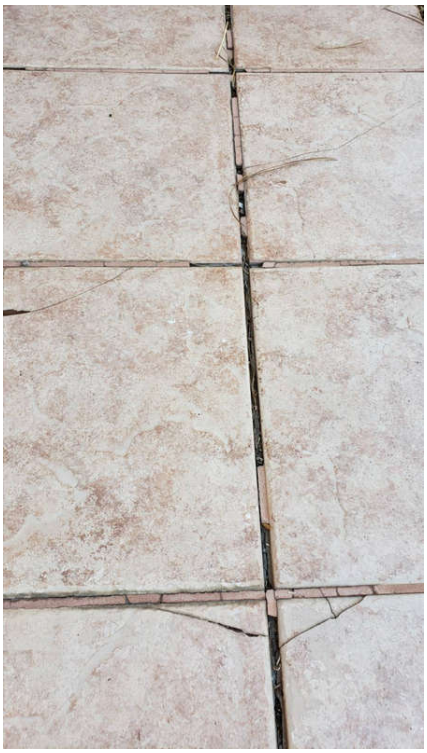
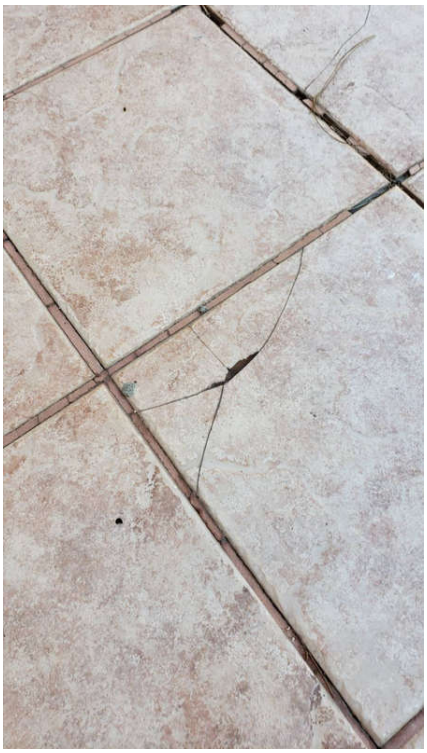
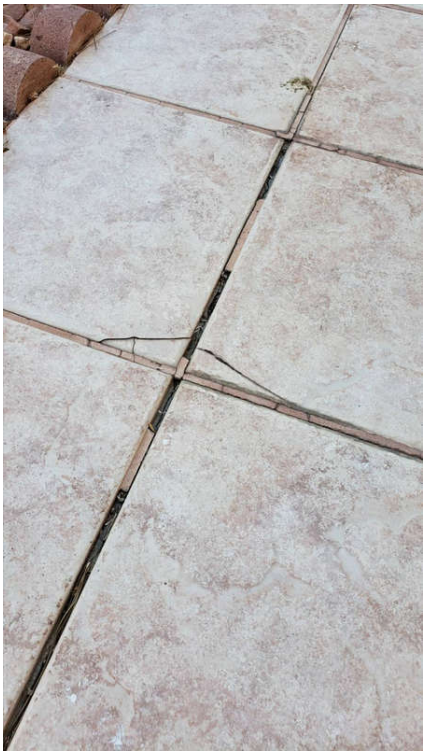
Maintenance Items

TILE CRACKS / GROUT DETERIORATION

Minor deterioration (e.g. tile cracks, holes, missing grout) was found in sidewalks, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Recommend monitoring.

3.9.4 Walkway, Patios & Driveways

Safety Issues

PATIO CONCRETE - DETERIORATED - REPLACE SLAB

The patio was undermined in one or more areas, where the soil has eroded out from beneath the patio. Significant cracks and/or damage has occurred, where one or more patio sections need replacing. Recommend that a qualified contractor replace all damaged sections as necessary.

Recommendation

Contact a qualified concrete contractor.






3.10.1 Vegetation, Grading, Soil & Drainage

Recommended Repairs

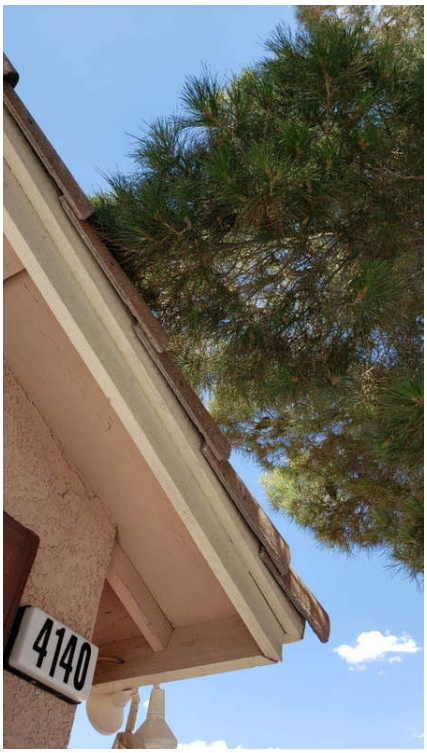
TREE BRANCHES - OVERHANG THE ROOF

Tree branches were in contact with the roof or were touching the structure at one or more locations. Damage to the building or the roof can occur, especially during high winds, or may have already occurred (see other comments in this report if applicable). Recommend that a qualified tree service contractor or certified arborist prune back the tree as necessary to prevent damage to the roof and to the building exterior.

Recommendation

Contact a qualified tree service company.





3.11.1 Fences, Gates & Walls

Recommended Repairs

GATE REPAIR

METAL SIDE GATE

One or more gates are damaged and/or deteriorated. A qualified contractor should evaluate and replace or make repairs as necessary.

Recommendation

Contact a qualified fencing contractor


3.11.2 Fences, Gates & Walls

Maintenance Items

PERIMETER WALL CRACKS

LEFT PERIMETER WALL

Minor cracks, leaning or bowing were found in one or more perimeter walls. The perimeter walls appeared to be serviceable, but recommend monitoring them in the future. Further deterioration may occur and walls may need significant repairs or replacement at some point. Note that such repairs are often expensive.

Recommendation

Recommend monitoring.

4: GARAGE

		IN	NI	NP	O
4.1	General	X			
4.2	House Door	X			X
4.3	Vehicle Door	X			
4.4	Automatic Opener	X			X
4.5	Floor, Walls, Ceiling	X			X
4.6	Electrical	X			X

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

Information

General: Automatic Opener Safety Devices
Electronic eye

General: Ceiling Type
Finished

General: Garage Photos

General: Occupant Door
Solid

General: Structure Type
Built-in Gararge

General: Vehicle Door
Sectional

General: Wall Type
Finished

House Door: Condition
Serviceable, Repair

House Door: Door Type
Solid

Vehicle Door: Condition
Serviceable

Vehicle Door: # of Garage Doors
2

Vehicle Door: Type
Sectional

Automatic Opener: Condition
Serviceable

Automatic Opener: Mechanical - Auto-Reverse Operable
Yes

Observations

4.2.1 House Door

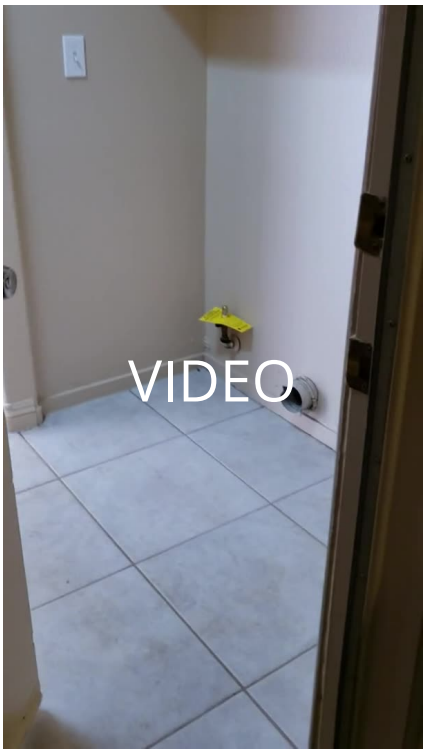
Safety Issues

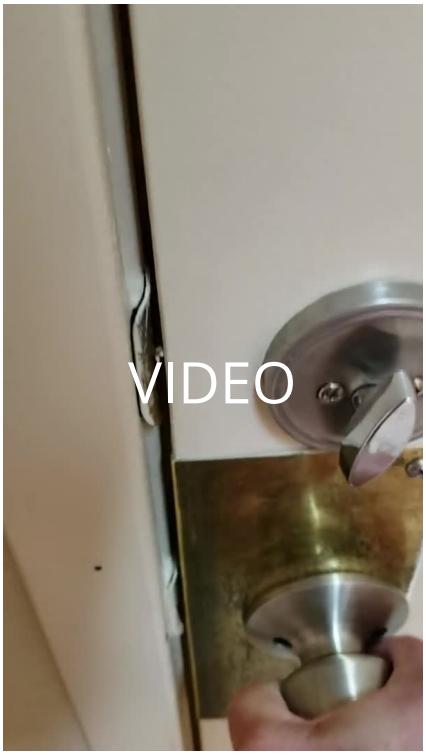
OCCUPANT DOOR - SELF-CLOSING DEVICE

The self-closing device on the door between the garage and the house didn't close and latch the door. The deadbolt does not lock. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair or replace as necessary.

