



WRIGHT CHOICE HOME INSPECTION

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RESIDENTIAL REPORT

1234 Main St.
New Albany Indiana 47150

Buyer Name

06/11/2018 9:00AM



Inspector

Nick Wright

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Agent

Agent Name

555-555-5555

agent@spectora.com

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All components designated for inspecting in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection. The inspection performed is a visual, non intrusive inspection only.

SUMMARY










MAINTENANCE ITEM



IMPROVEMENT ITEM



MAJOR CONCERN/SAFETY
HAZARD

-  2.1.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
-  2.2.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Recommend Installing Window Wells
-  2.2.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
-  2.3.1 Exterior - Porches, Stoops & Steps: Step/Stoop- Cracked/Damaged
-  2.3.2 Exterior - Porches, Stoops & Steps: Handrail Missing
-  2.4.1 Exterior - Siding, Flashing & Trim: Caulk Utility Penetrations
-  2.4.2 Exterior - Siding, Flashing & Trim: Cracking - Minor
-  2.4.3 Exterior - Siding, Flashing & Trim: Siding Damage - Minor
-  2.4.4 Exterior - Siding, Flashing & Trim: Trim Damaged
-  2.4.5 Exterior - Siding, Flashing & Trim: Pumpkin Brick
-  2.5.1 Exterior - Exterior Doors: Exterior Door- Caulking Maintenance
-  2.6.1 Exterior - Exterior Windows: Exterior Windows- Caulking Maintenance
-  2.6.2 Exterior - Exterior Windows: Window Frame Damaged
-  2.7.1 Exterior - Eaves, Soffits & Fascia: Soffit/Eaves - Damaged
-  3.1.1 Decks and Balconies - Deck and Balconies: Deck - Loose Boards
-  3.1.2 Decks and Balconies - Deck and Balconies: Deck - Unstable Support
-  4.1.1 Roofing - Coverings: Damaged Coverings
-  4.1.2 Roofing - Coverings: Granules Missing/Exposed Felt
-  4.1.3 Roofing - Coverings: Nail Pops
-  4.2.1 Roofing - Roof Drainage Systems: Downspout Damaged
-  4.2.2 Roofing - Roof Drainage Systems: Downspouts Drain Near House
-  4.3.1 Roofing - Flashings: Corroded - Minor
-  4.3.2 Roofing - Flashings: Loose/Separated
-  4.4.1 Roofing - Skylights, Chimneys & Roof Penetrations: Chimney Cap Cracked
-  4.4.2 Roofing - Skylights, Chimneys & Roof Penetrations: Flaking/Spalling Brick
-  5.3.1 Garage - Floor: Large Cracks/Damage
-  5.4.1 Garage - Walls & Firewalls: Typical Cracks/Damage
-  5.5.1 Garage - Garage Door: Weather Stripping Damaged

- ⊖ 6.1.1 Interiors - Walls: Wood Destroying Insect Damage
- ⊖ 6.3.1 Interiors - Floors: Tiles Cracked/Damaged
- ⊖ 6.3.2 Interiors - Floors: Soft/Bouncy Floors
- ⊖ 6.6.1 Interiors - Doors: Door Doesn't Latch
- ⊖ 6.6.2 Interiors - Doors: Door Dragging Carpet
- ⊖ 6.6.3 Interiors - Doors: Door Warped/Twisted
- ⊖ 6.7.1 Interiors - Windows: Damaged/Missing Hardware
- ⊖ 6.7.2 Interiors - Windows: Window Won't Open
- 🔧 7.3.1 Fireplaces and Fuel-Burning Appliances - Chimney & Vent Systems: Chimney Liner Dirty
- ⊖
- 9.1.1 Structural Components - Foundation, Basement & Crawlspace: Interior Foundation Cracks - Minor
- ⚠️ 9.1.2 Structural Components - Foundation, Basement & Crawlspace: Water Intrusion
- ⊖
- 9.1.3 Structural Components - Foundation, Basement & Crawlspace: Repaired/Waterproofed Foundation Cracks
- ⊖ 11.2.1 Plumbing - Drain, Waste, & Vent Systems: Poor/Slow Drainage
- ⊖ 11.3.1 Plumbing - Fixtures / Faucets: Caulk/Grout Shower Surround
- ⊖ 11.3.2 Plumbing - Fixtures / Faucets: Hose Bib Leaking/Dripping
- ⊖ 11.3.3 Plumbing - Fixtures / Faucets: Secure Hose Bib
- 🔧 11.4.1 Plumbing - Water Heater: Annual Maintenance Flush Needed
- ⊖ 11.4.2 Plumbing - Water Heater: Marginal and Aging
- ⊖ 11.6.1 Plumbing - Sump Pumps / Sewage Ejectors: Install Check Valve
- ⊖ 13.1.1 Air Conditioning - Cooling Equipment: Air Flow Restricted
- ⊖ 13.1.2 Air Conditioning - Cooling Equipment: Failed to produce cold air
- ⊖ 14.4.1 Electrical - Connected Devices and Fixtures: Light Inoperable
- ⚠️ 14.6.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⚠️ 14.6.2 Electrical - GFCI & AFCI: Outlet(s) Won't Trip

