SUMMIT HOME INSPECTION, LLC
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RESIDENTIAL REPORT

1234 Main St.
Windham NH 03087

Buyer Name
01/18/2019 9:00AM

Inspector
Jenna Roberts-Weeks, CPI
JRW
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Agent
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Table of Contents

SUMMARY

MAINTENANCE ITEM

RECOMMENDATION

SAFETY HAZARD

1: INSPECTION DETAILS

Information

In Attendance
No Attendees

Occupancy
Occupied, Furnished

Type of Building
Single Family, Two-Story

Year Built
2007

Approximate Size
1639 sq ft

Door Faces
Northwest

Soil Conditions
Damp

Temperature
44 Fahrenheit (F)

Weather Conditions
Clear, Recent Rain

What Really Matters in a Home Inspection?

WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home!

We understand the process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, recommendations for maintenance and repairs, along with what the inspector says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming.

What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

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

2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.

3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example.

4. Safety hazards.

No home is perfect. Keep things in perspective. Don't kill your deal over things that don't matter. We are here to help any way we can. If you have questions, please call us. We also want to encourage you to review this report with your agent and trust their professional opinions as well. We are all here to work together, and help you get moved into your new home!

Thank you for letting Summit Home Inspection, LLC. be a part of your home buying process and congratulations on your new home!

Overview Disclaimer

Thank you for choosing Summit Home Inspection, LLC for your Home Inspection! The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind but is an inspection for system and major accessible component defects and safety hazards. The Inspection is not Pass/Fail A property does not "Pass" or "Fail" a General Home inspection. Please feel free to contact me with any questions about either the report or the property.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision. Read the Report Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information. There is important information about home maintenance, materials used in the construction of this home, and appliance use and maintenance that should be read to gain an understanding of how to care for your home.

The summary is meant to organize the defects or important repairs needed in the home. Most anything can be repaired in a home, although some repairs can be very expensive to complete. For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when unqualified workmen complete the work.

We're Here to Help! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact u, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

IN = INSPECTED. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home

NI = NOT INSPECTED. This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

NP = NOT PRESENT. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

D = DEFECTIVE ITEM. This indicates that an action is recommended, and/or a safety hazard was observed and should be repaired, replaced, monitored or removed by a licensed contractor. Minor maintenance issues will be addressed in the report, however will not be rated as defective.

For Agents, viewing the summary may be a more efficient use of your time! On the right side is the PDF button that allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from. Thank you for all the hard work that you put into this transaction! We appreciate all your hard work into this deal!

An inspector is considered a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor.

The report includes informational data on various components of the home, limitations that affected the ability to inspect certain items/areas, and recommendations for items that require immediate or future attention. Observations and recommendations are organized into three categories by level of severity:

1) **MINOR/MAINTENANCE ISSUES** - Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. These observations 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 or informational data.

2) **MODERATE RECOMMENDATIONS** - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) **SIGNIFICANT AND/OR SAFETY CONCERNS**- This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace.

This is meant to be an Honest, Impartial, Third-Party assessment. I am always more than happy to discuss anything in more detail. We're Here to Help! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

2: ROOF

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

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

Inspection Method
Ladder

Coverings: Approximate Age of Roof Covering
10-15 Years

Roof Drainage Systems: Gutter Material
Aluminum

Roof Structure: Roof Structure
Rafters, Trusses, Collar Ties

Roof Type/Style
Gable

Pitch/Slope
Steep

Coverings: Layers
1 Layer

Flashings: Material
Aluminum, Asphalt, Not Visible

Coverings: Material
Asphalt, Architectural

Roof Drainage Systems: Drainage System Type
Gutters

Roof Structure: Sheathing Material
OSB

Skylights, Chimneys & Other Roof Penetrations: Types Present
Plumbing

Roof penetrations are a major cause of moisture intrusion. Roof penetrations include chimneys, vent pipes, skylights, antennas, satellite dishes and other fixtures that are attached to or affixed to the roof or roof covering. These areas are prone to leaks and should be monitored regularly by homeowner.

Limitations

Coverings

LIMITED VISIBILITY

Visibility limited due to unsafe conditions, concealed, obstructed or limited views.

Flashings

LIMITED VISIBILITY

The exposed roof flashings were inspected, however much of the flashings are not visible due to roof coverings.

Skylights, Chimneys & Other Roof Penetrations

FLUE NOT INSPECTED

The flue was not inspected due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc. Recommend licensed professional evaluate flue before use.

Observations

2.2.1 Roof Drainage Systems

Recommendation

DOWNSPOUTS MISSING

SOUTHWEST

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor

Gutter extension should discharge a minimum of 6' away from foundation to prevent water intrusion. Southwest corner of residence is missing downspout extension. Noticeable erosion under gas tank and patio pavers.