Recommendation

Contact a qualified professional.





4.4.1 Automatic Opener

Recommended Repairs

BURNED-OUT LIGHTBULBS

Bulbs at the garage opener were burned-out. These lights couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate, repair or replace as necessary.

Recommendation

Contact a qualified electrical contractor.


4.4.2 Automatic Opener

Recommended Repairs

LIGHT COVER DAMAGED

GARAGE

The garage opener light cover was damaged. Recommend that a qualified professional replace as necessary.

Recommendation

Contact a qualified electrical contractor.


4.5.1 Floor, Walls, Ceiling

Safety Issues

CRACKS / SETTLEMENT / HEAVING

GARAGE

Significant cracks, heaving or settlement were found in one or more sections of the garage concrete slab. Uneven surfaces can also pose a trip hazard. Recommend that a qualified contractor repair concrete slab floors where necessary.

Recommendation

Contact a qualified professional.

5: ROOFING

		IN	NI	NP	O
5.1	General	X			
5.2	Roof Coverings / Drainage	X			X
5.3	Flashing	X			
5.4	Roof Penetrations / Vents	X			

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

Information

General: **Roof Type**
Gable

Roof Coverings / Drainage: **Condition**
Serviceable, Repair

Roof Coverings / Drainage: **Roof Covering Material**
Concrete Tile, Composition Shingle

Flashing: **Drip Edge / Crown Mold**
Metal Drip Edge

Flashing: **Flashing Material**
Metal

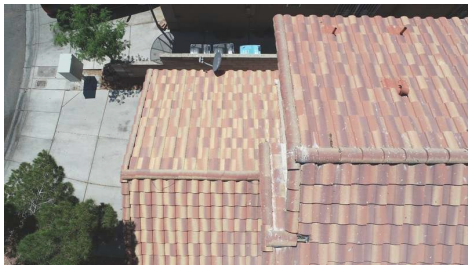
Roof Coverings / Drainage: **Drone Photos**

Drone photos were used to inspect this roof. I recommend having a qualified roofer evaluate all concerns or questions from the photos provided.







Roof Coverings / Drainage: **Viewed Roof Covering From**

Remote Control Drone

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further, we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determine the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

Flashing: **Building Flashing**

Flashing refers to thin pieces of impervious material installed to prevent the passage of water into a structure from a joint or as part of a weather resistant barrier (WRB) system. In modern buildings, flashing is intended to decrease water penetration at objects such as chimneys, vent pipes, walls, windows and door openings to make buildings more durable and to reduce indoor mold problems. Flashing is most important and visually available on the roof level. Any discrepancies will be noted in the observations.

Observations

5.2.1 Roof Coverings / Drainage

Safety Issues

ROOF TILES CRACKED, BROKEN, LOOSE OR MISSING

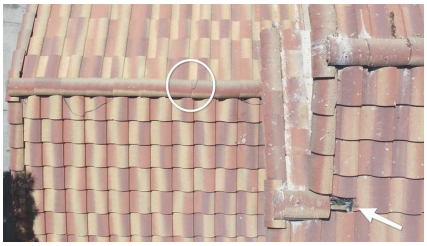
Roof tiles were cracked, broken, missing or loose. Leaks may occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace tiles or make repairs as necessary.

Recommendation

Contact a qualified roofing professional.





6: PLUMBING

		IN	NI	NP	O
6.1	Excluded Items		X		
6.2	Service	X			
6.3	Supply Lines	X			
6.4	Drain, Waste, & Vent Systems	X			X
6.5	Fuel Systems	X			
6.6	Water Heater	X			X
6.7	Exhaust Fans / Ventilation	X			X

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

Information

Service: Pressure Regulator Present
Yes

Service: Sewer Type
Public

Service: Water Service Material
Copper

Service: Water Service Type
Public

Supply Lines: Materials
Copper

Drain, Waste, & Vent Systems: Drain Line Materials
ABS

Drain, Waste, & Vent Systems: Vent Materials
Unknown

Drain, Waste, & Vent Systems: Waste Line Materials
ABS

Fuel Systems: Fuel Service Type
Natural Gas

Water Heater: Capacity
40 Gallon

Water Heater: Energy Source / Type
Tank

Water Heater: Estimated Mfg. Year
2018

Water Heater: Location
Garage

Exhaust Fans / Ventilation: Type
Exhaust fan

Service: Main Water Shut-off Location
Exterior, Right side, Front

Service: Water Meter Photos

By street

Service: Water Pressure

70-80 PSI

View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.

Drain, Waste, & Vent Systems: **Clean-out Location(s)**

Exterior, Laundry, Kitchen

Fuel Systems: **Main Gas Shut-off Location**

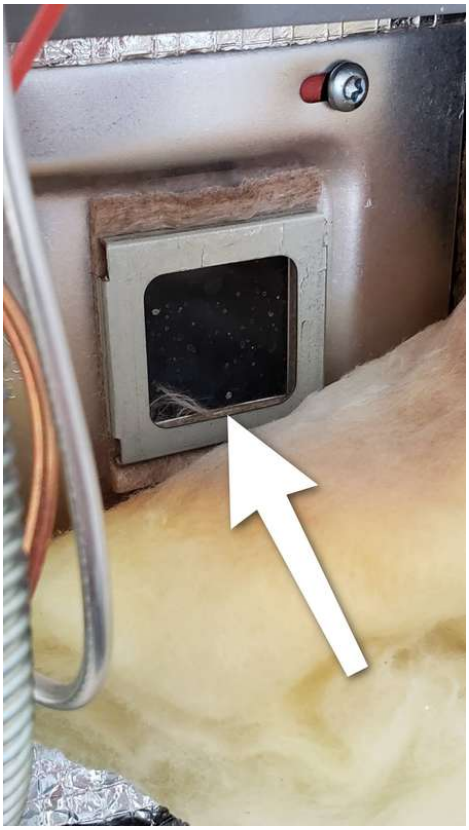
Exterior - Left Side

Gas Meter

Water Heater: **Water Heater FVIR - Flamable Vapor Ignition Resistant**

Yes

Effective 2003, all residential 30, 40, and 50-gallon atmospheric vent (natural draft) water heaters are required to be equipped with FVIR -flammable vapor ignition resistant design. FVIR feature-equipped garage gas water heater could be installed without the previously required 18" elevation. The new water heaters have a sealed combustion/burner chamber and a push-button igniter mounted on the exterior. Although they still draw the combustion air from the surrounding area, safeguards incorporated into this new design prevent gas or vapors ignited inside the chamber from escaping into the room. Always read the manual and verify procedures with your local code enforcement division before the garage gas water heater installation.



Water Heater: Water Heater Photos

Limitations

Excluded Items

IRRIGATION / SPRINKLERS

Note: This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection.

Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation.

When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled.

Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water.

Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Garage


Exterior - Right Side


Exterior - Right Side

Excluded Items

LIMITATIONS

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices.

Any comments made regarding these items are as a courtesy only.

Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated.

The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks, overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only.

Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts.