1: INSPECTION DETAILS

Information

Inspection Start Time

3:30pm

In Attendance

Termite Inspector, Client

Style

2 Story

Type of Building

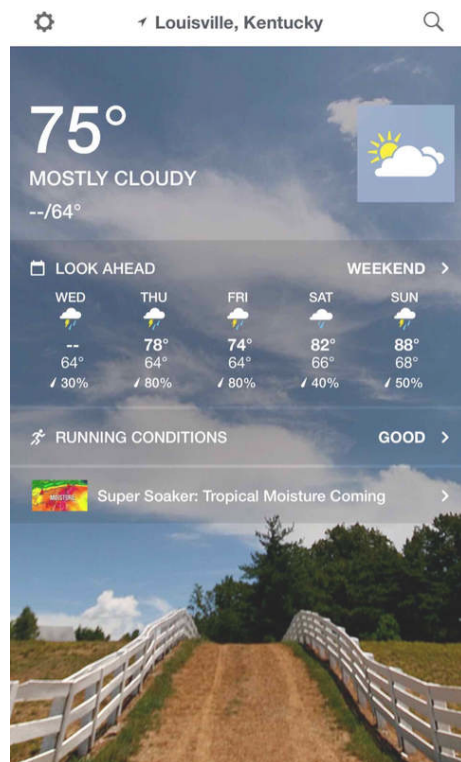
Detached, Single Family

Weather Conditions

Cloudy

Temperature (approximate)

75 Fahrenheit (F)



Ground Cover

Dry

Main Entrance Faces

West

Occupancy

Occupied, Furnished

Definitions:

FURNISHED - Access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

OCCUPIED - Similar to FURNISHED. Potentially more areas of restricted access due to furniture and personal belongings. Areas that are restricted are excluded from this inspection report.

UNOCCUPIED - The home was not being lived in and was empty of furniture at the time of the inspection.

VACANT - Access to plumbing, electrical and HVAC systems may be limited due to those systems being turned off. Access to other parts of the home may be limited due to locked doors, barricades or usage conditions. Any items or areas that are not accessible for the above reasons will be excluded from this report.

UTILITIES OFF - The utilities were shut off to the house at the time of the inspection. The plumbing, electrical and heating systems could not be fully evaluated and should be completely evaluated after the utilities are turned on and prior to settlement.

2: EXTERIOR

Information

Inspection Method

Visual

Walkways, Patios & Driveways:

Driveway Material

Concrete

Walkways, Patios & Driveways:

Walkway Material

Concrete

Vegetation, Grading, Drainage & Retaining Walls: Negative Grade

Satisfactory

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall

Material

None

Porches, Stoops & Steps:

Appurtenance

Stoop/Step

Porches, Stoops & Steps: Material

Concrete

Siding, Flashing & Trim: Siding Material

Brick, Wood, Stone

Siding, Flashing & Trim: Siding Style

Panels, Masonry, Lap

Exterior Doors: Exterior Entry Door

Metal, Glass

Eaves, Soffits & Fascia: Fascia Material

Wood

Eaves, Soffits & Fascia: Soffit/Eaves Material

Wood

Observations

2.1.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or patch/seal cracks.

Recommendation

Recommended DIY Project

 Maintenance Item



2.2.1 Vegetation, Grading, Drainage & Retaining Walls

 Improvement Item

RECOMMEND INSTALLING WINDOW WELLS

NORTH

Recommend installing window wells.

Recommendation

Contact a qualified professional.



North

2.2.2 Vegetation, Grading, Drainage & Retaining Walls

 Improvement Item

TREE OVERHANG

NORTH

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

Recommendation

Contact a qualified tree service company.



North

2.3.1 Porches, Stoops & Steps

STEP/STOOP- CRACKED/DAMAGED

Step/Stoop is cracked/damaged. Recommend repair and monitoring.

Recommendation

Contact a qualified concrete contractor.

 Improvement Item



2.3.2 Porches, Stoops & Steps

HANDRAIL MISSING

Recommend installing handrails on stairs with more than 4 steps to platform. This is a potential safety hazard

Recommendation

Contact a qualified professional.

 Major Concern/Safety Hazard



2.4.1 Siding, Flashing & Trim

CAULK UTILITY PENETRATIONS

NORTH

Recommend caulking at utility penetrations in siding.

Recommendation

Recommended DIY Project

 Maintenance Item



North

2.4.2 Siding, Flashing & Trim

 Improvement Item

CRACKING - MINOR

NORTH

Siding showed cracking in one or more places. Recommend repair and tuck pointing maintenance of mortar.

Recommendation

Contact a qualified masonry professional.



North

2.4.3 Siding, Flashing & Trim

 Improvement Item

SIDING DAMAGE - MINOR

EAST

Siding showed signs of minor damage. Recommend repairing/monitoring any damaged areas that may allow moisture intrusion.

Recommendation

Contact a qualified siding specialist.



East



East

2.4.4 Siding, Flashing & Trim

Improvement Item

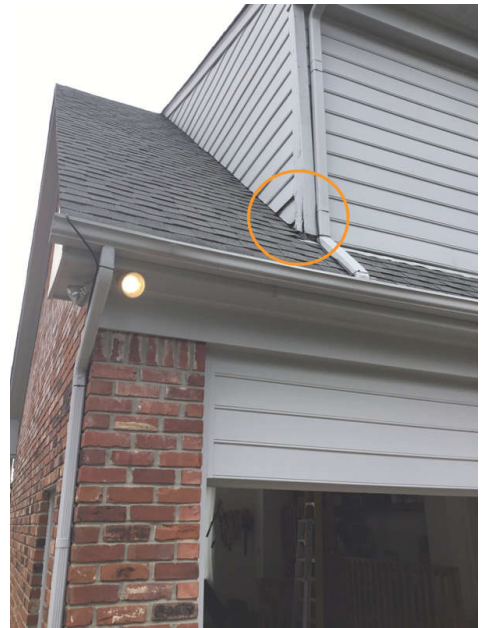
TRIM DAMAGED

EAST

Exterior trim is visibly damaged. Recommend repair/replacement of damaged sections

Recommendation

Contact a qualified carpenter.