3: EXTERIOR

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

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

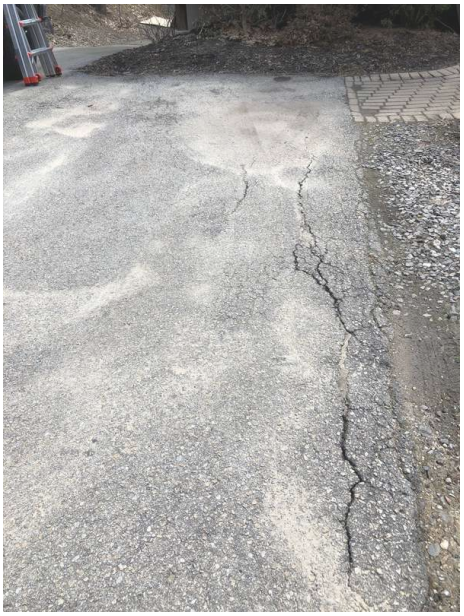
Siding, Flashing & Trim: Siding Material
Vinyl, Plastic

Siding, Flashing & Trim: Trim Material
Vinyl

Exterior Doors & Windows: Exterior Entry Door
Sliding Glass, Fiberglass

Exterior Doors & Windows: Door Security
Secures properly, Electronic Deadbolt System

Walkways, Patios & Driveways: Driveway Material
Asphalt



Walkways, Patios & Driveways: Walkway/Patio Material
Pavers

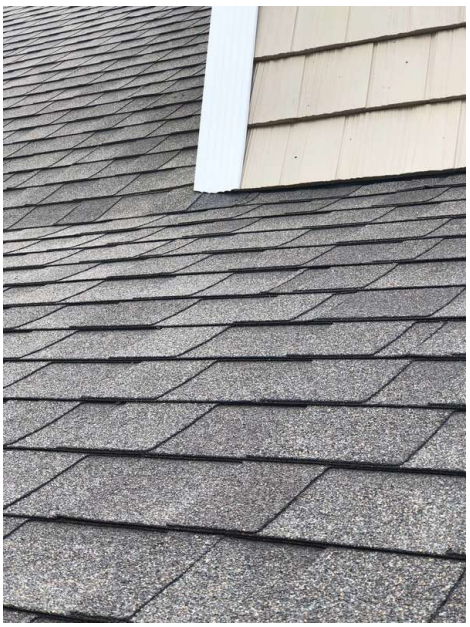
Decks, Balconies, Porches & Steps: Material
Composite, Wood

Exterior Hose Bibs: Functional
No, Not On

Exterior Hose Bibs: Location
South

Siding, Flashing & Trim: Flashing Present

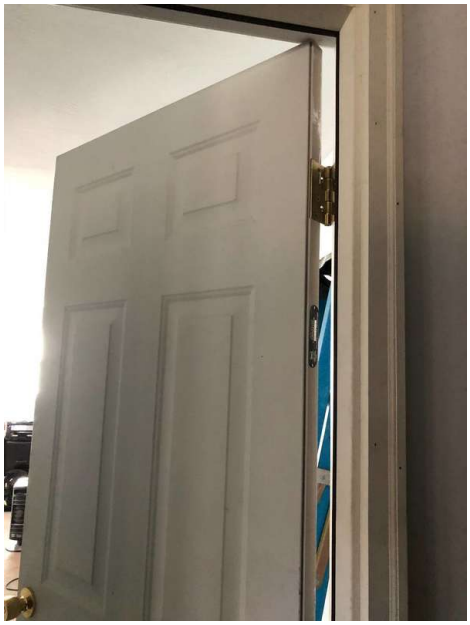


Exterior Doors & Windows: Fire Rated

Garage Basement

Yes



Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps, Front Porch, Patio

Limitations

Exterior Hose Bibs

WINTERIZED HOSE BIB

EXTERIOR SOUTH

Exterior hose bib was not functional. Possibly winterized to prevent freezing pipes. Recommend operating hose bib upon winters end for functionality.

Hose Bib did not function. Possibly turned off (winterized). Frost-free bib. Good!

Rear Hose was turned off to winterize the bib. Recommend testing hose bib upon warmer weather for functionality. BasementBasement

Observations

3.1.1 Siding, Flashing & Trim

Recommendation

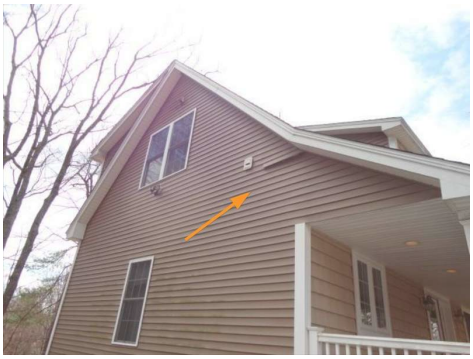
LOOSE BOARDS

NORTH

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

Maintenance Item

MILDEW/ALGAE

NORTH

There are signs of algae and/or mildew on the siding, composite decking (Trek) and PVC railings. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned or a regular basis.

Recommendation

Contact a handyman or DIY project





3.3.1 Walkways, Patios & Driveways

Safety Hazard

DRIVEWAY TRIP HAZARD

Trip hazards observed on front walkway and driveway. Patch or repair recommended.

3.3.2 Walkways, Patios & Driveways

Safety Hazard

DRIVEWAY - UNEVEN (ICE HAZARD)

NORTHWEST

One or more uneven portions observed in the driveway and walkway. This may hold water and freeze during the winter months resulting in slip/fall hazards. Recommend repairing or replacing to create an even surface.

Recommendation

Contact a qualified driveway contractor.

Uneven pavement may cause a safety issue during winter months (ice hazard).