The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated.

The inspector does not determine if shower pans or tub and shower enclosures are watertight, or determine the completeness or operability of any gas piping to laundry appliances.

Water Heater

WATER HEATER LIMITATIONS

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Observations

6.4.1 Drain, Waste, & Vent Systems

Recommended Repairs

WASTE LINE VIDEOSCOPE

Based on various observations (i.e. the age of this structure, the big tree in the front yard, other general site conditions), recommend that further inspection of the waste lines using a video scope device to determine if they need repair or replacement. This inspection should be done before the close of escrow. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive.

6.6.1 Water Heater

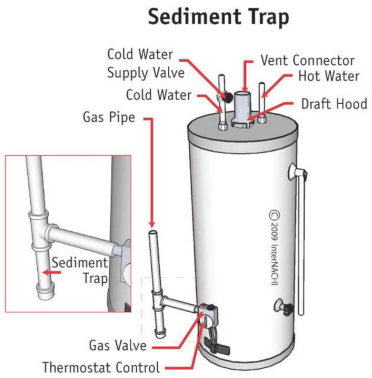
Recommended Repairs

MISSING SEDIMENT TRAP

No sediment trap was present for one or more appliances gas lines. Sediment traps are a T and are placed to prevent moisture and tiny debris in the gas system from entering the combustion chamber prolonging the life of the appliance. Recommend a plumber add a sediment trap per standard building practices.

Recommendation

Contact a qualified plumbing contractor.



6.6.2 Water Heater

Recommended Repairs

NO DRAIN PAN INSTALLED

No catch pan was installed below the water heater. Consider having a qualified contractor install a catch pan per standard building practices.

Recommendation

Contact a qualified plumbing contractor.

7: ELECTRICAL

		IN	NI	NP	O
7.1	General Limitations	X			
7.2	Service Entrance Conductors	X			
7.3	Panels	X			
7.4	GFCI / AFCI Protection	X			X
7.5	Wiring	X			X
7.6	Switches / Receptacles	X			X
7.7	Lighting & Fans	X			X

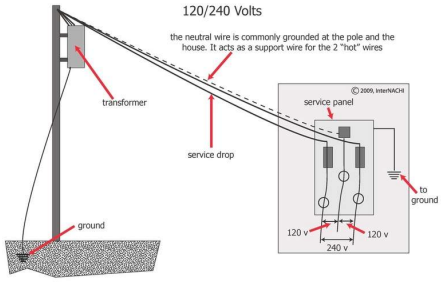
IN = Inspected NI = Not Inspected NP = Not Present O = OBSERVATIONS

Information

Service Entrance Conductors: Amperage
125

Service Entrance Conductors: System Ground
System Ground Unknown

Service Entrance Conductors: Voltage
120-240 Voltage, 1 phase 3 wire Voltage



Service Entrance Conductors: Wires Type
Copper

Panels: Main disconnect rating
125 AMP

Panels: Main Panel Location
Exterior, Left side

Panels: Over protection devices
Breakers

Panels: Panel Capacity
125 AMP

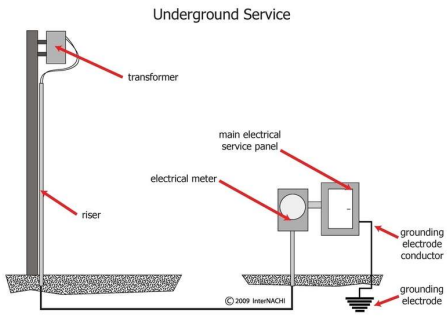
Panels: Panel Manufacturer
Cutler Hammer

Wiring: Solid Strand Aluminum Present
No

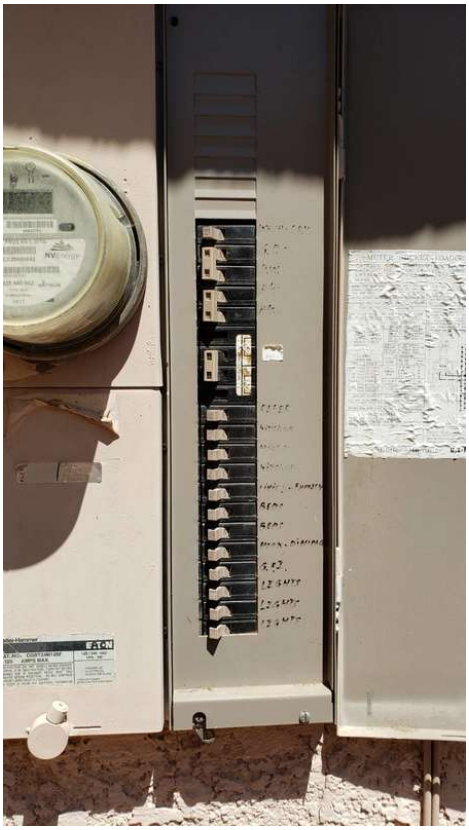
Wiring: Wiring Type
Non Metallic Sheathed

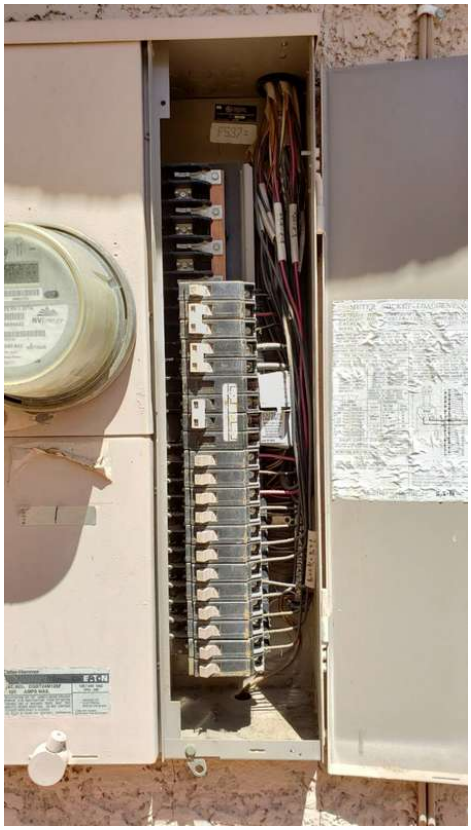
Service Entrance Conductors: **Entrance Conductor Material**

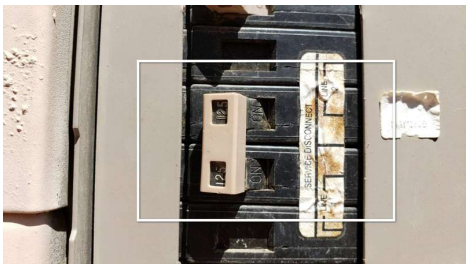
Unknown / Not Visible, Locked



Panels: Panel Equipment Photographs



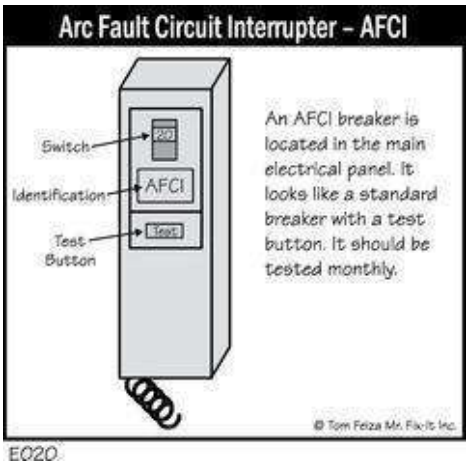




GFCI / AFCI Protection: AFCI protection present

No

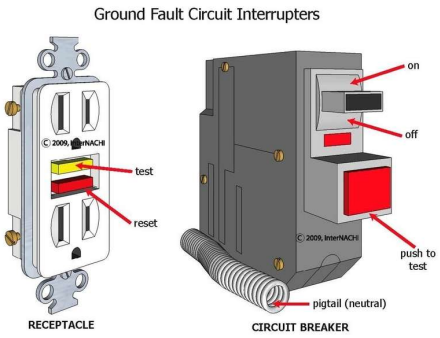
An **Arc Fault Circuit Interrupter** (AFCI) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



GFCI / AFCI Protection: GFCI protection present

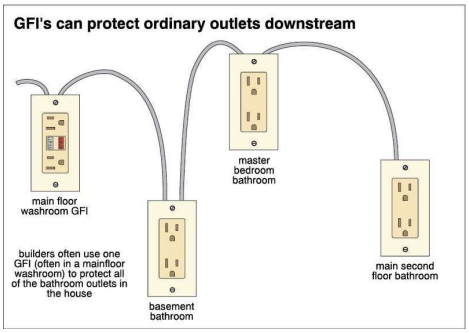
Yes

A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.



