



CREPPS HOME INSPECTION LLC

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## RESIDENTIAL REPORT

1234 Main St.  
Coxs Creek KY 40013

Buyer Name  
04/13/2019 9:00AM



Inspector

**Joshua Crepps**

KY# 103642 - Certified Master Inspector

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Agent

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## WHAT REALLY MATTERS IN A HOME INSPECTION

The process can be stressful. A home inspection is supposed to give you reassurance 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, environmental reports and what the inspector himself 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 expediencies 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. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

In this report, items will be classified in 3 categories to help you prioritize but know that all the categories should be considered.

### MINOR CONCERN

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

### MODERATE CONCERN

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

### MAJOR CONCERN

A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

## INSPECTION DETAILS

Introduction: The following numbered and attached pages are your home inspection report. The report includes video, pictures, information and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of InterNACHI (International Association of Certified Home Inspectors). The Standards contain certain and very important limitations, expectations and

exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report.

Scope: A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee or insurance by Crepps Home Inspection LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Crepps Home Inspections LLC recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Unsafe (\*Safety\*) is defined as "A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards." The Grouping is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. All items of concern to you should be addressed as deemed necessary by you. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney. The complete report may include additional information of concern. It is recommended that you read the complete report. The entire Inspection Report, including the InterNACHI Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. It is strongly recommended that you have appropriately licensed contractors evaluate each concern listed in the report further, along with the entire system, for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call us, 270-734-3845, for any clarifications or further questions.



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

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# SUMMARY

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-  2.1.1 Roof - Coverings: Nails Exposed / Raised Shingles
-  2.1.2 Roof - Coverings: Loose / Missing
-  2.1.3 Roof - Coverings: Tree Branches - No Damage
-  2.1.4 Roof - Coverings: Possible Ice Damming
-  2.6.1 Roof - Chimney: Metal Chimney Cap
-  3.1.1 Exterior - Siding, Flashing & Trim: Siding - Close to Ground
-  3.1.2 Exterior - Siding, Flashing & Trim: Concrete Clearance
-  3.1.3 Exterior - Siding, Flashing & Trim: Failing Paint
-  3.3.1 Exterior - Vegetation, Grading, & Drainage: Negative Grading
-  3.3.2 Exterior - Vegetation, Grading, & Drainage: Downspouts - Buried
-  3.3.3 Exterior - Vegetation, Grading, & Drainage: Exterior drain clogged
-  3.4.1 Exterior - Gas, Water, & Electric: Not Attached
-  3.4.2 Exterior - Gas, Water, & Electric: Water Pressure - High
-  3.4.3 Exterior - Gas, Water, & Electric: Exposed Wires
-  3.5.1 Exterior - Exterior Doors: Jamb - Moisture Damage
-  3.5.2 Exterior - Exterior Doors: Door Glass Hazing - Failed Seal
-  3.5.3 Exterior - Exterior Doors: Moisture Intrusion
-  3.6.1 Exterior - Windows: Window well needed
-  3.7.1 Exterior - Driveways & Walkways: Surface Damage
-  3.7.2 Exterior - Driveways & Walkways: Typical cracking
-  3.7.3 Exterior - Driveways & Walkways: Damage
-  3.8.1 Exterior - Decks & Balconies : Rim Joist Missing Lag Bolts
-  3.8.2 Exterior - Decks & Balconies : Joist Hangers - Missing
-  3.8.3 Exterior - Decks & Balconies : Spindles Missing/Damage
-  3.8.4 Exterior - Decks & Balconies : Ledger Board Improperly Installed
-  3.10.1 Exterior - Stairs: Stairs - Ground Contact
-  3.10.2 Exterior - Stairs: Stairs - Handrail Missing
-  3.10.3 Exterior - Stairs: Stairs - Risers
-  3.11.1 Exterior - Masonry: Gaps - Windows/Doors
-  3.11.2 Exterior - Masonry: Weep Holes
-  3.12.1 Exterior - Foundation Perimeter : CMU Cracking - Minor
-  3.13.1 Exterior - Fence / Retaining Wall: Fall Hazard
-  3.14.1 Exterior - Vents: Screen
-  4.2.1 Doors, Windows & Interior - Windows: E-coating
-  4.2.2 Doors, Windows & Interior - Windows: Hardware - Missing/Damaged
-  4.2.3 Doors, Windows & Interior - Windows: Hardware - Missing/Damaged
-  4.2.4 Doors, Windows & Interior - Windows: Safety Glass Needed

- 🔧 4.2.5 Doors, Windows & Interior - Windows: Window Egress
- 🚫 4.2.6 Doors, Windows & Interior - Windows: Wood Rot Noted
- 🔧 4.3.1 Doors, Windows & Interior - Floors: Moisture Damage
- 🔧 4.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Baluster Spaces Too Wide
- 🔧 4.6.2 Doors, Windows & Interior - Steps, Stairways & Railings: Handrail - Turn Towards Wall
- 🔧 5.1.1 Foundation, Crawlspace, Basement, & Structure - Foundation: Evidence of previous repairs
- 🔧 5.2.1 Foundation, Crawlspace, Basement, & Structure - Posts, Piers, & Beams: Posts - Not Secured
- 🚫
- 5.4.1 Foundation, Crawlspace, Basement, & Structure - Floor, Sill, Rim Joist: Microbial Growth - No Elevated Moisture
- 🚫 6.1.1 HVAC - Outside Unit: Vegetation Too Close
- 🔧 6.1.2 HVAC - Outside Unit: Disconnect Rusted
- 🚫 6.2.1 HVAC - Inside Unit: Corrosion
- 🚫 7.3.1 Plumbing - Water Supply: Handle Missing/Loose
- 🔧 7.4.1 Plumbing - Hot Water - Tank: T&P Leak
- 🚫 7.6.1 Plumbing - Toilets: Improper Flush
- 🚫 7.7.1 Plumbing - Tubs/showers: Stopper Damaged
- 🚫 7.8.1 Plumbing - Sump Pump: Sump Pit Lid
- 🔧 7.8.2 Plumbing - Sump Pump: Needs Cleaning
- 🚫 7.8.3 Plumbing - Sump Pump: Backup Failed
- 🔧 8.1.1 Electrical - Panels: Neutrals - Shared Terminal
- 🚫 8.1.2 Electrical - Panels: Screws Missing or Wrong Type
- 🚫 8.2.1 Electrical - Breakers / Fuses: No Permit For New Circuits
- 🔧 8.4.1 Electrical - Receptacles & Switches: Cover Plates Missing
- 🚫 8.4.2 Electrical - Receptacles & Switches: Reverse Polarity
- 🔧 8.7.1 Electrical - Smoke Detectors: Smoke Detectors
- 🔧 8.7.2 Electrical - Smoke Detectors: Older Smoke Detectors
- 🚫 8.8.1 Electrical - Carbon Monoxide Detectors: None Observed
- 🚫 9.2.1 Attic, Insulation & Ventilation - Attic Insulation: Batt Insulation - Not Encapsulated
- 🔧 9.2.2 Attic, Insulation & Ventilation - Attic Insulation: Insulation - Gaps
- 🚫 9.5.1 Attic, Insulation & Ventilation - Attic/Structure: Facia Damage/Stains Noted
- 🔧 9.6.1 Attic, Insulation & Ventilation - Leaks: Previous Leaks
- 🔧 9.6.2 Attic, Insulation & Ventilation - Leaks: Previous Leaks
- 🔧 10.1.1 Kitchen - Countertops & Cabinets: Cabinet Screws
- 🔧 10.1.2 Kitchen - Countertops & Cabinets: Hinges/Handles Loose
- 🔧 11.4.1 Garage - Door: Not Self-closing

# 1: INSPECTION DETAILS

## Information

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### Weather Conditions



### Exterior Photos



### Introduction

I offer all my clients a 90 Day Buy Back Guarantee. If I miss something I'm supposed to catch, within 90 days of closing, we'll buy your house back. What that tells you is, I don't want to buy your house back. So... be prepared for a lot of information below. Reach out if you have any questions!