3.4.1 Decks, Balconies, Porches & Steps

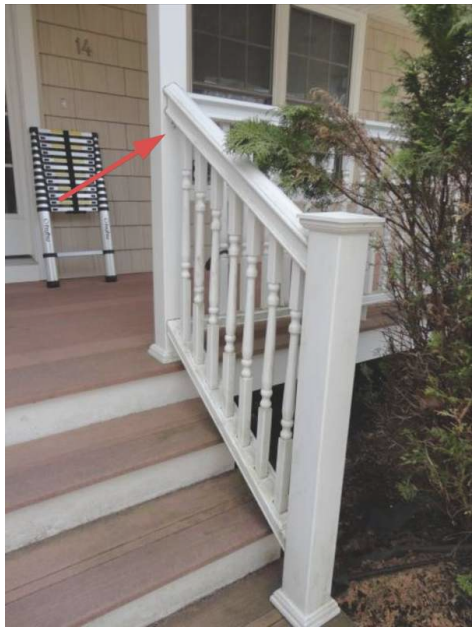
Maintenance Item

RAILING WOBBLY

Railing is slightly loose. Recommend tightening the screws to prevent further damage.

Recommendation

Contact a handyman or DIY project



Railing has screws that should be tightened to prevent further movement.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

Foundation: Material
Concrete

Basements & Crawlspaces: Type
Finished Basement

Basements & Crawlspaces: Inspection Method
Walked

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Concrete, Slab

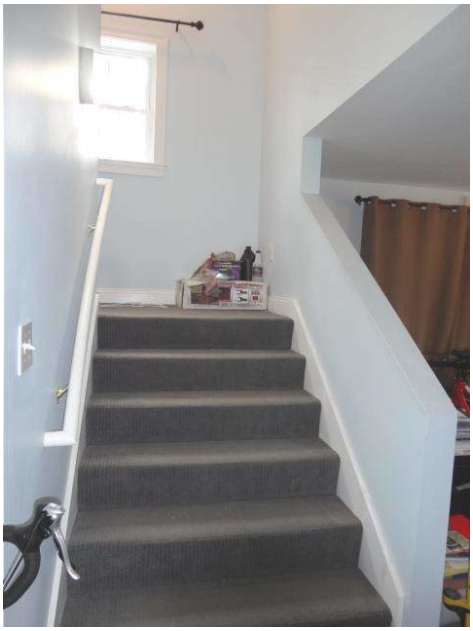
Floor Structure: Sub-floor
Not Visible

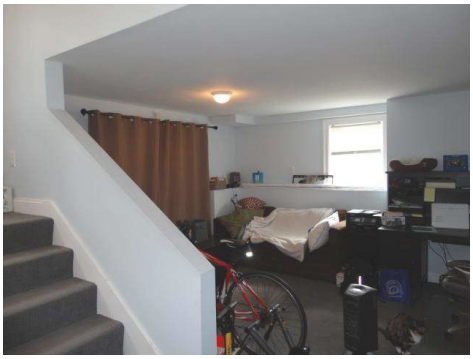
Limitations

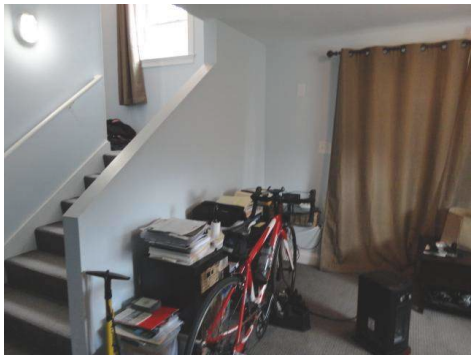
Floor Structure

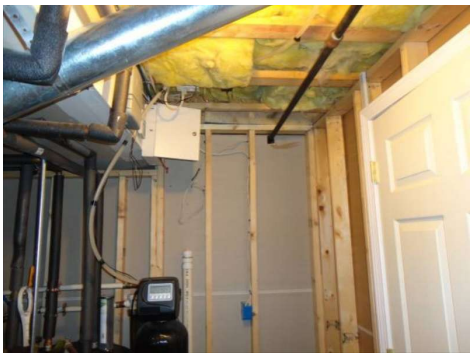
BASEMENT FINISHED

Due to the basement being finished (walls, ceiling, floor) limited visibility for structural components. Areas that were had partial visibility were inspected.

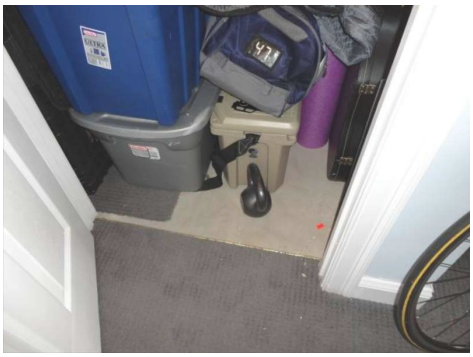








Partially finished utility room, exposed insulation for main level, however limited visibility for inspecting subfloor material.



Concrete slab observed in basement closet, also in utility room (partially finished)

Heavy personal items limited visibility for complete inspection.

Wall Structure

LIMITED VISIBILTY (FINISHED BASEMENT)

Limited visibility due to finished basement.

Observations

4.1.1 Foundation

Maintenance Item

FOUNDATION CRACKS - MINOR

BASEMENT GARAGE

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

Here is an informational article on foundation cracks.

Recommendation

Contact a foundation contractor.

Crack is under 1/4" wide. Monitor for further movement. Recommend sealing crack if moisture is observed in the future. No moisture observed at time of inspection.