East

2.4.5 Siding, Flashing & Trim

Improvement Item

PUMPKIN BRICK

NORTH, EAST, WEST, SOUTH

Pumpkin brick was noted on exterior siding. This is old brick of bad quality and is known to deteriorate. Recommend masonry contractor evaluate and repair/replace damaged bricks

Recommendation

Contact a qualified masonry professional.



North



North



East



North



West



South



South



South



East

2.5.1 Exterior Doors



EXTERIOR DOOR- CAULKING MAINTENANCE

EAST

Recommend caulking around exterior door(s) where caulking is cracked/separated/missing.

Recommendation

Contact a qualified painter.



East

2.6.1 Exterior Windows



EXTERIOR WINDOWS- CAULKING MAINTENANCE

WEST, EAST

Exterior window caulking is cracked/separated/missing. Recommend caulking maintenance around windows/window trim

Recommendation

Contact a qualified painter.



West



West



East



East

2.6.2 Exterior Windows

Improvement Item

WINDOW FRAME DAMAGED

WEST

Window frame is damaged. Recommend repair/replacement of damaged frame(s).

Recommendation

Contact a qualified window repair/installation contractor.



West



West

2.7.1 Eaves, Soffits & Fascia

Improvement Item

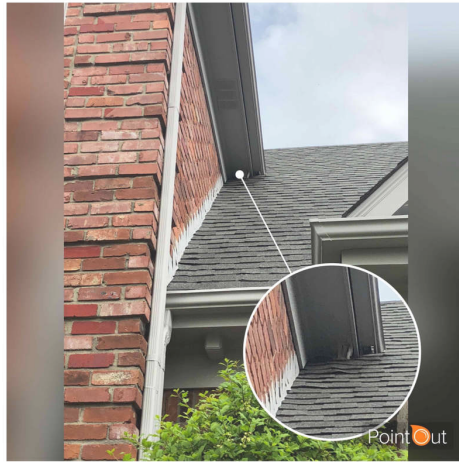
SOFFIT/EAVES - DAMAGED

WEST

One or more sections of the spffit/eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



West

3: DECKS AND BALCONIES

Information

Deck and Balconies:
Appurtenance

Deck with Steps

Deck and Balconies: Material

Composite

Observations

3.1.1 Deck and Balconies

— Improvement Item

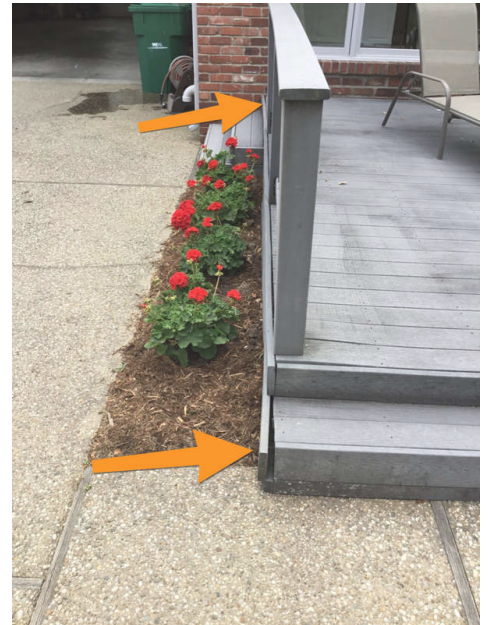
DECK - LOOSE BOARDS

One or more deck boards were observed to be loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

Recommendation

Contact a qualified deck contractor.



3.1.2 Deck and Balconies

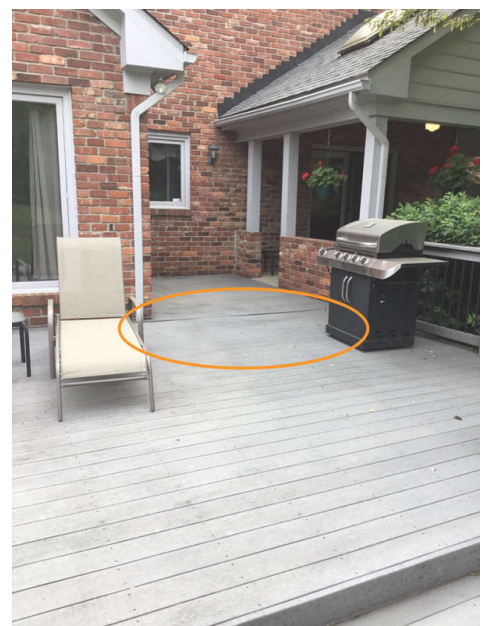
— Improvement Item

DECK - UNSTABLE SUPPORT

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

Recommendation

Contact a qualified roofing professional.