## 2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Penetrations	X			
2.5	Structure	X			
2.6	Chimney	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

### Information

#### Inspection Method

Walked Upon

#### General Photos



#### Coverings: Asphalt Shingles

Moderate Issues - Additional Review Recommended

Because of the many variables which affect the lifespan of roof-covering materials, the Inspector does not provide an estimate of the expected long-term service life of any roof-covering materials. This is in accordance with all inspection industry Standards of Practice. The following factors affect the lifespan of roof-covering materials

- Roofing material quality: Better quality materials generally last longer.
- Installation method: Improper installation may reduce lifespan.
- Number of layers: Roofs installed over existing roofs will have reduced lifespan.
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate zone (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials will shorten roof lifespans.
- Homesite conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Homes at higher elevations are exposed to more ultra violet light, which shortens roof lifespan.
- Home orientation: Roofs which receive more sun deteriorate more quickly than roofs which receive less sun.
- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance: Poor maintenance will reduce lifespan.

Two types of warranties are offered when new asphalt shingles are installed; The manufacturers warranty, which covers the shingles themselves and varies among manufacturers, and the contractors warranty, which covers installation and workmanship. When a home is sold, a roof warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. You should ask the seller about how the sale of the home will affect any warranty presently covering the roof and confirm any seller claims by reading the warranty.

### Observations



2.1.1 Coverings

**NAILS EXPOSED / RAISED SHINGLES**

 MINOR CONCERN

There were some locations where the nails have either pushed up or were face nailed and they needed to be sealed. There are a couple of different options out there. [Here is an example](#). If neglected, they could develop into a leak or blown off shingle. Any observed leaks will be noted elsewhere.

Recommendation

Contact a qualified handyman.



2.1.2 Coverings

**LOOSE / MISSING**

 MINOR CONCERN

One or more of the shingles were loose or missing. This will allow for moisture intrusion. This will also increase the likelihood of additional wind damage. The cause may or may not be related to poorly bonded shingles, age, or improperly nailed shingles. Further review of the entire roof is recommend for this reason. Repairs, depending on location and other factors, are not typically hard to accomplish.

Recommendation

Contact a qualified roofing professional.



Back

2.1.3 Coverings

**TREE BRANCHES - NO DAMAGE**

 MINOR CONCERN

Be sure to keep the tree branches trimmed back to prevent damage to the roof.

Recommendation

Contact a handyman or DIY project



2.1.4 Coverings

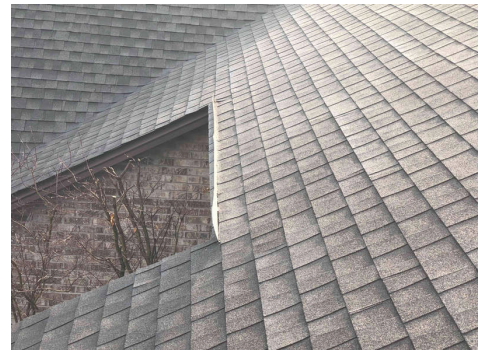
**POSSIBLE ICE DAMMING**

 MINOR CONCERN

The wide flashing here could allow for ice damming. It's designs to eliminate the need for a gutter here but ice damming could occur.

Recommendation

Recommend monitoring.



Front

2.6.1 Chimney

**METAL CHIMNEY CAP**

 MINOR CONCERN

The cap was damaged or in need of maintenance. Recommend further review and repair to mitigate the risk of pest intrusion.

Recommendation

Contact a qualified chimney contractor.





### 3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Eaves, Soffits & Fascia	X			
3.3	Vegetation, Grading, & Drainage	X			X
3.4	Gas, Water, & Electric	X			X
3.5	Exterior Doors	X			X
3.6	Windows	X			
3.7	Driveways & Walkways	X			X
3.8	Decks & Balconies	X			X
3.9	Porches & Patios	X			
3.10	Stairs	X			X
3.11	Masonry	X			X
3.12	Foundation Perimeter	X			X
3.13	Fence / Retaining Wall	X			X
3.14	Vents	X			

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

#### Information

##### Appurtenance

Deck with Steps, Sidewalk, Retaining Wall

##### Exterior Cladding

Brick, Vinyl

##### Gas, Water, & Electric: Electrical Service

Below Ground



##### Gas, Water, & Electric: Main Gas Shut-off Location

Gas Meter



##### Gas, Water, & Electric: Tank Present/Location

None

##### Foundation Perimeter : Material

CMU

### Gas, Water, & Electric: Water Pressure

Greater Than 80 psi

Residential water pressure tends to range between 45 and 80 psi (pounds per square inch). Anything below 40 psi is considered low and anything below 30 psi is considered too low; the minimum pressure required by most codes is 20 psi. Pressures above 80 psi are too high. Whereas low water pressure is more of a nuisance than a serious problem (some fixtures, like washing machines, have minimum pressure requirements), high water pressure carries with it a significantly increased risk of damage to pipes, joints, fixtures and seals - not to mention increased water waste. [Here is a great article about water pressure in your home](#)(When the weather is really cold the pressure can not be tested because the gauge freeze.)

### Exterior Doors: Recommend Changing Hardware

It is recommended that you change the exterior door locks prior to moving in to ensure you have control over the only keys.

## Observations

### 3.1.1 Siding, Flashing & Trim

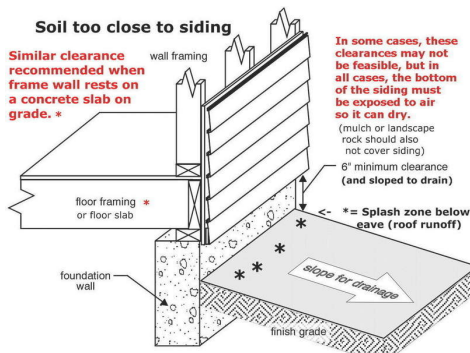
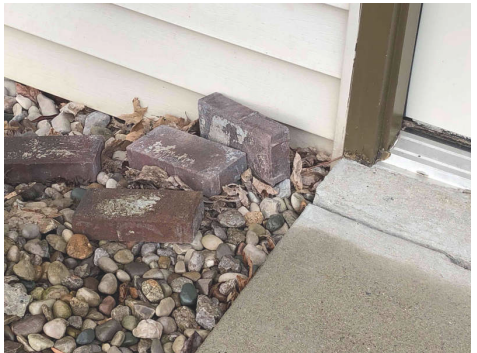
 MINOR CONCERN

### SIDING - CLOSE TO GROUND

There should be a gap between the siding and the soil/ground. There is a risk of moisture wicking as well as a pathway for wood destroying insects.