5: GARAGE

		IN	NI	D	NP
5.1	General	X			
5.2	Ceiling	X			
5.3	Floor	X			
5.4	Walls & Firewalls	X			
5.5	Garage Door	X			
5.6	Garage Door Opener	X			
5.7	Electronic Sensors	X			
5.8	Occupant Door (From garage to inside of home)	X		X	

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

General: Type of Garage
Attached, 1-Car, Below Grade

Floor: Type
Concrete

Garage Door: Type
Automatic

General: Roof Covering
Same As House

Walls & Firewalls: Firewall Present

Garage Door Opener: Safety Reverse Mechanism
Functional

General: Material
Same As House

Garage Door: Material
Steel

Occupant Door (From garage to inside of home): Fire Door Present
Present

Occupant Door (From garage to inside of home): Fire Rating
20 minutes

Garage entry door. Fire rated 20-minutes.

Observations

5.8.1 Occupant Door (From garage to inside of home)

Safety Hazard

NOT SELF-CLOSING

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

DIY Resource Link.

Recommendation

Contact a handyman or DIY project

6: ATTIC, INSULATION & VENTILATION

		IN	NI	D	NP
6.1	Attic Insulation	X			
6.2	Ventilation	X			
6.3	Vapor Retarders (Crawlspace or Basement)		X		

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

Inspection Method
Scuttlehole/Hatch

Attic Insulation: Insulation Type
Batt, Fiberglass

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Attic Insulation: R-value
30

Limitations

Ventilation

LIMITED VISIBILITY

Due to insulation, there was limited visibility for the vent systems in the attic.

Vapor Retarders (Crawlspace or Basement)

LIMITED VISIBILITY

Due to the basement being finished, the vapor barrier was not inspected.

Observations

6.1.1 Attic Insulation

Maintenance Item

R-VALUE UPGRADE (MAINTENANCE ONLY)

Insulation was rated for R-30 and was in satisfactory condition. I recommend upgrading insulation to R-38 or higher when the time comes to re-insulate. R-30 is acceptable for our climate, however upgrading may assist with energy efficiency in the future.

Recommendation

Contact a qualified insulation contractor.

6.1.2 Attic Insulation

Maintenance Item

INSULATION MOVED

Several areas in the attic appeared to have insulation moved for duct work, vents, etc. Recommend moving the insulation back to evenly distribute for efficient insulation and ventilation. Possibly moved by contractors when working on other components.

Recommendation

Contact a handyman or DIY project

7: ELECTRICAL

		IN	NI	D	NP
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			
7.5	GFCI & AFCI	X			
7.6	Smoke Alarms	X			
7.7	Carbon Monoxide Alarms	X			

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

Service Entrance Conductors: Electrical Service Conductors
Southwest
Below Ground, Aluminum

Underground service lateralSouthwest

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

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

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

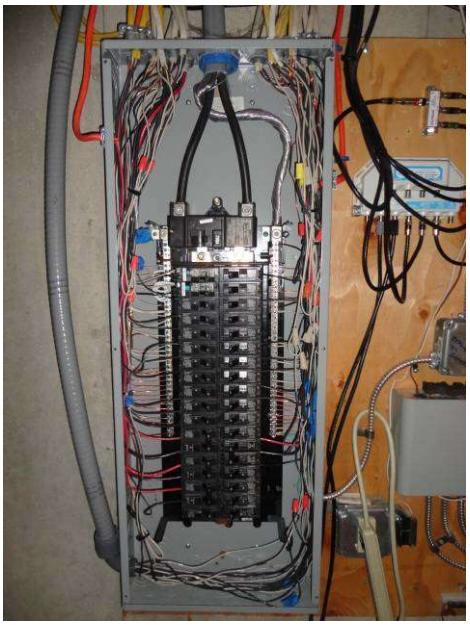
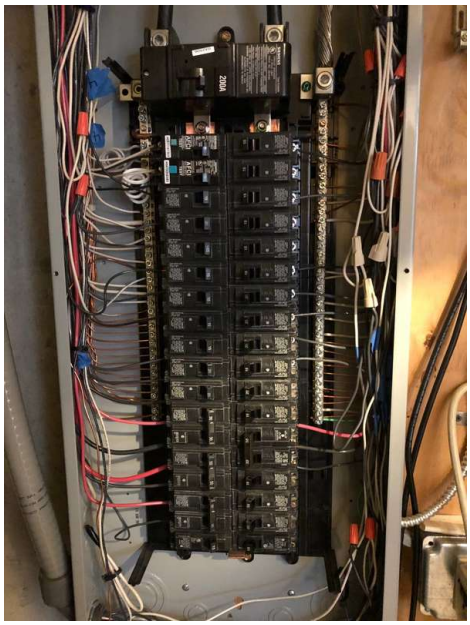
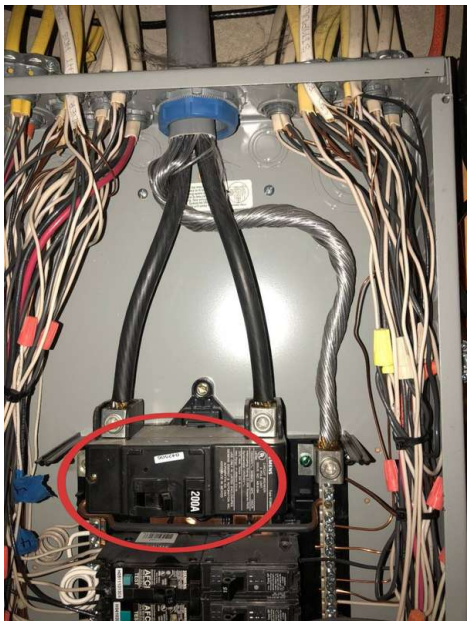
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Branch Wiring Circuits, Breakers & Fuses: Branch Wire Types