GFCI / AFCI Protection: GFCI reset locations

Garage, Exterior, Kitchen



Limitations

General Limitations

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS

If present, cable, satellite, telephone, intercommunication and alarm systems are not inspected.

Evaluating these systems are beyond the scope of a property inspection.

Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

General Limitations

ELECTRIC SYSTEM LIMITATIONS

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors; security, intercom and sound systems; communications wiring. Any comments made regarding these items are as a courtesy only.

Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion.

The inspector does not operate circuit breakers as part of the inspection and does not install or change light bulbs.

The inspector does not evaluate every wall switch or receptacle but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection.

Receptacles that are not of standard 110-volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, the power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection.

Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years.

The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Observations

7.4.1 GFCI / AFCI Protection

Safety Issues

GFCI ISSUES - WOULDN'T TRIP

KITCHEN

One or more ground fault circuit interrupter (GFCI) receptacles (outlets) were not functioning properly (would not trip). Recommend replacement by a qualified licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

Kitchen

7.6.1 Switches / Receptacles

Safety Issues

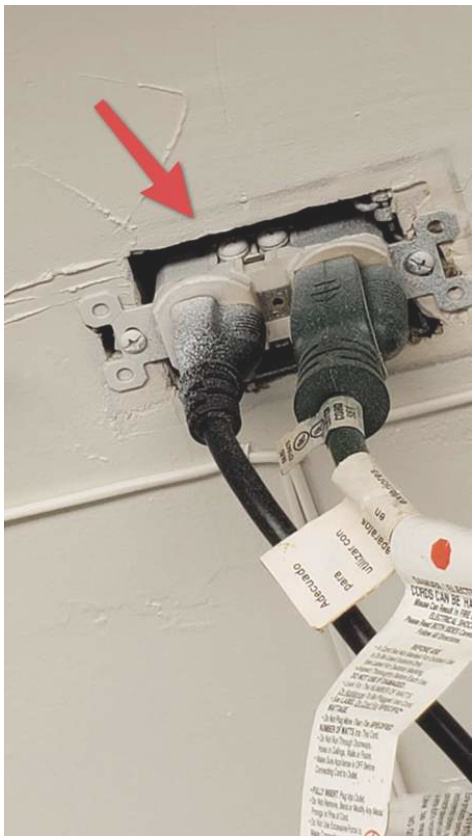
COVER PLATE MISSING

GARAGE

One or more cover plates for receptacles (outlets) were missing. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Recommendation

Contact a handyman or DIY project



8: BUILT-IN APPLIANCES

		IN	NI	NP	O
8.1	General	X			
8.2	Range/Oven/Cooktop	X			
8.3	Exhaust / Ventilation	X			X
8.4	Microwave			X	
8.5	Dishwasher	X			X
8.6	Refrigerator	X			
8.7	Sinks / Fixtures	X			X
8.8	Garbage Disposal	X			
8.9	Countertops & Cabinets	X			X
8.10	Electrical	X			X
8.11	Flooring	X			

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

Information

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

Garbage Disposal: **Garbage Disposal OK**
Garbage disposal functional.

Exhaust / Ventilation: **Exhaust / Ventilation Type**
Hood

Countertops & Cabinets: **Countertops Material**
Granite

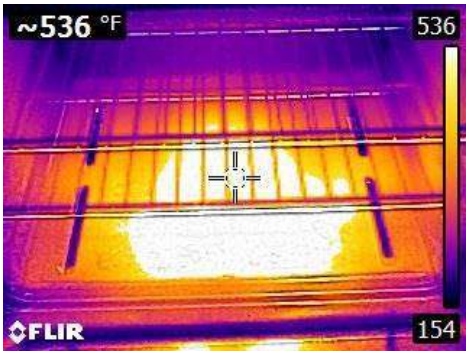
Refrigerator: **Fridge water supply connection**
Unknown

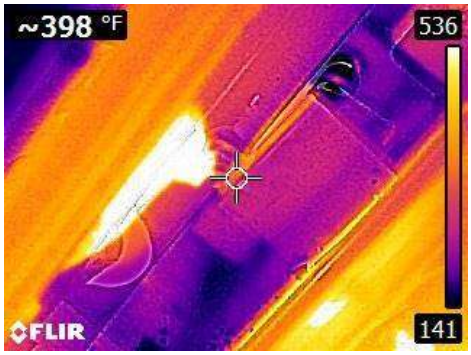
General: Kitchen Photos



Range/Oven/Cooktop: Range/Oven OK

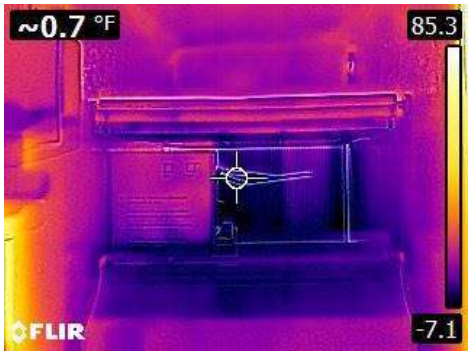
Range/oven or cooktop functional.





Refrigerator: **Refrigerator OK**

Refrigerator functional.



Limitations

General

APPLIANCE LIMITATIONS

The following items are not included in this inspection: household appliances such as warming ovens, griddles, broilers, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only.

Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances.

The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Observations

8.3.1 Exhaust / Ventilation

Recommended Repairs

GREASE FILTER MISSING

The hood grease filter was missing. Recommend replace filter as necessary.

Recommendation

Recommended DIY Project

8.5.1 Dishwasher

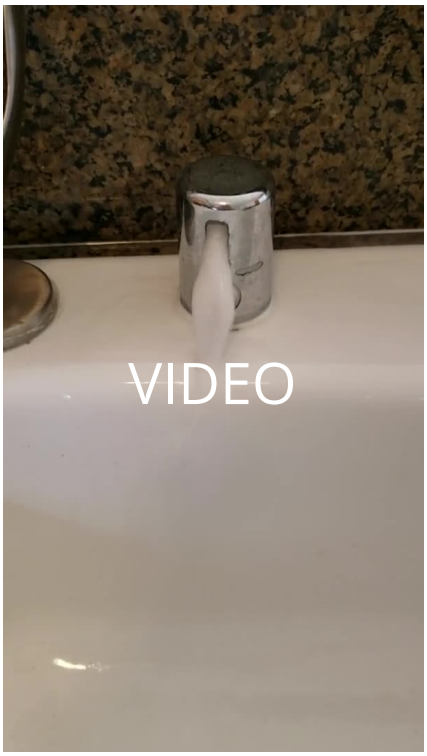
Safety Issues

LEAKS AT COUNTER - AIR GAP

The dishwasher was tested and it was found to be leaking at the countertop air gap connection. The test was terminated as soon as the leaks were discovered to prevent additional water leaks or damage. Recommend that a qualified professional evaluate and make repairs as necessary.

Recommendation

Contact a qualified professional.



8.7.1 Sinks / Fixtures

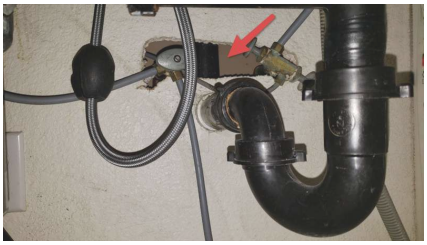
Recommended Repairs

WALL DAMAGE UNDER SINK

The wall under the sink is damaged. Recent repairs may have been performed. Recommend asking the owner about this. Services of a licensed professional are also recommended to patch the wall.

Recommendation

Contact a qualified professional.