Recommendation

Contact a qualified professional.



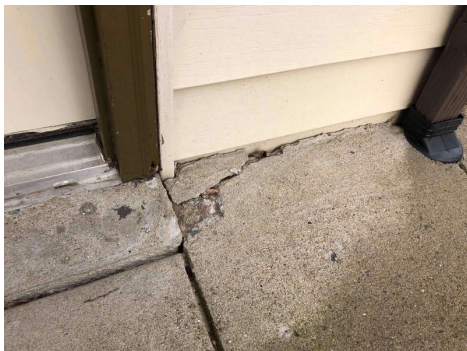
### 3.1.2 Siding, Flashing & Trim

 MINOR CONCERN

### CONCRETE CLEARANCE

There should be a gap between the siding and the concrete and flashing. No major concerns observed but moisture could get trapped between or behind.





3.1.3 Siding, Flashing & Trim

 **MINOR CONCERN**

**FAILING PAINT**

The paint was damaged or failing and preventative measures are needed to mitigate further damage to the siding. Recommend further by a paint or siding contractor for repair costs and options.

Recommendation

Contact a qualified professional.



3.3.1 Vegetation, Grading, & Drainage

 **MODERATE CONCERN**

**NEGATIVE GRADING**

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

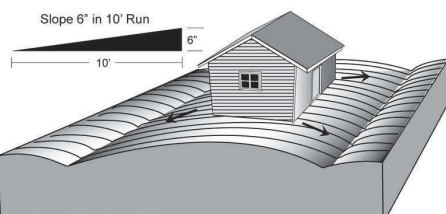
[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



**Positive Surface Drainage** © www.fluorid.com



A positive ground slope helps protect foundations from settling. The ground surface should slope away from the perimeter of the house six inches and extend ten feet away from the house. If the ground surface cannot get the required slope, there are alternative repairs that a landscape contractor can perform.

3.3.2 Vegetation, Grading, & Drainage

**DOWNSPOUTS - BURIED**

Buried downspouts are not recommended because they can become detached without the homeowners knowledge. That situation would lead to water against the foundation and potential problems.

 MINOR CONCERN



3.3.3 Vegetation, Grading, & Drainage

**EXTERIOR DRAIN CLOGGED**

The exterior drain appeared to be clogged or at the risk of. Recommend clearing out as needed.

Recommendation  
Recommended DIY Project

 MINOR CONCERN



Back Basement

3.4.1 Gas, Water, & Electric

**NOT ATTACHED**

The wall hydrant was not attached to the wall.

Recommendation  
Contact a qualified handyman.

 MINOR CONCERN



3.4.2 Gas, Water, & Electric

**WATER PRESSURE - HIGH**

The water pressure inside the residence is exceeds 80 psi and the regulator should be adjusted so that the static pressure is between 60 and 75 psi. However, it may be that the regulator has failed, or is failing, or not present and the pressure cannot be reduced, in which case the regulator should be replaced or installed by a qualified plumber.

 MODERATE CONCERN



Recommendation

Contact a qualified plumbing contractor.



3.4.3 Gas, Water, & Electric

 MINOR CONCERN

**EXPOSED WIRES**

Exposed wires are subject to damage and should be protected and or bury/exterior rated material.

Recommendation

Contact a qualified electrical contractor.



Front

3.5.1 Exterior Doors

 MODERATE CONCERN

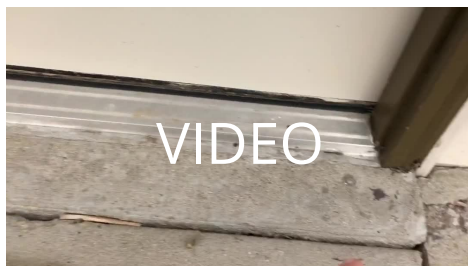
**JAMB - MOISTURE DAMAGE**

MULTIPLE

Some moisture induced degradation was noted at one or more exterior jambs and door. Though this is typical, attempts to prevent furthering and repair damage should be considered. [Here is some more information that may be useful.](#)

Recommendation

Contact a qualified handyman.



3.5.2 Exterior Doors

 MODERATE CONCERN

**DOOR GLASS HAZING - FAILED SEAL**

BASEMENT SOUTH

The sliding glass door had double-pane glazing in which condensation was visible. This indicates a loss of thermal integrity. The door should be repaired or replaced as necessary by a qualified contractor. Replacement is more typical.

Recommendation

Contact a qualified door repair/installation contractor.



3.5.3 Exterior Doors

**MOISTURE INTRUSION**

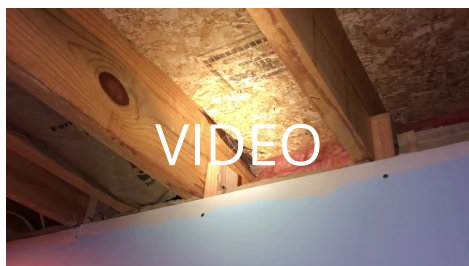
BACK

There was evidence of moisture intrusion under the or thru the exterior door.

Recommendation

Contact a handyman or DIY project

MODERATE CONCERN



3.6.1 Windows

**WINDOW WELL NEEDED**

A window well should be installed and the grading should be improved so that water is going away from the foundation.

Recommendation

Contact a handyman or DIY project

MINOR CONCERN



3.7.1 Driveways & Walkways

**SURFACE DAMAGE**

MODERATE CONCERN



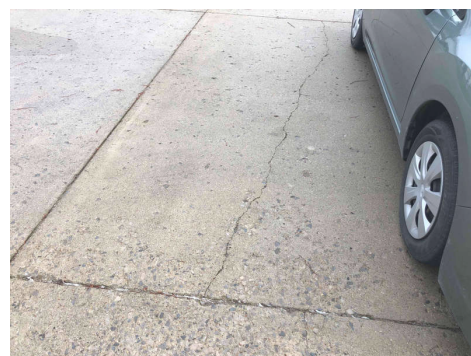
Deterioration noted at the driveway caused either by poor finishing practices or salt/brine. Some continuation is possible.



3.7.2 Driveways & Walkways

**TYPICAL CRACKING**

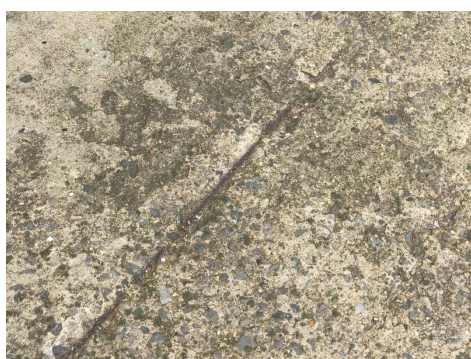
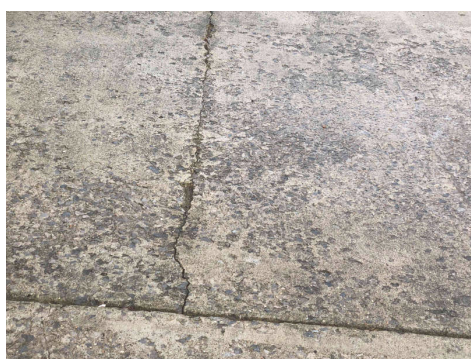
Some typical cracking observed. No significant deficiencies were observed.