Copper

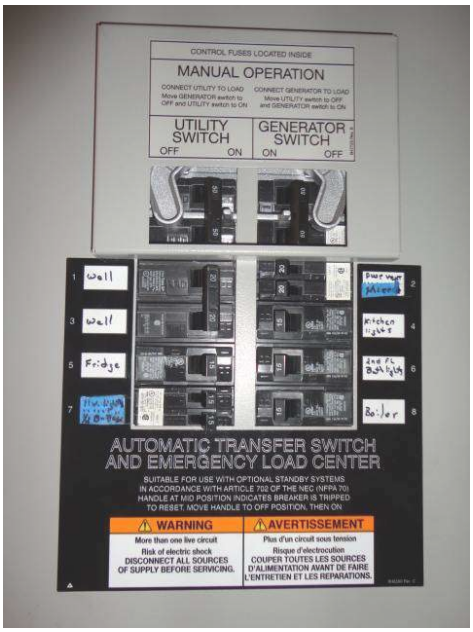
Main disconnect. Located in basement utility room. Basement

Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

SUBPANEL NOT INSPECTED

Subpanel was not inspected. Subpanel feeds the whole house generator, which is not included in the scope of inspection per NH Home Inspector SOP. Recommend a licensed electrician further evaluate the generator and subpanel.



Observations

7.4.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard

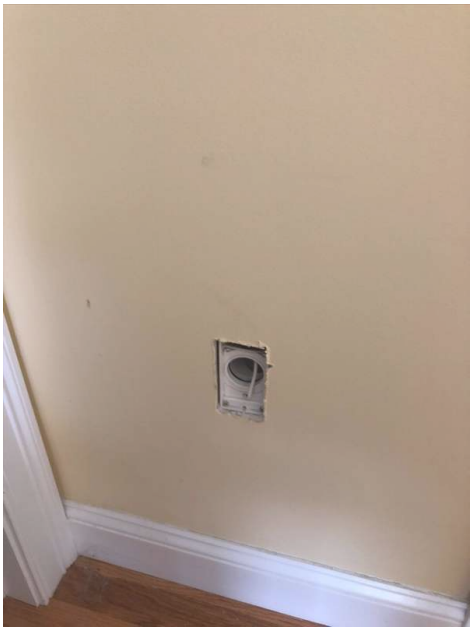
COVER PLATES MISSING

1ST FLOOR LIVING ROOM 1ST FLOOR DINING ROOM 2ND FLOOR BEDROOM

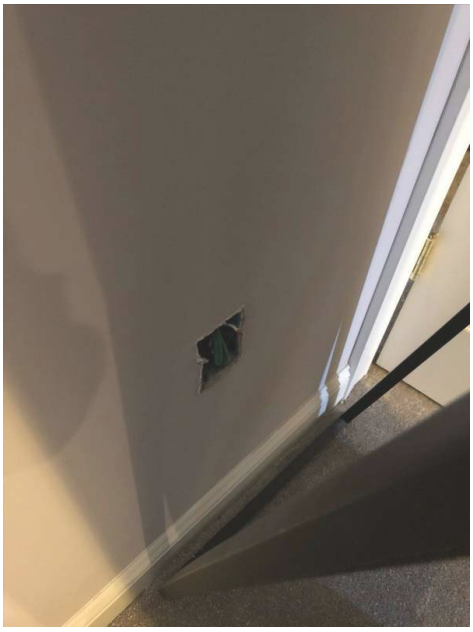
One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



2nd Floor hallway missing cover plate.



2nd Floor bedroom. Missing cover plate.

Main floor entry way. Missing cover plate.

7.6.1 Smoke Alarms

Safety Hazard

NO BATTERY (HARDWIRED)

Smoke alarm was missing battery for back-up system. Recommend replacing battery in all units upon taking ownership of the residence.

Maintenance: Smoke alarms should be tested monthly and batteries replaced every year for safety.

Recommendation

Contact a handyman or DIY project

Smoke alarm in 2nd floor north bedroom missing battery.

8: HEATING

		IN	NI	D	NP
8.1	Equipment				
8.2	Normal Operating Controls				
8.3	Distribution Systems	X			
8.4	Vents, Flues & Chimneys	X			
8.5	Presence of Installed Heat Source in Each Room	X			
8.6	Gas/LP Firelogs & Fireplaces	X			

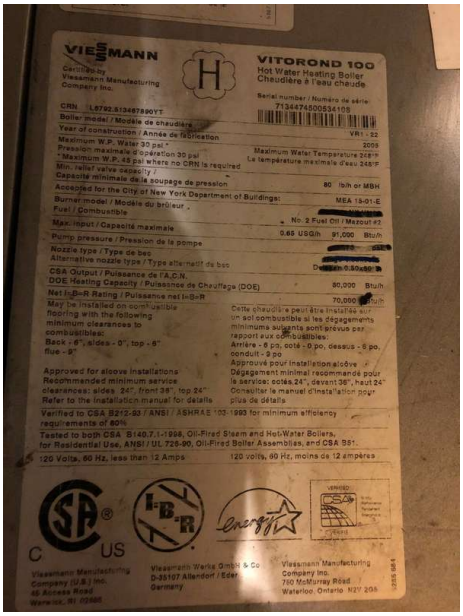
IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

Equipment: Approximate Age of Unit
10-15 Years

Equipment: Model/Serial #
VR1-22 / 7134474500534108

Equipment: Energy Source
Oil



Equipment: Heat Type
Forced Air, Hydronic

Equipment: Fuel Location
Garage

Equipment: Fuel Capacity
40 gal

Normal Operating Controls: Thermostat Location
1st Floor, 2nd Floor, Kitchen, Bedroom

Distribution Systems: Ductwork
Insulated

Vents, Flues & Chimneys: Filter Size(s)

Basement

16X25X4

Filter located in basement utility room

Filter location. Recommend changing filter every 30-60 days. Adjust accordingly per manufactures suggested recommendations and household dust/dirt accumulation.