4: ROOFING

Information

Inspection Method

Aerial Imagery

Roof Type/Style

Gable, Hip

Coverings: Material

Asphalt

Coverings: Approximate Age

15-20 years

Coverings: Roofing Layers

1 layer(s)

Roof Drainage Systems: Gutter Material

Seamless Aluminum

Flashings: Material

Aluminum

Observations

4.1.1 Coverings

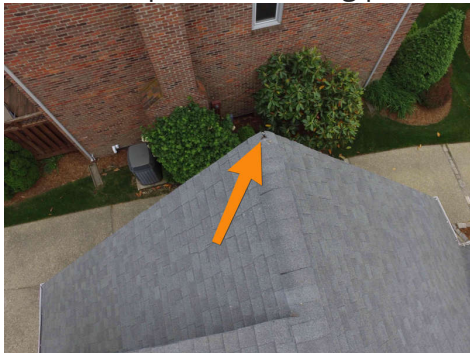
DAMAGED COVERINGS

 Improvement Item

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation

Contact a qualified roofing professional.



4.1.2 Coverings

GRANULES MISSING/EXPOSED FELT

 Improvement Item

Asphalt shingles have missing granules/exposed felt. Recommend a roofing professional evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.



4.1.3 Coverings

Improvement Item

NAIL POPS

Visible nail pops in roof coverings. Recommend roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



4.2.1 Roof Drainage Systems

Improvement Item

DOWNSPOUT DAMAGED

NORTH

Downspouts were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



North

North

4.2.2 Roof Drainage Systems

Maintenance Item

DOWNSPOUTS DRAIN NEAR HOUSE

SOUTH, EAST

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Recommended DIY Project



South



East

4.3.1 Flashings

CORRODED - MINOR

Improvement Item

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be evaluated and monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation

Contact a qualified roofing professional.



4.3.2 Flashings

LOOSE/SEPARATED

Improvement Item

EAST

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



East

4.4.1 Skylights, Chimneys & Roof Penetrations

CHIMNEY CAP CRACKED

Chimney cap was visibly cracked. Recommend repair

Recommendation

Contact a qualified chimney contractor.

 Improvement Item



4.4.2 Skylights, Chimneys & Roof Penetrations

 Major Concern/Safety Hazard

FLAKING/SPALLING BRICK

Chimney has visible flaking/spalling brick. Damaged/loose bricks present a potential safety hazard. Recommend repair.

Here is a helpful article on how to DIY repair flaking/spalling brick.

<https://www.familyhandyman.com/masonry/how-to-replace-spalling-bricks/view-all/>

Recommendation

Contact a qualified masonry professional.



5: GARAGE

Information

General: Type

Attached, 2 Car

Garage Door: Material

Wood

Garage Door: Type

Automatic

Observations

5.3.1 Floor

 Improvement Item

LARGE CRACKS/DAMAGE


Garage floor has large cracks and damage. Recommend concrete contractor evaluate and repair to preserve concrete slab

Recommendation

Contact a qualified concrete contractor.



5.4.1 Walls & Firewalls

 Improvement Item

TYPICAL CRACKS/DAMAGE

Garage walls were noted as having typical cracks/damage. Recommend repair of cracked/damaged drywall

Recommendation

Contact a qualified drywall contractor.



5.5.1 Garage Door

WEATHER STRIPPING DAMAGED Improvement Item

Overhead garage door weather stripping was noted as damaged.
Recommend repair/replacement of damaged sections

Recommendation

Contact a qualified garage door contractor.



6: INTERIORS

Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Wood, Drywall

Floors: Floor Coverings

Carpet, Tile, Engineered Wood

**Countertops & Cabinets:
Countertop Material**

Granite, Quartz

**Countertops & Cabinets:
Cabinetry**

Wood

Windows: Window Type

Casement

Windows: Window Manufacturer

Windsor

Observations

6.1.1 Walls

WOOD DESTROYING INSECT DAMAGE

FOYER

Wood Destroying Insect Damage apparent. Recommend further evaluation for damages and repair as needed

Recommendation

Contact a qualified general contractor.

 Improvement Item



Foyer

6.3.1 Floors

TILES CRACKED/DAMAGED

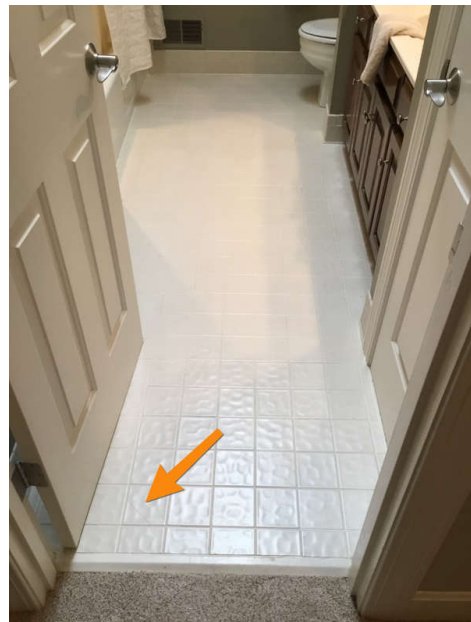
2ND FLOOR BATHROOM

Floor tiles are visibly cracked/damaged. Recommend tile contractor repair/replace damaged tiles.

Recommendation

Contact a qualified tile contractor

 Improvement Item



2nd Floor Bathroom

6.3.2 Floors

SOFT/BOUNCY FLOORS

KITCHEN

Soft/Bouncy Floors were noted at time of inspection. Recommend flooring contractor evaluate and repair

Recommendation

Contact a qualified flooring contractor



Kitchen

6.6.1 Doors

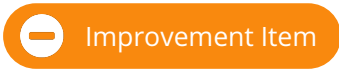
DOOR DOESN'T LATCH

MASTER BATHROOM

Door doesn't latch properly. Recommend handyman repair to ensure proper operation

Recommendation

Contact a qualified handyman.