3.7.3 Driveways & Walkways

**DAMAGE**

There was some damage noted at the drive/sidewalk. Some continuation is probable. This appeared to be rebar too close to the surface.



3.8.1 Decks & Balconies

**RIM JOIST MISSING LAG BOLTS**

**\*SAFETY\*** The rim joist on the deck should be bolted to the post. Or the post should be notched. Failure is possible and the deck could collapse. Repair is needed.





## Recommendation

Contact a qualified deck contractor.



## 3.8.2 Decks &amp; Balconies

 MODERATE CONCERN

**JOIST HANGERS - MISSING**

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

## Recommendation

Contact a qualified deck contractor.



## 3.8.3 Decks &amp; Balconies

 MODERATE CONCERN

**SPINDLES MISSING/DAMAGE**

**\*SAFETY\*** Spindles were damaged, missing, or loose in one or more locations. Fall hazards exist as well as other concerns. Recommend further review and repair.

## Recommendation

Contact a qualified deck contractor.



## 3.8.4 Decks &amp; Balconies

 MODERATE CONCERN

**LEDGER BOARD IMPROPERLY INSTALLED**

**\*SAFETY\*** The ledger board did not appear to be adequately attached to the building. This can cause the deck to pull away from the building and possibly collapse. Recommend that the deck and/or ledger board be properly attached by qualified contractor. [Here is an article explaining how a ledger board should be installed.](#)

## Recommendation

Contact a qualified deck contractor.



3.10.1 Stairs

**STAIRS - GROUND CONTACT**

Stringers should not be resting on the ground. They are not rated for ground contact. Monitor. Repair as needed.

Recommendation

Contact a qualified deck contractor.



3.10.2 Stairs

**STAIRS - HANDRAIL MISSING**

**\*SAFETY\*** There should be a handrail installed that allows for one handed grasping. This helps minimize the fall hazard. This handrail is too low.

Recommendation

Contact a handyman or DIY project



3.10.3 Stairs

**STAIRS - RISERS**

**\*SAFETY\*** There were no risers installed. Risers are recommend because of the potential fall hazard.

Recommendation

Contact a handyman or DIY project



3.11.1 Masonry

**GAPS - WINDOWS/DOORS**





Any gaps around windows or doors should be sealed to mitigate moisture intrusion. Moisture intrusion between the masonry and framing could cause damage to the framing that would be difficult to observed. Recommend making corrections as needed.

Recommendation

Contact a handyman or DIY project



3.11.2 Masonry

**WEEP HOLES**

No means was provided for ventilating the air space behind the brick (weep holes). Good building practice requires ventilating the air space behind the brick to help prevent moisture problems.

Under certain circumstances, this condition can create moisture problems resulting from condensation and excessive moisture levels in wall assembly materials. This condition may also trap any moisture which finds its way into this space from roof or plumbing leaks. Excessive moisture levels in wall materials can also encourage the growth of microbes such as mold fungi.

There is not typically a way to correct this condition because it requires flashing that can not be installed after the fact. Recommend monitoring the area.



3.12.1 Foundation Perimeter

**CMU CRACKING - MINOR**

Concrete Masonry Unit (CMU) foundation walls had minor stepped cracking visible in mortar joints. Cracking was normal and there were no major concerns. Consider sealing gaps to prevent further damage. Monitor horizontal cracking for any widening and take additional measures if the gap increases.

Recommendation

Contact a handyman or DIY project



3.13.1 Fence / Retaining Wall

**FALL HAZARD**

**\*SAFETY\*** There were fall hazards noted. Use caution and consider measures to mitigate the risk.





3.14.1 Vents

**SCREEN**

There should not be a screen installed on the dryer vent.  
Recommend making corrections.

Recommendation

Contact a handyman or DIY project



## 4: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
4.1	Doors	X			
4.2	Windows	X			X
4.3	Floors	X			X
4.4	Walls	X			
4.5	Ceilings	X			
4.6	Steps, Stairways & Railings	X			X
4.7	Laundry	X			

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

### Information

#### Laundry: Dryer Vent

Unknown

#### Laundry: Regular Maintenance

Regular maintenance is needed on your dryer vent. [Here is an article with more information.](#)

### Observations

#### 4.2.1 Windows

 MODERATE CONCERN

#### E-COATING

MASTER BATHROOM

There were some slight signs of damage to the E-coating between the panes. This is an early sign of loss off seal. Recommend budgeting for replacement.

Recommendation

Contact a qualified window repair/installation contractor.



#### 4.2.2 Windows

 MODERATE CONCERN

#### HARDWARE - MISSING/DAMAGED

NORTHEAST BEDROOM 1ST FLOOR

Some of the windows had damaged or missing hardware. Repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.



#### 4.2.3 Windows

 MODERATE CONCERN

#### HARDWARE - MISSING/DAMAGED

SOUTHEAST 1ST FLOOR



Some of the windows had damaged or missing hardware. Repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.



4.2.4 Windows

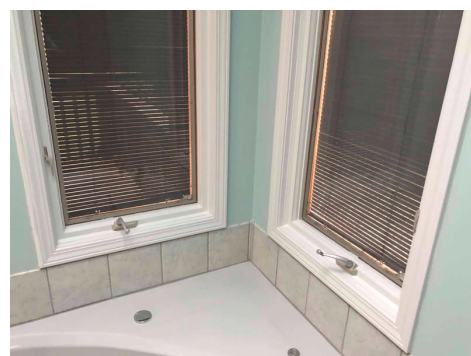
 MODERATE CONCERN

**SAFETY GLASS NEEDED**

**\*SAFETY\*** Safety glass is recommended for windows that are located close to the ground or within a shower stall/tub. I could not identify any indication that this was safety glass. Recommend making improvements for safety reasons.

Recommendation

Contact a qualified window repair/installation contractor.



4.2.5 Windows

 MINOR CONCERN

**WINDOW EGRESS**

**\*SAFETY\*** Window did not meet currently accepted guidelines for egress. Commonly observed in older homes. Recommend understanding the limitations.

Recommendation

Contact a qualified window repair/installation contractor.



4.2.6 Windows

 MODERATE CONCERN

**WOOD ROT NOTED**

NORTHWEST BEDROOM 1ST FLOOR

There was rot noted at one or more of the windows. Further damage will occur without correction.

Recommendation

Contact a qualified professional.

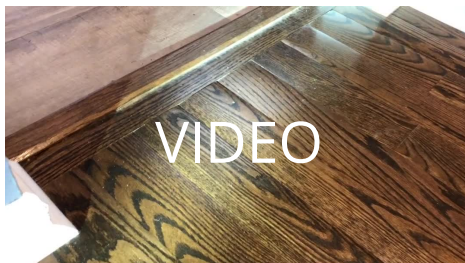
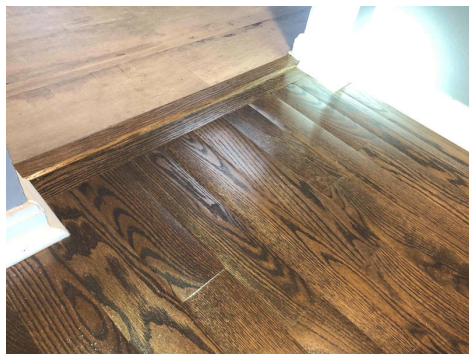


4.3.1 Floors

 MINOR CONCERN

**MOISTURE DAMAGE**

Floors had areas of visible moisture damage. It appeared to be dry and from a previous event.