8.7.2 Sinks / Fixtures

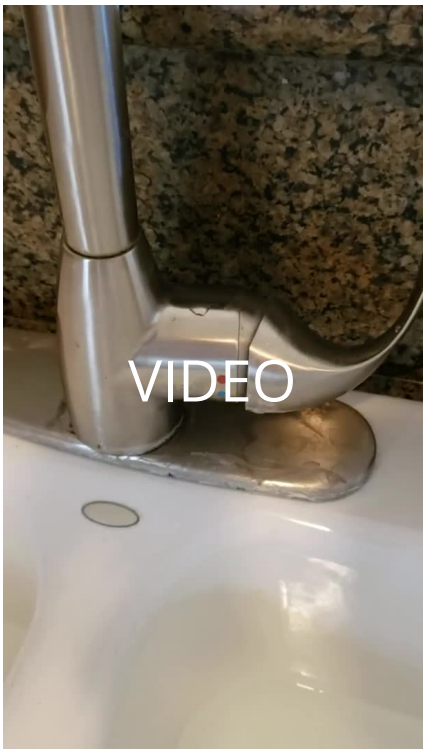
Recommended Repairs

FAUCET LOOSE AT THE BASE

The sink faucet is loose at the base. Hard water/mineral build up is preventing the spout from turning. Recommend that a qualified person repair or replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



8.9.1 Countertops & Cabinets

Maintenance Items

CABINET HARDWARE MISSING OR DAMAGED

Cabinet hardware such as hinges, latches, closers, magnets or pulls were loose, missing or damaged at one or more cabinet drawers. Recommend that a qualified person repair as necessary.

Recommendation

Contact a handyman or DIY project

8.9.2 Countertops & Cabinets

Maintenance Items

COOKING OIL STAINS

An excessive amount of grease/cooking oil was noted on the cabinet doors above the cooktop. Recommend a qualified person clean as necessary.

Recommendation

Contact a qualified cleaning service.

8.10.1 Electrical

Recommended Repairs

LIGHT BULBS MISSING

HOOD

One or more light bulbs were missing and could not be fully evaluated. Bulbs may simply need to be installed. Repairs or replacement may be necessary.

Recommendation

Contact a qualified professional.

9: HVAC

		IN	NI	NP	O
9.1	General comments	X			
9.2	Heating	X			X
9.3	Air Conditioning	X			X
9.4	Ducts and Registers	X			
9.5	Filter & Thermostat	X			X
9.6	Fuel Burning Appliance / Flue	X			

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

Information

Heating: Energy source
Natural gas

Heating: Equipment Photos

Heating: Estimated Year Mfg.
2017

Heating: Heating Type
Forced Air

Heating: Location
Roof

Air Conditioning: Estimated Year Mfg.
2017

Air Conditioning: Location
Roof

Air Conditioning: System Type
Packaged unit

Ducts and Registers: Condition
Appeared Serviceable

Ducts and Registers: Type
Flex / insulated

Filter & Thermostat: Filter Location(s)
Hallway, 2nd Floor

Filter & Thermostat: Filter Size
Unknown

Filter & Thermostat: Thermostat Location(s)

Dining Area, 1st floor

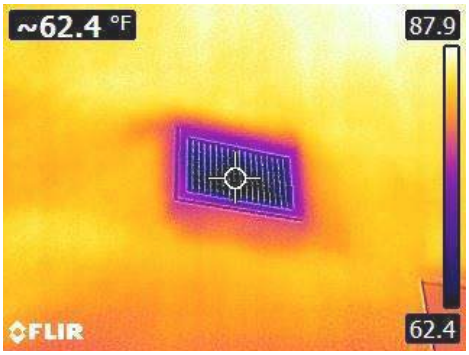
Fuel Burning Appliance / Flue: Type

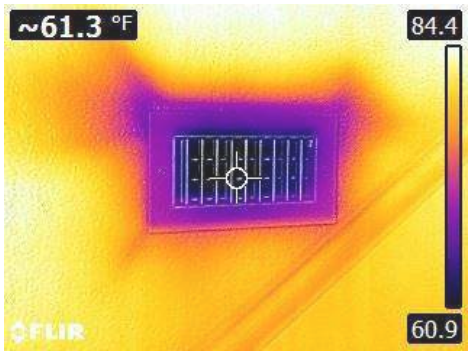
Type B

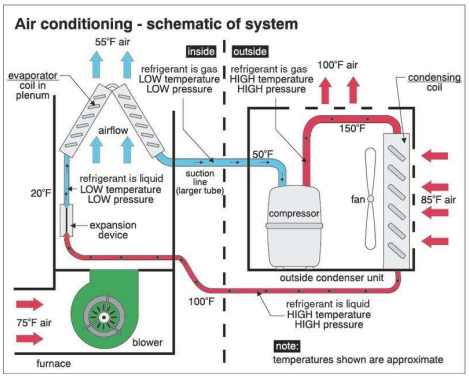
Air Conditioning: Appears Functional

The temperature split differential between the return air and supply registers was within the 14-22 degree (F) range at the time of inspection.

The photos below are a thermal images of the air temperature at supply and return air registers at the time of this inspection.







Air Conditioning: Equipment Photos

Air Conditioning: Lifespan (15-20 Yrs)

The estimated useful life for most heat pumps and air conditioning condensing units is 15-20 years. This unit appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Air Conditioning: "Temperature Split" or "Delta T"

18 F*

What is the "temperature split" of an air conditioning system?

It is the difference between the temperature of the air going into an air conditioner and the temperature of the air coming out and is also called the delta T by HVAC professionals.

A temperature split is usually determined using a probe thermometer inserted in the main return air duct just before the air handler and then at the main supply air duct at the other end of the unit.

For example, if the air temperature going in is 78 F and the air coming out is 60 F, then the temperature split is 18 F. In some systems it is difficult to test directly at the air handler and the split can be tested at a nearby air vent (register) and compared to the main return air.

The acceptable range is between 14 F and 24 F, with 18 F to 20 F being ideal. Below 14 F means the system is performing poorly and above 24 F indicates that it is actually cooling too well, which can cause condensation at the air vents and eventual mold growth. A dirty air filter and the first stage of a refrigerant leak are two of several different problems that can cause a high-temperature split.

Although home inspectors are not required by the Standards of Practice to check the temperature split, many inspectors, including us, do.

Limitations

General comments

HVAC LIMITATIONS

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only.

Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated.

It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

Where homes contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens, and living/dining rooms).

Heating

AIR FURNACE LAST SERVICE DATE - UNKNOWN

The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced.

Observations

9.2.1 Heating

Recommended Repairs

NOT FULLY EVALUATED - TOO WARM

The inspector was unable to operate and fully evaluate the heating system because the temperature was to warm, over 80 degrees Fahrenheit. The heating system can be damaged if operated during such high temperatures. Recommend that a full evaluation be made by a qualified person when conditions have changed.

Recommendation

Contact a qualified HVAC professional.

9.3.1 Air Conditioning

Maintenance Items

LABEL NOT CLEAR

The inspector was not able to determine the size of one type of refrigerant used as the unit was installed on the roof and the inspector relied only on drone photos. Recommend asking the owner of any documentation about this unit.

9.5.1 Filter & Thermostat

Recommended Repairs

FILTERS MISSING

Air filters for the heating and/or cooling system were missing where they should have been installed. The indoor air quality will be reduced as a result. Recommend installing good quality filters at intended locations. Filters should be sized correctly to minimize air gaps. Many types of filters are available. Recommend installing pleated filters or better rather than the cheapest disposable kind.

Recommendation

Recommended DIY Project

10: ATTIC

		IN	NI	NP	O
10.1	Attic Access	X			
10.2	Attic Roof Structure & Sheathing	X			
10.3	Attic Insulation	X			
10.4	Exhaust & Ventilation	X			

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

Information

Attic Access: Access Location(s)
Master Bedroom Closet

Attic Access: Inspection Method
Viewed From Hatches

Attic Roof Structure & Sheathing: Types
Trusses and Rafters

Attic Insulation: Condition
Serviceable

Attic Insulation: Insulation Type
Cellulose Loose Fill

Exhaust & Ventilation: Ventilation Type
Soffit / Eave vents, Gable Vents

Attic Access: Attic Photos




Attic Roof Structure & Sheathing: Roof Structure OK

Only areas in the attic that were accessible to the inspector were inspected, these areas showed no signs of structural deficiencies on the day of the inspection.