Master Bathroom

6.6.2 Doors

 Improvement Item

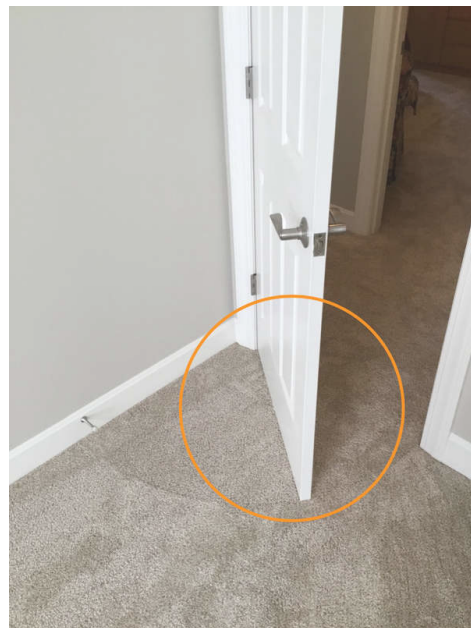
DOOR DRAGGING CARPET

LEFT BEDROOM

Door(s) is dragging carpet when operated. Recommend adjusting to ensure proper operation.

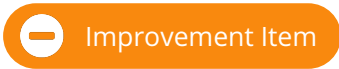
Recommendation

Contact a qualified door repair/installation contractor.



Left Bedroom

6.6.3 Doors

 Improvement Item

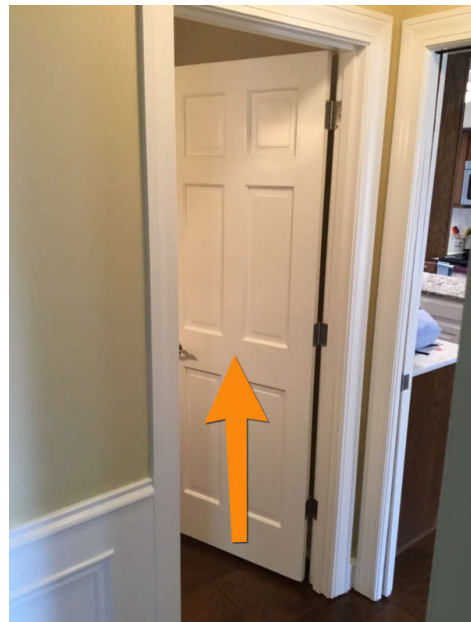
DOOR WARPED/TWISTED

1/2 BATHROOM

Door is noticeably Warped/Twisted. Recommend repair/replacement as needed

Recommendation

Contact a qualified door repair/installation contractor.



6.7.1 Windows

Improvement Item

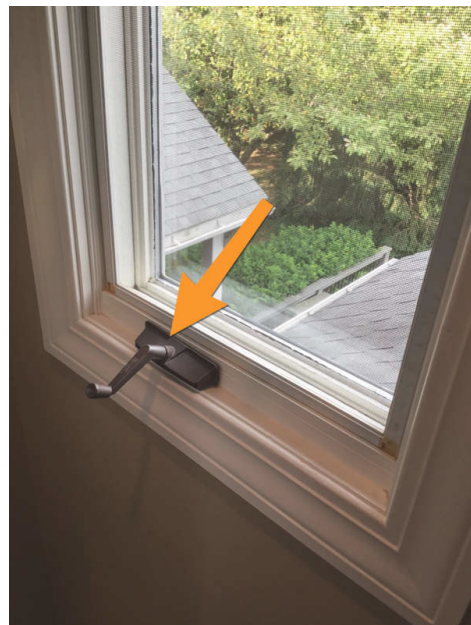
DAMAGED/MISSING HARDWARE

MASTER BATHROOM

Some windows have damaged/missing hardware. Recommend repairing to ensure proper operation.

Recommendation

Contact a qualified window repair/installation contractor.



6.7.2 Windows

Improvement Item

WINDOW WONT OPEN

FAMILY ROOM, LEFT BEDROOM, MIDDLE BEDROOM

Window will not open under normal operating procedures. Recommemd repair.

Recommendation

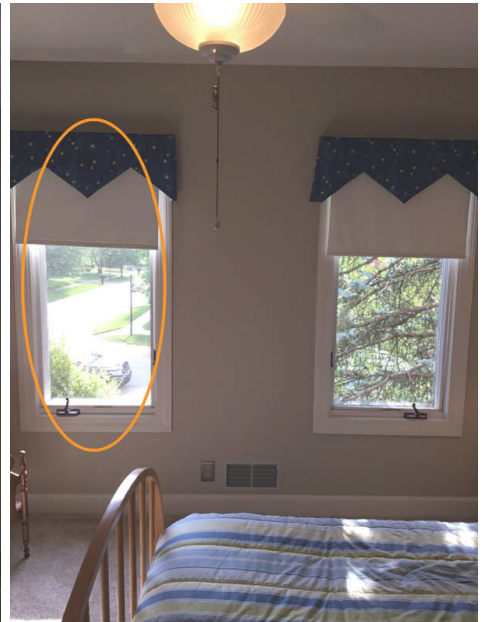
Contact a qualified window repair/installation contractor.