Dining Room

4.6.1 Steps, Stairways & Railings

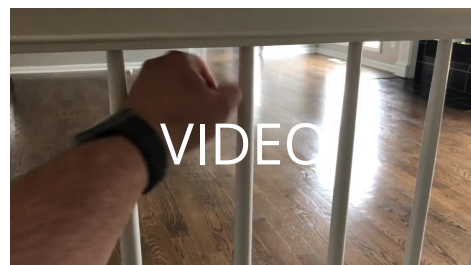
 MINOR CONCERN

**BALUSTER SPACES TOO WIDE**

**\*SAFETY\*** The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend making improvements to mitigate fall risks.

Recommendation

Contact a qualified handyman.



4.6.2 Steps, Stairways & Railings

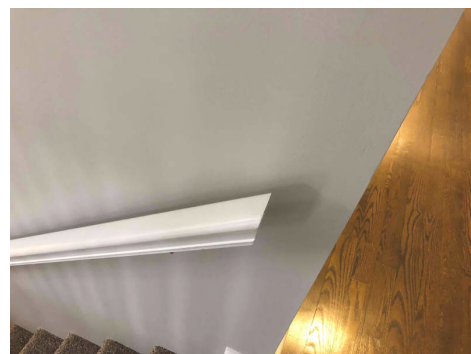
 MINOR CONCERN

**HANDRAIL - TURN TOWARDS WALL**

**\*SAFETY\*** Hand rails should turn towards the wall to mitigate the fall risk.

Recommendation

Contact a qualified handyman.





## 5: FOUNDATION, CRAWLSPACE, BASEMENT, & STRUCTURE

		IN	NI	NP	O
5.1	Foundation	X			
5.2	Posts, Piers, & Beams	X			X
5.3	Basements	X			
5.4	Floor, Sill, Rim Joist	X			X

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

### Information

#### Foundation: Material

Concrete

#### Basements: Flooring Insulation

Batt

#### Floor, Sill, Rim Joist: Material

Wood Joists

#### Floor, Sill, Rim Joist: Sub-floor

OSB

#### Basement

A basement is an accessible space between the soil and the bottom of the first floor of a home. It usually has more headroom than a crawlspace. Basement foundation construction is predominant in cold climates where the foundation needs to be situated below the frost level.

[Here is some more information.](#)

### Limitations

Foundation

#### COVERED

The foundation walls were covered and not visible for inspection in some or all areas.

### Observations

5.1.1 Foundation



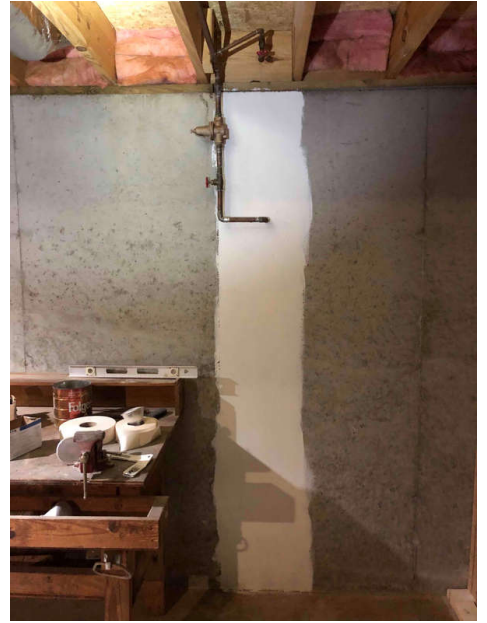
MINOR CONCERN

#### EVIDENCE OF PREVIOUS REPAIRS

There was evidence of previous repairs noted to the foundation. Possible moisture intrusion. No leaks observed.

Recommendation

Recommend monitoring.



5.2.1 Posts, Piers, & Beams

 **MINOR CONCERN**

**POSTS - NOT SECURED**

Posts should be secured to the girder and/or the floor. This would minimize the risk of failure during a seismic event or keep the girder from rotating.

Recommendation

Contact a qualified handyman.



5.4.1 Floor, Sill, Rim Joist

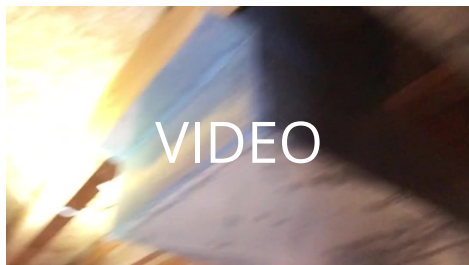
 **MODERATE CONCERN**

**MICROBIAL GROWTH - NO ELEVATED MOISTURE**

The floor joists showed evidence of microbial growth. No elevated moisture levels were detected. Laboratory testing would be needed to confirm.

Recommendation

Contact a qualified professional.



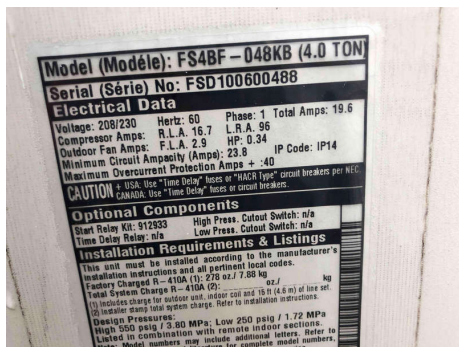
# 6: HVAC

		IN	NI	NP	O
6.1	Outside Unit	X			X
6.2	Inside Unit	X			X
6.3	Filters	X			
6.4	Thermostat	X			
6.5	Distribution Systems	X			
6.6	Vents/Flues	X			

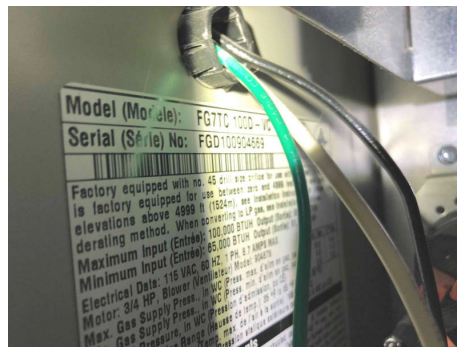
IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

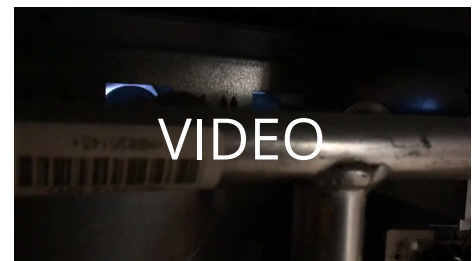
### Outside Unit: Type & Unit Info Central Air Conditioner



### Inside Unit: Unit Info



### Inside Unit: Energy Source Natural Gas



### Filters: Filter Info Clean



### Thermostat: Thermostat Location Hallway

### Distribution Systems: Ductwork Metal, Flexible

### Inside Unit: Heating Method Forced Air, Gas-Fired Heat

The determination was based on what was observed and what was considered to be the main source of heat. We are not HVAC experts. Feel free to hire an HVAC professional if you have any concerns.