11: INTERIORS

		IN	NI	NP	O
11.1	General	X			
11.2	Walls	X			
11.3	Doors	X			X
11.4	Windows	X			
11.5	Ceiling	X			
11.6	Floors	X			
11.7	Lighting Fixtures, Switches, Receptacles	X			X
11.8	Countertops & Cabinets	X			
11.9	Steps, Stairways & Railings	X			
11.10	Smoke Alarms / CO Detectors	X			X

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

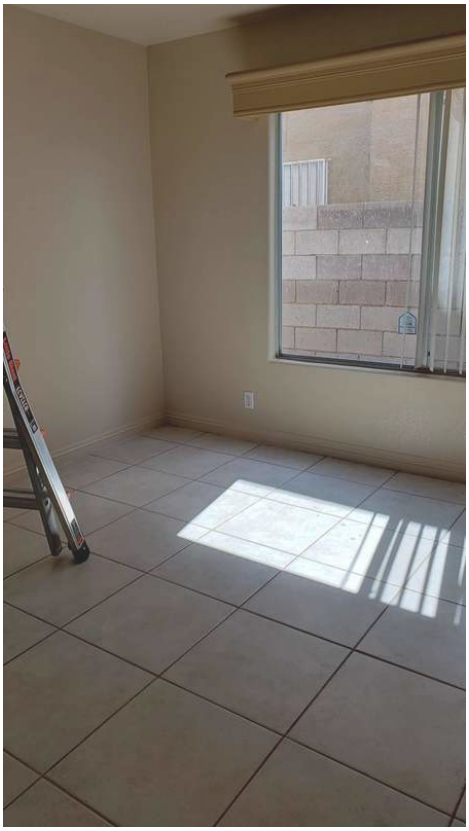
Information

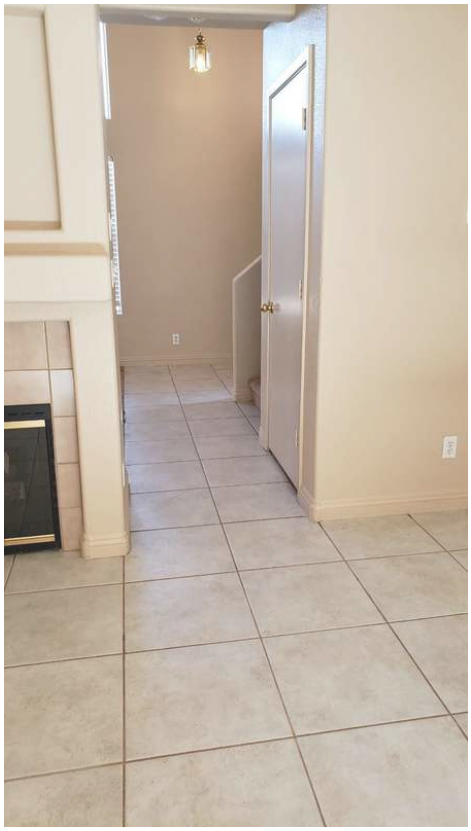
Walls: **Wall Material**
Drywall

Windows: **Window Type / Material**
Sliding, Single-hung, Aluminum, Dual-pane

Ceiling: **Ceiling Material**
Drywall

General: **Interior Photos**










Smoke Alarms / CO Detectors: **Carbon Monoxide Alarm(s) Installed / Locations**

No

Note: Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

Smoke Alarms / CO Detectors: **Smoke Detector Installed / Locations**

Yes, Bedrooms, Hallways

Note: Smoke detectors are tested only for audibility and not tested using actual smoke.

Limitations

General

INTERIOR LIMITATIONS

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems.

Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials.

The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis.

The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects.

If furnishings were present during the inspection, recommend a full evaluation of walls, floors, and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Smoke Alarms / CO Detectors

SMOKE ALARMS/ CO DETECTORS - FUNCTIONALITY NOT DETERMINED

The functionality of, the power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level. They have a limited lifespan and should be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future. Carbon monoxide detectors should be installed in the vicinity of sleeping areas and on each level.

Observations

11.3.1 Doors

Maintenance Items

CLOSET DOOR GUIDES MISSING

Floor guides were missing at one or more sliding closet doors.
Recommend replacement by a qualified person.

Recommendation

Contact a handyman or DIY project

11.10.1 Smoke Alarms / CO Detectors

Safety Issues

CARBON MONOXIDE ALARMS NOT INSTALLED

Carbon Monoxide Detectors were not a requirement when this property was built. However, for safety reasons, recommend being installed in the vicinity of each sleeping area, on each level of the structure and in accordance with the manufacturer's recommendations.

Recommendation

Contact a handyman or DIY project

11.10.2 Smoke Alarms / CO Detectors

Safety Issues

SMOKE ALARMS INOPERABLE

Smoke alarms were inoperable at one or more locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). We recommend installing photoelectric type smoke alarms.

Recommendation

Contact a handyman or DIY project

Hallway - 2nd Floor

Bedroom 1 - Second Floor

12: LAUNDRY

		IN	NI	NP	O
12.1	General	X			

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

Information

General: **Dryer Power Source**
110 Volt

General: **Dryer Vent**
Metal

General: **Exhaust Fans**
Fan Only

General: **Information**
No Appliances Present, Washer Water Supply Hook-ups, Gas supply (capped)

General: **Laundry Room Photos**

13: BATHROOMS

		IN	NI	NP	O
13.1	General	X			
13.2	Doors	X			
13.3	Floors	X			
13.4	Walls / Ceiling	X			X
13.5	Windows			X	
13.6	Exhaust Fan	X			X
13.7	Sinks / Fixtures	X			X
13.8	Toilets	X			
13.9	Bathtub / Shower	X			X
13.10	Countertops & Cabinets	X			
13.11	Electrical - Switches and Receptacles	X			

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

Information

Exhaust Fan: Ventilation

Exhaust Fan

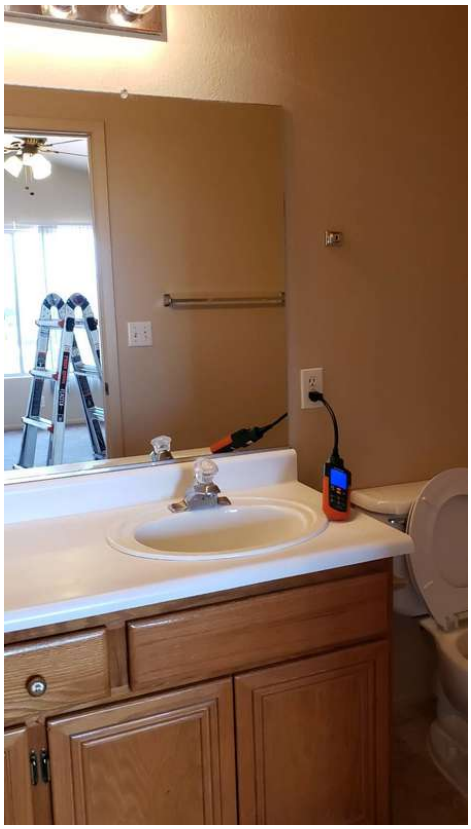
Electrical - Switches and Receptacles: GFCI Protection

Yes

GFCI protection is present and functional in the bathroom.

General: Bathroom Photos






Walls / Ceiling: **Wallpaper**

There is wallpaper in one or more bathrooms. The walls behind the wallpaper can not be evaluated. Moisture can get behind the wallpaper if the bathroom is not properly vented, (an exhaust fan, window etc.) and create mold or wall damage that is not visible.

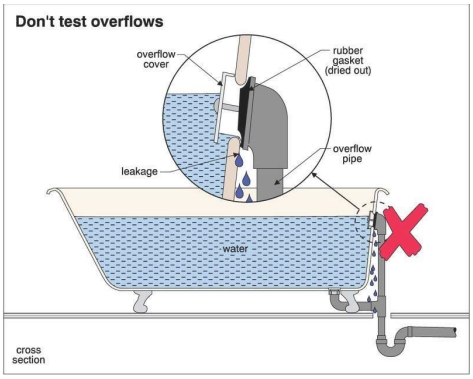
Bathroom - 1st Floor

Limitations

General

TUB AND SINK OVERFLOW LIMITATIONS

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away from the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be watertight.