Family Room



Left Bedroom



Middle Bedroom

7: FIREPLACES AND FUEL-BURNING APPLIANCES

Information

Type Gas	Fireplaces, Stoves & Inserts: Proper Operation Yes
--------------------	----------------------------------------------------------------------------

Observations

7.3.1 Chimney & Vent Systems

 Maintenance Item

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney contractor.



8: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Maytag

Dishwasher: Air Gap
Yes

Dishwasher: Drain Line Looped
Yes



Refrigerator: Brand
Maytag

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Range/Oven/Cooktop:
Range/Oven Brand
Whirlpool



Range/Oven/Cooktop: Exhaust Hood Type
None

9: STRUCTURAL COMPONENTS

Information

Inspection Method

Attic Access, Camera

Foundation, Basement &

Crawlspaces: Material

Concrete

Floor Structure: Material

Steel Beam, Wood Beam, Steel Columns, Wood Joists, Inaccessible

Floor Structure: Sub-floor

Plywood, Inaccessible

Floor Structure:

Basement/Crawlspace Floor

Concrete

Wall Structure: Material

Wood Framing

Ceiling Structure: Material

Wood Framing

Roof Structure & Attic: Type

Hip, Gable

Roof Structure & Attic: Material

Rafters, Wood, Planking



Limitations

Roof Structure & Attic

ACCESS LIMITED DUE TO OBSTRUCTIONS

Attic access was limited to inspecting from access due to obstructions. Recommend further inspection of attic and repair as necessary



Observations

9.1.1 Foundation, Basement & Crawlspaces

 Improvement Item

INTERIOR FOUNDATION CRACKS - MINOR

BASEMENT WEST

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

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a foundation contractor.



9.1.2 Foundation, Basement & Crawlspaces

 Major Concern/Safety Hazard

WATER INTRUSION

BASEMENT WEST

Water intrusion was evident in the basement/crawlspace. This can compromise the basement/crawlspace and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a foundation contractor.



9.1.3 Foundation, Basement & Crawlspaces

Improvement Item

REPAIRED/WATERPROOFED FOUNDATION CRACKS

BASEMENT WEST

Visible Repaired/Waterproofed Foundation Cracks were noted at time of inspection. Recommend obtaining any warranty information from owner and monitoring

Recommendation

Contact a qualified professional.



10: INSULATION AND VENTILATION

Information

Flooring Insulation: Flooring Insulation

Faced, Fiberglass, Batt

Attic Insulation: Insulation Type

Blown, Fiberglass

Attic Insulation: Location

Between Ceiling Joist, Walls

Ventilation: Ventilation Type

Roof Vents, Ridge Vents, Soffit Vents, Gable Vents

Exhaust Systems: Exhaust Fans

Fan Only

Laundry Exhaust: Dryer Power Source

220 Electric

Laundry Exhaust: Dryer Vent

Metal (Flex)

Attic Insulation: Inches (approximate)

12



11: PLUMBING

Information

Main Fuel Shut-Off (Location)

Exterior



Main Water Shut-Off Device (Location)

Basement



Water Service & Distribution:

Material - Distribution

Copper

Water Service & Distribution:

Material - Water Supply

Copper

Water Service & Distribution:

Source

Public

Drain, Waste, & Vent Systems:

Drain Size

2", 4"

Drain, Waste, & Vent Systems:

Material

PVC

Water Heater: Manufacturer

Whirlpool

Water Heater: Power Source

Gas



Water Heater: Capacity

50 Gallons

Water Heater: Location

Basement

Water Heater: Age

16 years



Sump Pumps / Sewage Ejectors:
Proper Operation

Yes

Sump Pumps / Sewage Ejectors:
Check Valve

No

Sump Pumps / Sewage Ejectors:
Sealed Crock

Yes

Sump Pumps / Sewage Ejectors:
Vented

Yes

Fuel Storage & Distribution Systems: Material

Black Iron

Observations

11.2.1 Drain, Waste, & Vent Systems

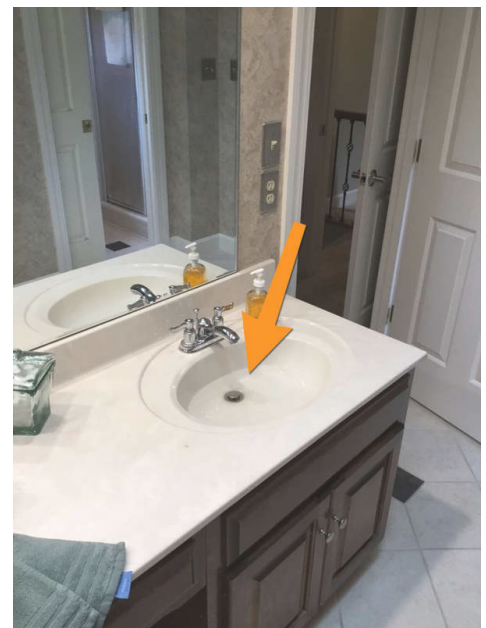
POOR/SLOW DRAINAGE

MASTER BATHROOM

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

11.3.1 Fixtures / Faucets

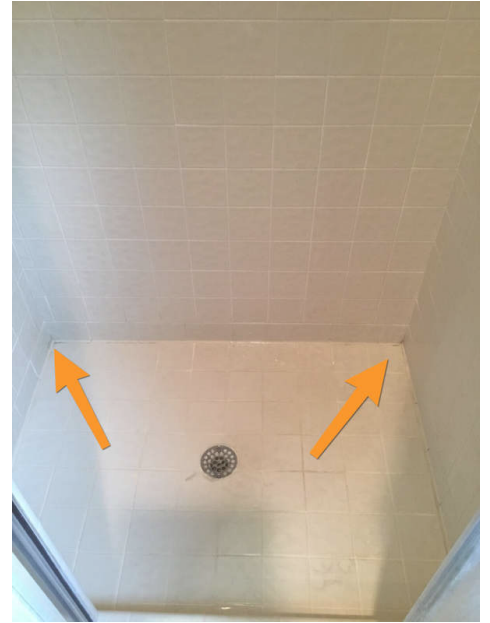
**CAULK/GROUT SHOWER SURROUND**

MASTER BATHROOM

Recommend caulking/grouting shower surround where caulk/grout is cracked/separated/missing. This will help prevent moisture damages from occurring.

Recommendation

Contact a qualified professional.



Master Bathroom

11.3.2 Fixtures / Faucets

**HOSE BIB LEAKING/DRIPPING**

WEST

Hose bib is leaking/dripping. Recommend plumber evaluate and repair

Recommendation

Contact a qualified plumbing contractor.



West

11.3.3 Fixtures / Faucets

**SECURE HOSE BIB**

EAST

Hose bib is not properly secured to exterior of home. Recommend anchoring hose bib to home.

Here is a helpful DIY link on securing hose bibs. <http://homeguides.sfgate.com/secure-faucet-foundation-21363.html>

Recommendation

Recommended DIY Project



East

11.4.1 Water Heater

ANNUAL MAINTENANCE FLUSH NEEDED

Maintenance Item

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

Recommendation

Contact a qualified plumbing contractor.

11.4.2 Water Heater

MARGINAL AND AGING

Improvement Item

Hot water heater is marginal and aging and nearing it's useful life expectancy. Recommend budgeting to replace hot water heater.

Recommendation

Contact a qualified plumbing contractor.

11.6.1 Sump Pumps / Sewage Ejectors

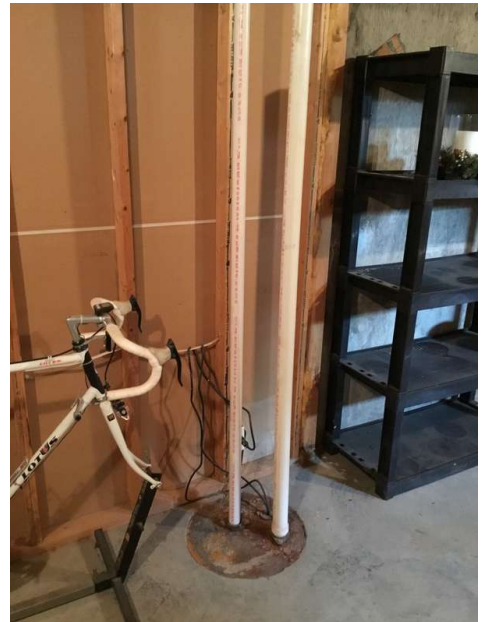
INSTALL CHECK VALVE

Improvement Item

Recommend installing check valve on sump pump discharge line

Recommendation

Contact a qualified plumbing contractor.



12: HEATING

Information

Heating Equipment: Brand
ICP

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Filter Type
Disposable

Heating Equipment: Heat Type
Gas-Fired Heat

Heating Equipment: Age
10 years

Heating Equipment:
Fired/Proper Operation



Distribution Systems: Ductwork
Non-insulated, Metal

Heating Equipment: Filter Size
16x25x1

Visit FilterEasy.com and your first furnace filter is FREE on us!! Please visit the link below to receive your free furnace filter. <http://fbuy.me/hHiYV>



13: AIR CONDITIONING

Information

Type
Air Conditioner

Cooling Equipment: Brand
Armstrong

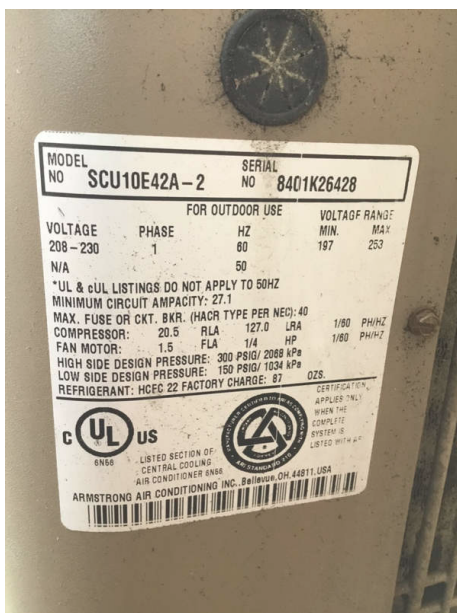
Cooling Equipment: Energy Source/Type
Central Air Conditioner



Cooling Equipment: Location
Exterior North

Cooling Equipment: Age
17 years

Cooling Equipment: Temperature Differential
9 degrees



Distribution System: Configuration
Split

Observations

13.1.1 Cooling Equipment



AIR FLOW RESTRICTED

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.

Recommendation

Contact a qualified HVAC professional.