**Inside Unit: Age**

5-10 Years

Determining the age is sometimes difficult and I recommend having an HVAC professional evaluate if you have any questions. The average heat-pump lasts 10-15 years and the average furnace lasts 15-25 years. [Here is some more information.](#)

**Limitations**

Outside Unit

**LOW TEMPERATURE**

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

Inside Unit

**LOW TEMPERATURE**

Because of the lower external temperatures, the unit was not operated in cool mode. Further review by a licensed HVAC professional is recommended.

**Observations**

6.1.1 Outside Unit



MODERATE CONCERN

**VEGETATION TOO CLOSE**

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.

Recommendation

Recommended DIY Project



6.1.2 Outside Unit



MINOR CONCERN

**DISCONNECT RUSTED**

The disconnect was rusted and correction is recommended.

Recommendation

Contact a qualified electrical contractor.



6.2.1 Inside Unit



MODERATE CONCERN

**CORROSION**

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.





# 7: PLUMBING

		IN	NI	NP	O
7.1	Main Shut-Off	X			
7.2	Drain, Waste, & Vent	X			
7.3	Water Supply	X			X
7.4	Hot Water - Tank	X			X
7.5	Sinks	X			
7.6	Toilets	X			
7.7	Tubs/showers	X			X
7.8	Sump Pump	X			X

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

## Information

### Distribution Material

Pex, Copper

### Onsite Treatment

None Observed

### Water Source

Public

### Main Shut-Off: Water-Shut Off Valve

Basement

### Drain, Waste, & Vent: Material

PVC

### Drain, Waste, & Vent: Waste System

Sewer



### Hot Water - Tank: Unit Info

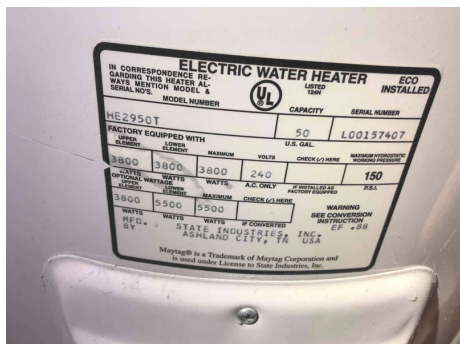
Electric

### Hot Water - Tank: Capacity

50

### Sump Pump: Location

Basement



### Sump Pump: Backup Pump

Recommend installing a backup pump. Possibly one like is [sold here](#).

### Sump Pump: Alarm

Recommend installing an alarm to alert for proper operation.

**Hot Water - Tank: Approximate Age**

19

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. [When to replace a water heater.](#)

**Tubs/showers: Jetted Tub****Observations**

## 7.3.1 Water Supply

**HANDLE MISSING/LOOSE**

## BATHROOM

One of the handles was missing or loose. Repair.

Recommendation

Recommended DIY Project



MODERATE CONCERN



## 7.4.1 Hot Water - Tank

**T&P LEAK**

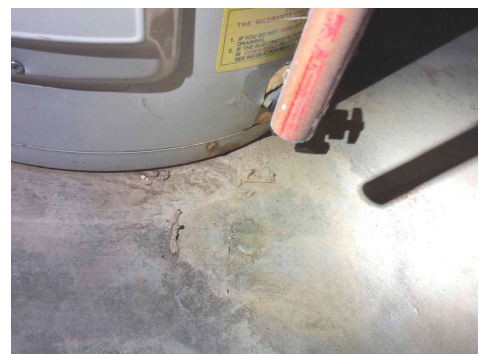
The temperature and pressure relief valve showed signs of previous leaks. This is a sign of failure and the valve should be replaced.

Recommendation

Contact a qualified plumbing contractor.



MINOR CONCERN



## 7.6.1 Toilets

**IMPROPER FLUSH**

The toilet was not flushing correctly. Further review and repair is needed.

Recommendation

Contact a qualified plumbing contractor.



MODERATE CONCERN





## 7.7.1 Tubs/Showers

**STOPPER DAMAGED**

The stopper was damaged or removed. Repair as needed.

Recommendation

Contact a qualified plumbing contractor.

 MODERATE CONCERN



## 7.8.1 Sump Pump

**SUMP PIT LID**

**\*SAFETY\*** Sump pump lid should be secured or installed to mitigate potential drowning hazard.

Recommendation

Contact a handyman or DIY project

 MODERATE CONCERN



7.8.2 Sump Pump

**NEEDS CLEANING**

Sump pump was excessively dirty and in need of cleaning/servicing.

Recommendation

Contact a qualified plumbing contractor.

 MINOR CONCERN

7.8.3 Sump Pump

**BACKUP FAILED**

The back up pump was leaking and causing the system to operate more frequently.

Recommendation

Contact a qualified plumbing contractor.

 MODERATE CONCERN



# 8: ELECTRICAL

		IN	NI	NP	O
8.1	Panels	X			X
8.2	Breakers / Fuses	X			X
8.3	Wiring	X			
8.4	Receptacles & Switches	X			X
8.5	Fixtures / Fans	X			
8.6	GFCI & AFCI	X			
8.7	Smoke Detectors	X			X
8.8	Carbon Monoxide Detectors	X			X

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

## Information

**Branch Wire 15 and 20 AMP**

Copper

**Wiring Method**

ROMEX / NM

**Panels: Panel Capacity**

200 AMP

**Panels: Sub Panel Location**

None Observed

**Panels: Panel/inspection sticker**



**GFCI & AFCI: Testing GFCIs**

It is recommended that GFCI receptacles be installed and functioning in any location within 6 foot of water. This includes all bathroom, kitchen, outside, or laundry receptacles. It is important to regularly test your GFCIs. [Here is a link that explains in more detail.](#)

**Smoke Detectors: Change Batteries**

Recommend changing the batteries in the smoke detectors prior to moving in. Every bedroom should have a functioning smoke detector. Smoke detectors should be changed every 10 years. It is not a bad practice to replace them with new when moving in. [Here is some more information.](#)

## Carbon Monoxide Detectors: Carbon Monoxide Detectors

It is recommended that carbon monoxide detectors be installed any time there are gas burning appliances or an attached garage. We recommend choosing carbon monoxide alarms that have the most accurate sensing technology available. Carbon monoxide poisoning is the leading cause of accidental poisoning deaths in America. (Centers for Disease Control) At a minimum, industry experts recommend a CO alarm be installed on each level of the home--ideally on any level with fuel burning appliances and outside of sleeping areas. Additional CO alarms are recommended 5-20 feet from sources of CO such as a furnace, water heater or fireplace. Alarms can alert you to a problems only after smoke or carbon monoxide reach their sensors. Choose locations free of obstructions, where the alarm will stay clean and protected from adverse environmental conditions. Do not place the unit in dead air spaces or next to a window or door. Here is a guide on placement.