Gas/LP Firelogs & Fireplaces:

Type

Propane Gas, Fireplace

Equipment: Equipment Type

Boiler

The different types of heating systems include a furnace, which heats air, a boiler, which heats water, or a heat-pump system, if it sources heat from air, ground or a water source, such as well or pond. A mini-split system acts as a heat-pump with zones for each room or area of a home that can be controlled individually for comfort.

Equipment: **Brand**
Viessmann

Normal Operating Controls: **Shut-off Valve Location**

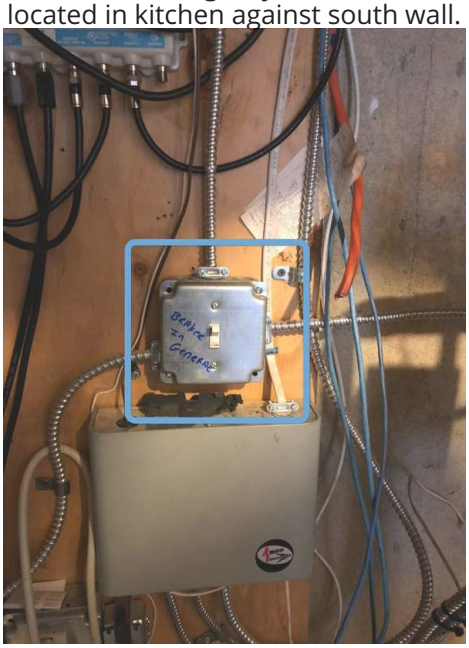
1st Floor Kitchen

First Floor, Kitchen

Oil Burner emergency shut-off switch located in kitchen against south wall.

Exterior gas shut-off valve located on west side of home.

Valve on gas tank on west side



Service shut-off for boiler located in basement utility room.

Gas/LP Firelogs & Fireplaces: **Fuel Capacity (if gas/oil)**

120 gal

Observations

8.5.1 Presence of Installed Heat Source in Each Room

Recommendation

NO HEAT SOURCE IN BASEMENT

No presence of heating/cooling vents located in basement.

Recommendation

Contact a qualified HVAC professional.

9: COOLING

		IN	NI	D	NP
9.1	Cooling Equipment				
9.2	Normal Operating Controls				
9.3	Distribution System				
9.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

Cooling Equipment: Model/Serial #
RAKB-030JAZ / 6951M520503982

Cooling Equipment: Approximate Age
13

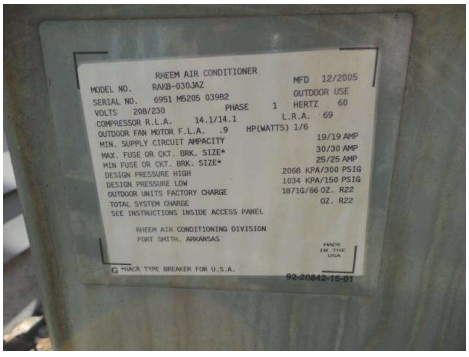
Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Exterior West

Distribution System: Configuration
Central

Presence of Installed Cooling Source in Each Room: Present
Yes

Cooling Equipment: Brand
Rheem



A/C main shut-off

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

10: PLUMBING

		IN	NI	D	NP
10.1	Main Water Shut-off Device	X			
10.2	Drain, Waste, & Vent Systems	X			
10.3	Water Supply, Distribution Systems & Fixtures	X			
10.4	Hot Water Systems, Controls, Flues & Vents	X			
10.5	Fuel Storage & Distribution Systems	X			
10.6	Sump Pump				X

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

Water Source
Well

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
PVC

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

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

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

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

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

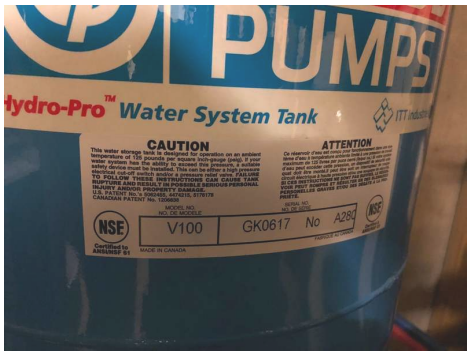
Sump Pump: Location
Not Present

Filters
Sediment Filter

Water filtration systems are not part of the general house inspection. If your home has a whole house filtration system, I recommend annual servicing/maintenance by a licensed plumbing contractor who specializes in filtration systems.