13.1.2 Cooling Equipment



FAILED TO PRODUCE COLD AIR

The air conditioner was functional but did not produce cold air. Recommend licensed HVAC contractor evaluate.

Recommendation

Contact a qualified HVAC professional.



14: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors

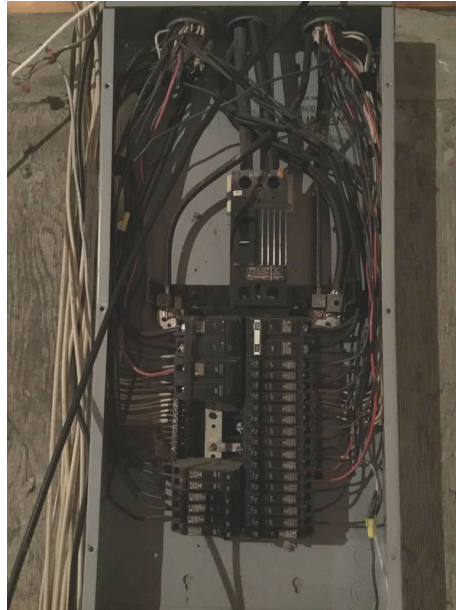
Below Ground, Aluminum, 220
Volts

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity

200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations

Basement



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Wiring Method

Romex

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer

General Electric

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type

Circuit Breaker

Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Branch Wire 15 and 20 AMP

Copper

Observations

14.4.1 Connected Devices and Fixtures

LIGHT INOPERABLE

MASTER BEDROOM

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.





Master Bedroom

14.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

LIVING ROOM, MASTER BATHROOM

No GFCI protection present in noted locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all noted locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

 Major Concern/Safety Hazard



Living Room



Master Bathroom

14.6.2 GFCI & AFCI

OUTLET(S) WON'T TRIP

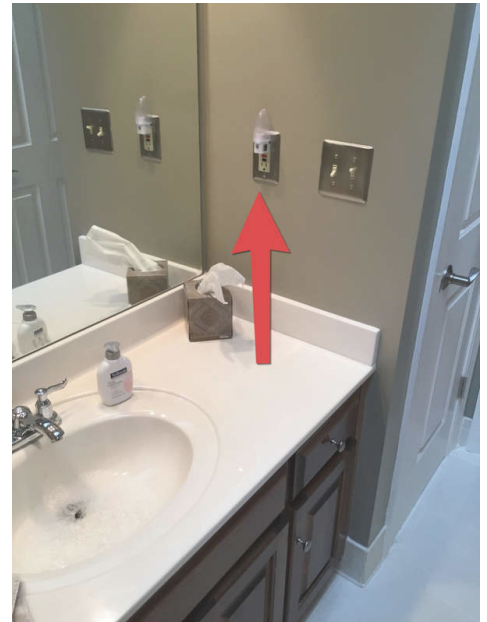
2ND FLOOR BATHROOM

 Major Concern/Safety Hazard

One or more outlets won't "trip" when tested. Recommend a qualified electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



2nd Floor Bathroom

STANDARDS OF PRACTICE

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Decks and Balconies

I. The inspector should inspect:

- A. with the unaided eye, for deck and balcony members that are noticeably out of level or out of plumb;
- B. for visible decay;
- C. for paint failure and buckling;
- D. for nail pullout (nail pop);
- E. for fastener rust, iron stain and corrosion;
- F. and verify that flashing was installed on the deck-side of the ledger board;
- G. for vertical members (posts) that have exposed end-grains;
- H. for obvious trip hazards;
- I. for non-graspable handrails;
- J. railings for height less than the 36-inch minimum*;
- K. guardrails and infill for openings that exceed the 4-inch maximum*;
- L. open-tread stairs for openings that exceed the 4-inch maximum*;
- M. the triangular area between guardrails and stairways for openings that exceed the 6-inch maximum*;
- N. built-up and multi-ply beam spans for butt joints;
- O. for notches in the middle-third of solid-sawn wood spans;
- P. for large splits longer than the depths of their solid-sawn wood members;
- Q. for building egresses blocked, covered or hindered by deck construction; and
- R. for the possibility of wetting from gutters, downspouts or sprinklers.

*See <https://www.nachi.org/stairways.htm> for formal standards (compliance verification in entirety not required).

II. The inspector is not required to:

- A. discover insect infestation or damage.
- B. inspect, determine or test the tightness or adequacy of fasteners.
- C. determine lumber grade.
- D. measure moisture content.
- E. inspect for or determine bending strength.
- F. inspect for or determine shear stress.
- G. determine lag screw or bolt shear values.
- H. calculate loads.
- I. determine proper spans or inspect for deflections.
- J. discover decay hidden by paint.
- K. verify that flashing has been coated to prevent corrosion.
- L. determine that post-to-footing attachments exist.
- M. dig below grade or remove soil around posts.
- N. crawl under any deck with less than 3 feet of headroom, or remove deck skirting to acquire access.
- O. determine proper footing depth or frostline.
- P. verify proper footing size.
- Q. perform pick tests.
- R. perform or provide any architectural or engineering service.
- S. use a level or plumb bob.
- T. use a moisture meter.
- U. predict service-life expectancy.
- V. verify compliance with permits, codes or formal standards.
- W. inspect for disabled persons' accessibility barriers.
- X. determine if a deck blocks, covers or hinders septic tank or plumbing access.
- Y. determine easement-encroachment compliance.

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

Built-in Appliances

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

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.