## Limitations

Smoke Detectors

### NOT OPERATED

Smoke detectors are not tested during an inspection. Smoke detectors should be tested every month.

## Observations

8.1.1 Panels



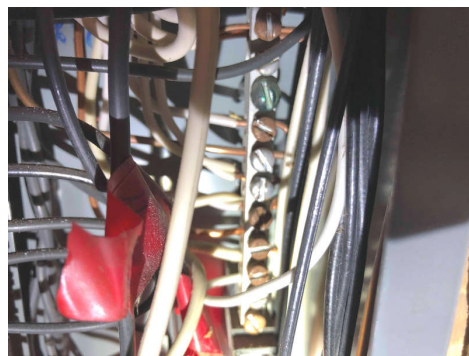
MINOR CONCERN

### NEUTRALS - SHARED TERMINAL

The neutrals and ground should not share the same terminal because it is important to keep the circuit grounded even when the neutral is disconnected. Neutrals should not share the same terminal. These conditions may have been acceptable when this panel was installed but they are now considered unsafe. Recommend making corrections.

Recommendation

Contact a qualified electrical contractor.



8.1.2 Panels



MODERATE CONCERN

### SCREWS MISSING OR WRONG TYPE

**\*SAFETY\*** Sharp pointed screws were noted or screws were missing. Sharp pointed screws can potentially penetrate a wire. This is a safety hazard. Recommend replacing with the proper machine screw.

Recommendation

Contact a qualified electrical contractor.



8.2.1 Breakers / Fuses



MODERATE CONCERN

### NO PERMIT FOR NEW CIRCUITS

There were a few circuits added but no additional inspection stickers noted. Consider further review.

Recommendation

Contact a qualified electrical contractor.





8.4.1 Receptacles & Switches

 MINOR CONCERN

**COVER PLATES MISSING**

**\*SAFETY\*** One or more receptacles are missing a cover plate or the cover was damaged/loose. This causes short and shock risk. Recommend installing plates where needed.

Recommendation

Contact a handyman or DIY project



8.4.2 Receptacles & Switches

 MODERATE CONCERN

**REVERSE POLARITY**

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



Southwest Basement

8.7.1 Smoke Detectors

 MINOR CONCERN

**SMOKE DETECTORS**

**\*SAFETY\*** Recommend installing smoke detector batteries prior to moving in. Every bedroom should have a functioning smoke detector in addition to other areas. Here is some information on the current recommendations.

Recommendation

Recommended DIY Project

8.7.2 Smoke Detectors

 MINOR CONCERN

**OLDER SMOKE DETECTORS**

It is recommended that smoke detectors be changed every 10 years.

Recommendation

Contact a handyman or DIY project



8.8.1 Carbon Monoxide Detectors

 MODERATE CONCERN

**NONE OBSERVED**

**\*SAFETY\*** Anytime there are gas burning appliances installed there should be multiple CO monitors installed. Homes with attached garages fall under the same recommendations.

Recommendation

Contact a handyman or DIY project

# 9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
9.1	Access	X			
9.2	Attic Insulation	X			X
9.3	Ventilation	X			
9.4	Exhaust Systems	X			
9.5	Attic/Structure	X			X
9.6	Leaks	X			X

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

## Information

**Approximate Thickness & R-Value**  
8 Inches

**Insulation Type (R-Value)**  
Fiberglass (batts) 2.9-3.8,  
Cellulose (loose) 3.1-3.8

**Ventilation Type**  
Roof, Soffit Vents

Insulation Type	Insulation R-values					
	11	13	19	22	30	38
<i>Batts/Blankets</i>						
	Inches					
Fiberglass	3 1/2"	4"	6"	7"	9 1/2"	12"
Rock wool	3"	4"	5 1/2"	6"	8 1/2"	11"
<i>Loose-fill</i>						
Fiberglass	5"	5 1/2"	8 1/2"	10"	13 1/2"	17"
Rock wool	4"	4 1/2"	6 1/2"	8"	10 1/2"	13"
Cellulose	3"	3 1/2"	5 1/2"	6"	8 1/2"	11"
Vermiculite	5"	6"	9"	10"	14"	18"
<i>Rigid board</i>						
Polystyrene (extruded)	3"	3 1/2"	5"	5 1/2"	7 1/2"	9 1/2"
Polystyrene (bead board)	3"	3 1/2"	5 1/2"	6"	8 1/2"	10 1/2"
Urethane	2"	2"	3"	3 1/2"	5"	6"
Fiberglass	3"	3 1/2"	5"	5 1/2"	7 1/2"	9 1/2"

## Photos



## Exhaust Systems: Exhaust System

Fan

Be certain to run exhaust fans or open a window for at least 10 minutes after you take a shower or bath. This helps remove the humidity from the room. If neither option is available, consider installing a fan.

## Observations

9.2.1 Attic Insulation

**BATT INSULATION - NOT ENCAPSULATED**

 MODERATE CONCERN

Insulation is diminished in R-value when installed vertically and not encapsulated. Convection impedes its ability to insulate. Consider encapsulating to increase efficiency.

Recommendation

Contact a qualified insulation contractor.



9.2.2 Attic Insulation

 MINOR CONCERN

**INSULATION - GAPS**

There were gaps noted in the insulation. This can enable energy loss and make some areas more difficult to regulate.

Recommendation

Contact a qualified insulation contractor.



9.5.1 Attic/Structure

 MODERATE CONCERN

**FACIA DAMAGE/STAINS NOTED**

There was some staining/damage noted at the fascia. Cause not determined. Further review recommended.

Recommendation

Contact a qualified professional.



Front

9.6.1 Leaks

 MINOR CONCERN

**PREVIOUS LEAKS**

MULTIPLE

There was some water staining indicating previous water leaks. Previous leaks around plumbing boots.

Recommendation

Recommend monitoring.





9.6.2 Leaks

**PREVIOUS LEAKS**

ATTIC KITCHEN

There was some water staining indicating previous water leaks. This could have been the source for the moisture damage at the kitchen floor. No active leaks observed.

Recommendation

Recommend monitoring.

 MINOR CONCERN



# 10: KITCHEN

		IN	NI	NP	O
10.1	Countertops & Cabinets	X			X
10.2	Dishwasher	X			
10.3	Range/Oven/Cooktop	X			X
10.4	Built-in Microwave	X			
10.5	Range Exhaust	X			
10.6	Garbage Disposal	X			

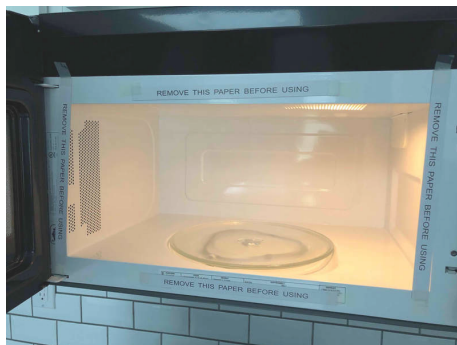
IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Range/Oven/Cooktop: Unit Info Gas

### Built-in Microwave: Unit Info

### Garbage Disposal: Unit Info



### Fire Extenguisher

We recommend installing a minimum five pound **ABC-type fire extinguisher** mounted on the wall inside the kitchen area.

### Range Exhaust: Recirculating

The range hood did not exhaust to the outside but re-circulated air through cleanable filters.