Observations

13.4.1 Walls / Ceiling

Maintenance Items

WALL PAPER DETERIORATED / DRY STAINS

The wallpaper was deteriorated. Dry water stains were also noted around the kitchen countertops. Recommend monitoring.

Recommendation

Contact a qualified handyman.

13.6.1 Exhaust Fan

Recommended Repairs

INOPERABLE

HALLWAY BATHROOM - 2ND FLOOR

One or more exhaust fans is inoperable or provides inadequate air flow. Moisture may accumulate as a result. A qualified contractor should evaluate and replace the fan or make repairs as necessary.

13.7.1 Sinks / Fixtures

CORROSION ON FITTINGS/LINES

BATHROOM - 1ST FLOOR

Recommended Repairs

13.7.2 Sinks / Fixtures

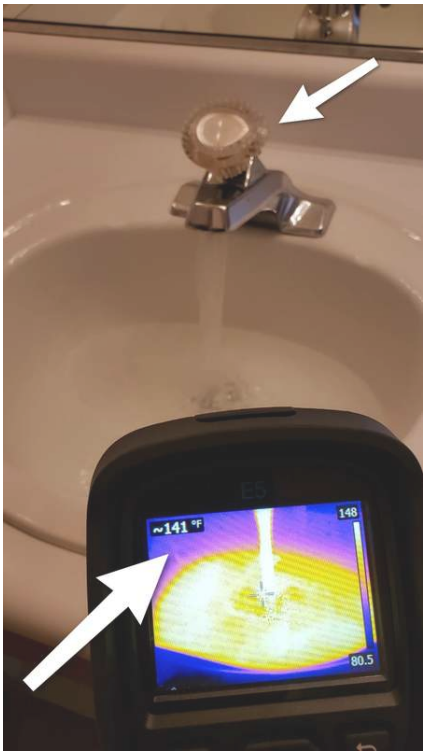
Recommended Repairs

HOT / COLD REVERSED

The hot and cold water supplies appeared to be reversed at one or more locations. Typically, cold water is controlled by the right faucet handle and hot by the left. For mixing faucets, cold is typically supplied with the handle to the right and hot when when the handle is to the left, or as indicated by the faucet's markings. At a minimum this is an inconvenience, but can result in accidental scalding. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



13.7.3 Sinks / Fixtures

Maintenance Items

DRY STAINS

Dry water stains observed under the sink. No moisture was observed at the time of inspection. Recommend monitoring.

Recommendation

Contact a qualified professional.

13.9.1 Bathtub / Shower

Maintenance Items

SHOWER HEAD LEAK

HALLWAY BATHROOM - 2ND FLOOR

Shower head leaks. Adjustment or replacement may be required

Recommendation

Contact a qualified professional.

14: FIREPLACES

		IN	NI	NP	O
14.1	Fireplaces, Stoves & Inserts	X			X

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

Information

Fireplaces, Stoves & Inserts: Gas log lighter
Yes

Fireplaces, Stoves & Inserts: Type
Gas log insert

Limitations

Fireplaces, Stoves & Inserts

LIMITATIONS

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only.

Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications.

The inspector does not perform any evaluations that require a pilot light to be lit and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device.

The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Observations

14.1.1 Fireplaces, Stoves & Inserts

Recommended Repairs

GAS FIREPLACE - PILOT OFF

One or more gas fireplaces did not respond to normal controls (e.g. on/off switch, thermostat, remote control) and were not fully evaluated as a result. The pilot light or gas supply may have been turned off, or some other condition may have prevented operation. The inspector only operates normal controls and does not light pilot lights or operate gas shut-off valves. Consult with the property owner, review all documentation for such gas appliances, and become familiar with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.

Recommendation

Contact a qualified fireplace contractor.

STANDARDS OF PRACTICE

Structural Components
NAC 645D.570 - Structural systems

A certified inspector shall inspect the structural system of the structure being inspected, including, but not limited to, the foundation, floors, walls, columns, ceilings, and roof.

An inspection of the structural system must include, without limitation:

- an identification and description of the type of foundation, floor structure, wall structure, columns, ceiling structure, roof structure, and other attached structural components

- a probe of all structural components in which deterioration is suspected unless the probe will damage any finished surface

- entry under the floor crawl spaces and attic spaces, except when access is obstructed or not readily accessible, entry could damage the property, or dangerous or adverse conditions are obvious or suspected

- a report of all signs of water penetration or abnormal or harmful condensation on building components

- a description of any visible structural damage to the framing members and foundation system.

The inspector is not required to:

- enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself

- move stored items or debris.

- operate sump pumps with inaccessible floats

- identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems

- provide any engineering or architectural service

- report on the adequacy of any structural system or component.

Exterior
NAC 645D.550 - **Exterior components**

A certified inspector shall inspect the exterior components of a structure being inspected, including, but not limited to:

- the exterior wall components

- the exposed molding and trim

- the windows and exterior doors

- the fireplaces, flues, and chimneys

Inspection of exterior components must include, without limitation:

- an identification of the type of structure and covering of the exterior component, including, but not limited to, whether it is block, siding, shingle, stucco, wood, asbestos, hardboard or masonry

- an evaluation of the wall covering

- an evaluation of the condition of a representative number of windows and doors, including, but not limited to, the associated trim and hardware

- an inspection and description of the condition of readily accessible porches, decks, steps, balconies and carports attached to the structure

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:

- inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- inspect or identify geological, geotechnical, hydrological or soil conditions
- inspect recreational facilities or playground equipment
- inspect seawalls, breakwalls or docks
- inspect erosion-control or earth-stabilization measures
- inspect for safety-type glass
- inspect underground utilities
- inspect underground items
- inspect wells or springs
- inspect solar, wind or geothermal systems
- inspect swimming pools, spas or fountains
- determine the adequacy of whirlpool or spa jets, water force, or bubble effects
- determine the structural integrity or leakage of pools or spas
- inspect wastewater treatment systems, septic systems or cesspools
- inspect irrigation or sprinkler systems
- inspect drain fields or dry wells.

Garage

I. The inspector shall inspect:

A. 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:

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.

D. 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. inspect elevators.

O. inspect remote controls.

P. inspect items not permanently installed.

Q. discover firewall compromises.

Roofing
NAC 645D.560 - **Roofing components**

A certified inspector shall inspect the roofing components of the structure being inspected, including, but not limited to:

- the roof covering

- the flashing

- the insulation

- the ventilation

- the soffits and fascia

- the skylights, roof accessories, and penetrations

The inspection of roofing components must include, without limitation:

- an identification and description of the materials of the visible roof structure, roof flashing, skylights, penetrations, ventilation devices, and roof drainage

- an evaluation of the condition of the readily accessible attic areas

- a determination of the type, condition and approximate thickness of the attic insulation

- a description of the method of observation used to inspect the roof

The inspector shall describe:

- the type of roof covering materials

The inspector shall report as in need of correction:

- observed indications of active roof leaks

The inspector is NOT required to:

- predict roof life expectancy

- inspect underground downspout diverter drainage pipes

- remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces

- move insulation

- inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments

- walk on any roof areas that appear, in the inspector's opinion, to be unsafe

- walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

- perform a water test

- warrant or certify the roof

- confirm proper fastening or installation of any roof-covering material

The following items or areas are***not included*** in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only.

Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection.

The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s).

Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts, and extensions perform adequately or are leak-free.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visual and apparent conditions ***at the time of the inspection***. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even then, numerous features may conceal active leakage. Usually, not all attics are readily accessible for inspection. The client is advised to inquire about the presence of any roof leaks with the present owner. If required, only qualified, licensed personnel should carry out any repairs needed.

All roofs require periodic maintenance to achieve typical lifespans and should be inspected annually. Expect to make periodical repairs to any roof on a routine basis with replacement at the end of the roof's material useful service life, which may not be equal to its design life.