Main Water Shut-off Device: Location

Basement



Main water shut off located in basement

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Heat-Flo

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

11: KITCHEN

		IN	NI	D	NP
11.1	Countertops & Cabinets	X			
11.2	Dishwasher	X			
11.3	Refrigerator	X			
11.4	Range/Oven/Cooktop	X			
11.5	Garbage Disposal	X			
11.6	Steps, Stairways & Railings	X			
11.7	Built-in Microwave	X			

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop
Granite

Dishwasher: Brand
Maytag

Refrigerator: Brand
Samsung

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
Maytag

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

12: DOORS, WINDOWS & INTERIOR

		IN	NI	D	NP
12.1	Doors	X			
12.2	Windows	X			
12.3	Floors	X			
12.4	Walls	X			
12.5	Ceilings	X		X	
12.6	Electrical Receptacles				

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Casement, Double-hung

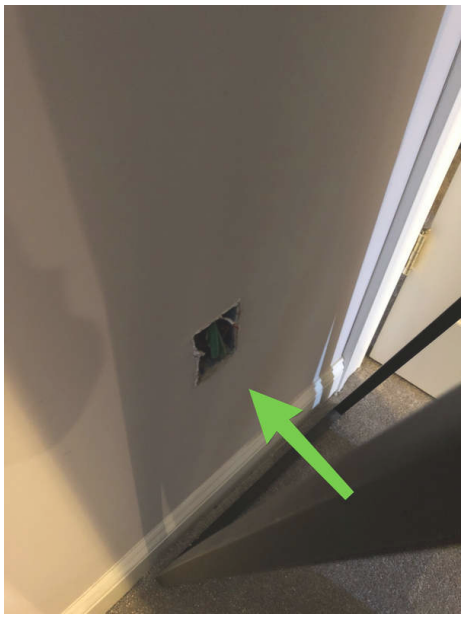
Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

Floors: Floor Coverings
Carpet, Hardwood, Laminate, Tile

Electrical Receptacles: Interior Receptacles
Missing Cover Plate

Exposed wiring in bedroom outlet. Recommend installing cover plate.



Observations

12.2.1 Windows

Maintenance Item

MISSING SCREEN

BASEMENT WEST BASEMENT SOUTH

One or more window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

12.5.1 Ceilings

Recommendation

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified drywall contractor.

Moisture stains in kitchen ceiling tested negative for moisture at time of inspection.

13: BATHROOMS

		IN	NI	D	NP
13.1	Countertops & Cabinets				
13.2	Exhaust Systems	X		X	
13.3	Ceiling	X			
13.4	Electrical	X			
13.5	Fixtures	X			
13.6	Floor	X			
13.7	Jetted Tub	X			
13.8	Shower/Tub	X			
13.9	Toilet	X			
13.10	Walls	X			

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

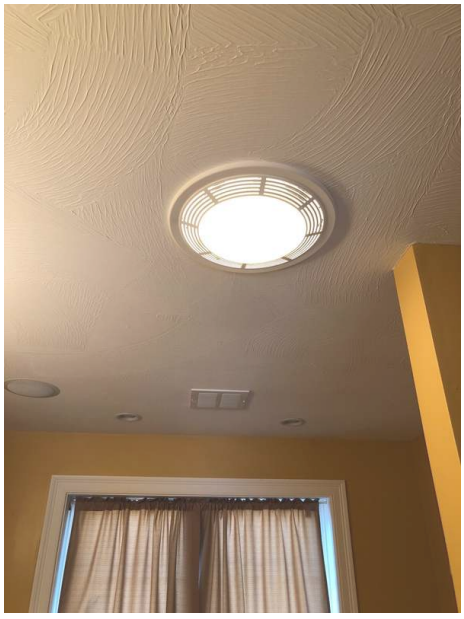
Countertops & Cabinets: Cabinetry
2nd Floor Bathroom
Wood

Bathroom cabinets and countertop

Countertops & Cabinets: Countertop
Granite

Exhaust Systems: Exhaust Fans
2nd Floor Bathroom
Fan Only, Fan with Light

Fan not operable at time of inspection. 2nd floor bath.



Floor: Type
Tile, Linoleum

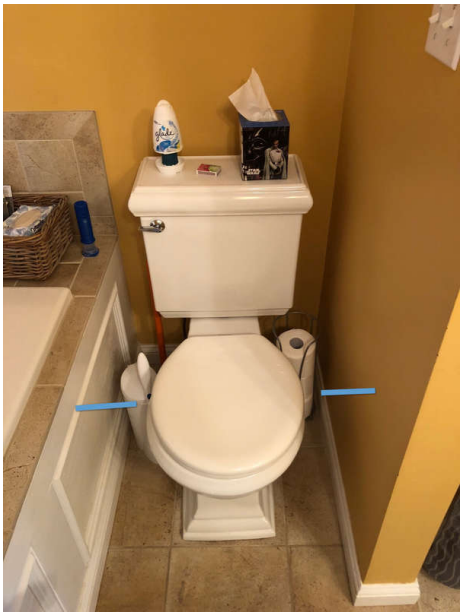
Shower/Tub: Faucet Operable
Yes

Shower/Tub: Drain
Good

Toilet: Type

Tanked

Toilet should have 30” minimum clearance (15” min on each side).