## Limitations

### Range/Oven/Cooktop

### NO RANGE/OVEN INSTALLED



## Observations

---

10.1.1 Countertops & Cabinets

 MINOR CONCERN

### CABINET SCREWS

One or more cabinet screws are missing or the wrong type of screws were used. Recommend further review and installing as needed. Drywall screws are tapered and can pull thru the cabinet. Truss head screws should be used.

Recommendation

Contact a handyman or DIY project



10.1.2 Countertops & Cabinets

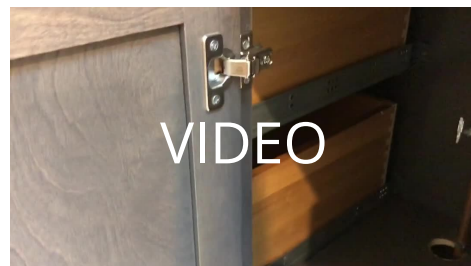
 MINOR CONCERN

### HINGES/HANDLES LOOSE

One or more of the hinges or handles were loose. Recommend taking measures to correct.

Recommendation

Contact a handyman or DIY project



# 11: GARAGE

		IN	NI	NP	O
11.1	Ceiling	X			
11.2	Floor	X			
11.3	Walls & Firewalls	X			
11.4	Door	X			X
11.5	Garage Door	X			
11.6	Garage Door Opener	X			X

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

## Information

### Garage Door Opener: Operation



## Observations

11.4.1 Door

 **MINOR CONCERN**

### NOT SELF-CLOSING

**\*SAFETY\*** Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Most homes dont have them around here but its a good update to make.

[DIY Resource Link.](#)

Recommendation

Contact a handyman or DIY project



# 12: FIREPLACES

		IN	NI	NP	O
12.1	Vents, Flues & Chimneys		X		
12.2	Gas/LP Firelogs & Fireplaces		X		

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

## Information

**Carbon Monoxide Detector Present in Room**

Not Present

**Smoke Detector Present In Room**

Not Present

**Type of Fireplace**

Gas burning

### Vents, Flues & Chimneys: Chimney Sweep

Home inspectors are not certified chimney professionals. Only a Level 2 inspection performed by a CSIA (Chimney Safety Institute of America)-certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use.

Recommend a Level 2 inspection and cleaning/servicing of the fireplaces and chimney flues by a qualified professional. Clean chimneys don't catch on fire.

More information about fireplaces and chimneys can be obtained at [www.csia.org](http://www.csia.org)

### Gas/LP Firelogs & Fireplaces: Gas Heater

Most manufacturers recommend having gas-burning appliances inspected annually by a professional service provider. In some cases, failure to do so may void your warranty. I recommend doing so, especially with ventless units. Inspecting gas fireplace serviceability is not part of this home inspection.



## Limitations

Vents, Flues & Chimneys

### CHIMNEY SWEEP

Home inspectors are not certified chimney professionals. Only a Level 2 inspection performed by a CSIA (Chimney Safety Institute of America)-certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use.

Recommend a Level 2 inspection and cleaning/servicing of the fireplaces and chimney flues by a qualified professional. Clean chimneys don't catch on fire.

More information about fireplaces and chimneys can be obtained at [www.csia.org](http://www.csia.org)

Gas/LP Firelogs & Fireplaces

### **NEEDS SERVICING**

Most manufacturers recommend having gas-burning appliances inspected annually by a professional service provider. In some cases, failure to do so may void your warranty. I recommend doing so, especially with ventless units. Inspecting gas fireplace serviceability is not part of this home inspection.

# 13: DISCLAIMERS

IN	NI	NP	O
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IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

## Information

### In Attendance

None

### Mold Disclaimer

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home.

If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

### Allergen Disclaimer

The General Home inspection does not include confirmation of the presence of allergens of any type. Many types of allergens exist to which different people show widely varying levels of sensitivity. Testing for allergens requires a specialist inspection. The Inspector recommends that you have specialist testing performed if allergens are a concern to you. You should consider having tests performed if you expect those suffering from allergies, asthma, lung disease or who have compromised immune systems to be present in the home.

### Older Home

The home was older and may not meet many generally-accepted current building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspectors discretion.

Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time of original construction.

An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with building codes in effect at the time in which the remodel work is performed.

The General Home Inspection is not a building code-compliance inspection, but an inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection.

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# STANDARDS OF PRACTICE

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## Inspection Details

### Standards of Practice

#### Roof

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

#### Exterior

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided. [SOP](#)

#### Doors, Windows & Interior

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke. We do not test clothes dryers, nor washing machines and their water connections and drainpipes. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year. [SOP](#)

#### Foundation, Crawlspace, Basement, & Structure

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. [SOP](#)

#### HVAC

We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma. [SOP](#)

#### Plumbing

We are not plumbers. Feel free to hire a plumber prior to closing. All bathroom fixtures, including toilets, tubs,



showers, and sinks are inspected. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property. [SOP](#)

### Electrical

We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs. [SOP](#)

### Attic, Insulation & Ventilation

We inspected the attic by entering it if possible. But there is no flooring, and the insulation is covering the joists or if the clearance is too low, I might not be unable to safely move all around the attic space completely. Inspection restrictions may apply because of this. [SOP](#)

### Kitchen

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. [SOP](#)

### Garage

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different areas require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

### Standards of Practice

### Fireplaces

We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at [www.csia.com](http://www.csia.com).

### Standards of Practice

### Disclaimers

In order to maintain the home value and prevent damage from moisture intrusion it is important that you pay attention to various areas of your home which will require maintenance on a regular schedule. Although as the homeowner, you are responsible for determining necessary maintenance and seeing that it is performed, some basic suggestions might include but are not limited to: Concrete/asphalt surfaces: Seal or patch gaps and cracks to avoid damage from freezing moisture. Freezing moisture will enlarge cracks in concrete and asphalt. Exterior walls: Trim back vegetation Seal gaps or cracks in walls and around doors and windows where moisture may penetrate with an appropriate sealant or paint. Replace any missing exterior wall covering material. Roof: The roof should be free of debris, which will hold moisture next to the roof covering material and hasten deterioration. Keep the gutter system in good repair, sealing leaks and cleaning the gutters and downspouts. Replace missing or damaged shingles and seal areas where flashing may not protect the roof structure. Be sure that downspouts route roof drainage away from the foundation. In cold climates, downspouts which are connected to underground drains are subject to freeze problems in the fall and spring. Keep the finish in good condition. Clear finishes may require

maintenance as often as every year or two. Monitor pipe fittings, boilers and water heaters for corrosion or leakage. Maintain major appliances as recommended by local professionals. Have the system, including the cabinet, burners, blower and filter cleaned and adjusted on an appropriate schedule. You can determine what constitutes an appropriate schedule by consulting with a qualified heating contractor. Moisture intrusion can cause damage to the home by effecting the ability of the soil to support the weight of the foundation and by creating conditions favorable to the growth of biological organisms such as mold fungus. Mold fungus will cause wood with which it comes into contact to decay and may create unhealthy conditions by increasing concentrations of mold spores in the indoor air of the home. Always watch for any signs of moisture intrusion and take steps to correct it immediately.