Conclusions made by the Inspector do not constitute a warranty, guaranty or insurance policy.

Plumbing
NAC 645D.510 - **Plumbing systems**

A certified inspector shall inspect the plumbing system of the structure being inspected, including, but not limited to, the following components of the plumbing system:

- the hot and cold water systems

- the waste and drain systems

- the vent systems

- the readily accessible gas lines.

An inspection of the plumbing system must include, without limitation:

- an identification and description of the type of water lines and a determination of whether the system has been activated

- the operation of all plumbing fixtures and a visual inspection of all readily accessible components of the plumbing system

- a determination of the functional flow of the waste, drain, water and vent lines

- an identification and description of the type of domestic water heater, energy source and any safety devices attached thereto.

II. The inspector shall describe:

- whether the water supply is public or private based upon observed evidence

- the location of the main water supply shut-off valve

- the location of the main fuel supply shut-off valve

- the location of any observed fuel-storage system

- the capacity of the water heating equipment, if labeled

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

- deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously

- deficiencies in the installation of hot and cold water faucets

- mechanical drain stops that were missing or did not operate if installed in sinks, lavatories, and tubs

- 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:

- light or ignite pilot flames.

- measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

- 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

- determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

- determine the water quality, potability or reliability of the water supply or source

- open sealed plumbing access panels.

- test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection

- 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

- determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices

- determine whether there are sufficient cleanouts for effective cleaning of drains

- evaluate fuel storage tanks or supply systems

- inspect wastewater treatment systems

- inspect water treatment systems or water filters.

- inspect water storage tanks, pressure pumps, or bladder tanks.

- evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements

- evaluate or determine the adequacy of combustion air.

- test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves

- examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation

- determine the existence or condition of polybutylene plumbing

- inspect or test for gas or fuel leaks, or indications thereof.

Electrical
NAC 645D.520 - **Electrical systems**

A certified inspector shall inspect the electrical systems of the structure being inspected, including, but not limited to, the following components of the electrical system:

- the switches, receptacles, and fixtures

- the main panel box and all sub-panel boxes, including, but not limited to, the feeders;

- the readily accessible wiring and junction boxes.

An inspection of the electrical system must include, without limitation:

- an identification and description of the amperage and type of over-current protection devices, including, but not limited to, the fuses and breakers

- a description of the condition of the electrical system, including, but not limited to, the grounding cables

- verification of the compatibility and condition of the main and branch circuit overcurrent protection devices to the size of the conductors served by them

- the testing of a representative number of readily accessible switches, receptacles and light fixtures in each room or area of the structure

- a test and verification of the grounding, polarity, and operation of all readily accessible ground-fault circuit interrupter devices; and

- an evaluation of the system and all readily accessible wiring

The inspector shall report as in need of correction:

- deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs

- any unused circuit-breaker panel opening that was not filled

- the presence of solid conductor aluminum branch circuit wiring, if readily visible

- 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

- the absence of smoke detectors.

The inspector is NOT required to:

- insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures

- operate electrical systems that are shut down

- operate or re-set over-current protection devices or overload devices

- operate or test smoke or carbon-monoxide detectors or alarms

- inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems

- measure or determine the amperage or voltage of the main service equipment, if not visibly labeled

- inspect ancillary wiring or remote-control devices

- activate any electrical systems or branch circuits that are not energized

- inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices

- verify the service ground

- inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility

- inspect spark or lightning arrestors

- inspect or test de-icing equipment

- conduct voltage-drop calculations

- determine the accuracy of labeling

Built-in Appliances
NAC 645D.490 - **Built-in kitchen appliances**

A certified inspector shall inspect the built-in kitchen appliances of the structure being inspected, including, but not limited to, the following kitchen appliances if they are not shut off or otherwise inoperable:

- the dishwasher

- the range, cooktop, and oven

- the trash compactor

- the garbage disposal

- the ventilation equipment and range hood

- the microwave oven

An inspection of the built-in kitchen appliances must include, without limitation, the operation of the dishwasher through at least one normal cycle.

II. The inspector is NOT required to inspect:

- 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.

- operate or control the operation of every control and feature of an inspected appliance.

HVAC
NAC 645 D.530 - **Heating systems,** NAC 645D.540 - **Air-conditioning systems**

A certified inspector shall inspect the heating/cooling system of the structure being inspected, including, but not limited to, the following components of a heating/cooling system:

- the heating/cooling equipment and heating/cooling distribution system

- the operating controls

- the auxiliary heating/cooling units

An inspection of the heating/cooling system must include, without limitation:

- an identification and description of the type of system, distribution, energy source and number of units or systems in the structure

- the opening of all readily accessible access panels or covers provided by the manufacturer so that the enclosed components can be evaluated

- an evaluation of the readily accessible controls and components.

The inspector shall report as in need of correction:

- any heating/cooling system that did not operate

- if the heating/cooling system was deemed inaccessible

The inspector is NOT required to:

- 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

- inspect fuel tanks or underground or concealed fuel supply systems

- determine the uniformity, temperature split, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating/cooling system

- light or ignite pilot flames

- 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

- override electronic thermostats

- evaluate fuel quality

- verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks

- inspect portable window units, through-wall units, or electronic air filters

- 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

- inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks

- examine electrical current, coolant fluids or gases, or coolant leakage

Attic
NAC 645D.500 - **Insulation and ventilation systems**

A certified inspector shall inspect the insulation and ventilation systems of the structure being inspected, including, but not limited to, the following components of the insulation and ventilation systems:

- insulation and vapor retarders in unfinished spaces

- the ventilation of the attics and the area of the foundation

- the kitchen, bathroom, and laundry venting systems

An inspection of the insulation and ventilation systems must include, without limitation:

- the operation of any readily accessible attic ventilation fan

- a description of the condition of the insulation in the unfinished spaces

- a description of any unfinished space at conditioned surfaces in which the insulation

is absent

The inspector is NOT required to:

- 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.

- move, touch or disturb insulation.

- move, touch or disturb vapor retarders.

- break or otherwise damage the surface finish or weather seal on or around access panels or covers.

- identify the composition or R-value of insulation material.

- activate thermostatically operated fans.

- determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.

- determine the adequacy of ventilation.

Interiors
NAC 645D.480 - Interior components

A certified inspector shall inspect the interior components of the structure being inspected, including, but not limited to, the following components of the interior:

- the walls, ceilings, and floors

- the steps, stairways, balconies, and railings

- a representative number of doors and windows

- the counters and a representative number of cabinets

An inspection of the interior components must include, without limitation

- the operation of a representative number of the windows and interior doors

- the reporting of any sign of abnormal or harmful water penetration into the structure or any sign of abnormal or harmful condensation

The inspector is NOT required to:

- inspect paint, wallpaper, window treatments or finish treatments

- inspect floor coverings or carpeting

- inspect central vacuum systems

- inspect for safety glazing

- inspect security systems or components

- move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure

- move suspended-ceiling tiles

- move any household appliances

- operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards

- operate any system, appliance or component that requires the use of special keys, codes, combinations or devices

- operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights

- test leakage from microwave ovens

- operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices

- inspect elevators

- inspect remote controls

- inspect items not permanently installed

- discover firewall compromises.

Fireplaces

I. The inspector shall inspect:

A. readily accessible and visible portions of the fireplaces and chimneys;

B. lintels above the fireplace openings;

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

D. cleanout doors and frames;

II. The inspector shall describe:

A. the type of fireplace.

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

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

B. manually operated dampers that did not open and close;

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

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

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

IV. The inspector is not required to:

A. inspect the flue or vent system.

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

C. determine the need for a chimney sweep.

D. operate gas fireplace inserts.

E. light pilot flames.

F. determine the appropriateness of any installation.

G. inspect automatic fuel-fed devices.

H. inspect combustion and/or make-up air devices.

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

J. ignite or extinguish fires.

K. determine the adequacy of drafts or draft characteristics.

L. move fireplace inserts, stoves or firebox contents.

M. perform a smoke test.

N. dismantle or remove any component.

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

P. perform a Phase I fireplace and chimney inspection.