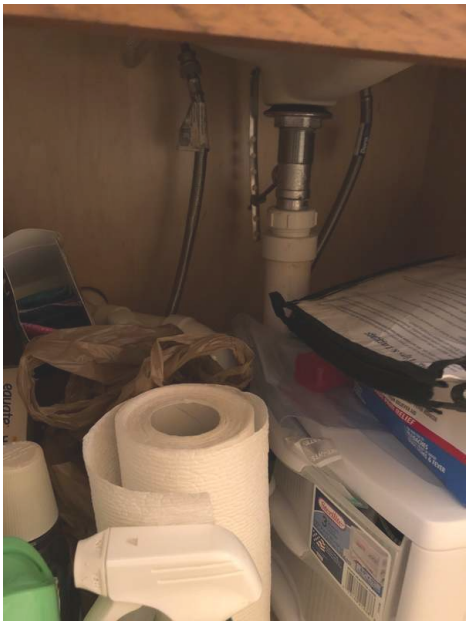


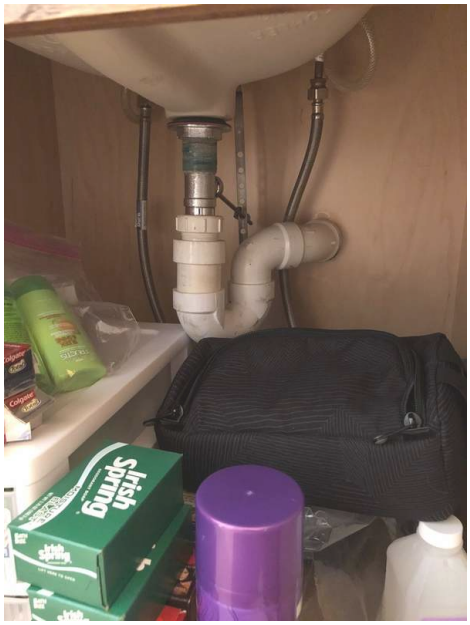
2nd Floor Bathroom

Plumbing

2nd Floor Bathroom

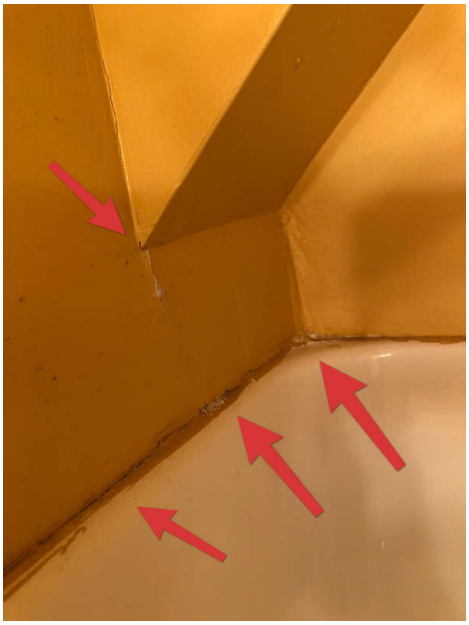
Plumbing blocked by personal property. Unable to fully inspect lines. Visible areas did not appear wet/damp at the time of inspection.





Shower/Tub: Shower Type
2nd Floor Bathroom
Stall

Missing sealant in shower. Recommend repairing/resealing all tubs, showers, windows and fixtures annually to prevent moisture intrusion.




Observations

13.2.1 Exhaust Systems

Recommendation

BATHROOM DOES NOT VENT OUTSIDE

BASEMENT BATHROOM

Bathroom exhaust fan does not vent to outside. Vents in to basement utility room with major house components. Recommend license contractor evaluate and repair/replace as needed.

Recommendation

Contact a qualified HVAC professional.

Basement bathroom exhaust vent

13.2.2 Exhaust Systems

Recommendation

EXHAUST FAN INOPERABLE

Bathroom exhaust fan not operable at time of inspection. Inadequate exhaust may inhibit excessive moisture. Recommend licensed contractor repair/replace as needed.

Recommendation

Contact a qualified HVAC professional.

13.9.1 Toilet

Recommendation

IMPROPER TOILET CLEARANCE

Toilet should have a minimum 30” clearance around sides (15” minimum on each side). Recommend contractor repair/replace as needed.

Recommendation

Contact a qualified professional.

13.10.1 Walls

Maintenance Item

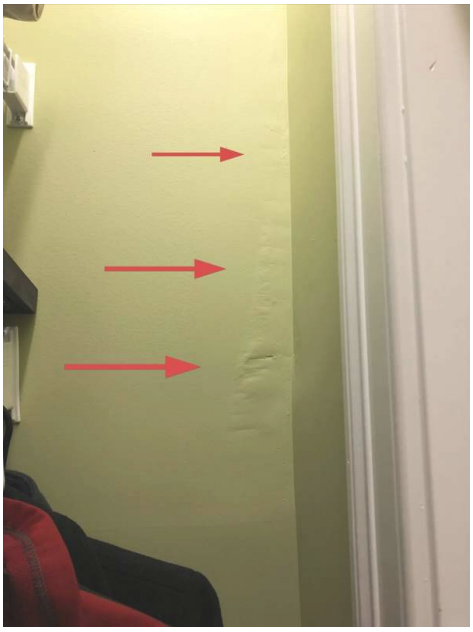
MOISTURE STAINS PRESENT

1ST FLOOR BATHROOM

Moisture stains present on wall. Tested dry at time of inspection. Recommend homeowner monitor closely for signs of active leaks.

Recommendation

Contact a handyman or DIY project



Signs of moisture intrusion inside coat closet. Tested dry at time of inspection. Recommend monitoring area periodically for active leaks.

14: LAUNDRY

		IN	NI	D	NP

IN = Inspected NI = Not Inspected D = Defective Item NP = Not Present

Information

Dryer Vent
Metal

Dryer Power Source
2nd Floor North Bedroom
220 Electric

STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and

base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating

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

Cooling

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

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access

panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Kitchen

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

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.