HOT HOME INSPECTIONS
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RESIDENTIAL INSPECTION

1234 Main St.
Oklahoma City oklahoma 73170

Buyer Name
04/04/2019 9:00AM

Inspector
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Agent
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Table of Contents

Thank you for choosing Western Grand Inspections to perform your home inspection!

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

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

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

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

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional.

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

Recommendations are organized into three categories by level of severity:

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

2) Moderate Recommendations - Most items typically fall into this category. These recommendations may require a qualified contractor to evaluate further and repair or replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended could result in further degradation

of the home and/or create a significant safety concern.

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

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

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.

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

1: INSPECTION DETAILS

Information

Invoice, Warranty, Contractors: **Link Below**

A copy of your invoice can be found below.

Invoice

General: **In Attendance**
Client, Client's Agent

General: **Weather Conditions**
Overcast

General: **Type of Building**
Detached, Single Family

General: **Occupancy**
Vacant, Unfurnished

General: **Utilities On**

Invoice, Warranty, Contractors: **90 Day Warranty & 5 Year Roof Leak Gurantee**

Your home is covered by a 90 day warranty free of charge.

Click Here to learn more about your warranty.

We also provide 5 year roof leak coverage free of charge with every home inspection, Learn more clicking the link below.

5 Year Roof Leak Protection Details.

Invoice, Warranty, Contractors: **Order 18 Month Warranty**

You have the ability to purchase an 18 month warranty for the price of 12 months since we performed your home inspection.

To see prices and learn more click the link below.

18 Month Warranty Details

Invoice, Warranty, Contractors: Trusted Local Contractors - InspectorsList.com

If you are looking for a trusted local contractor to perform needed work for you? Please visit Inspectors List as it is free list of local trusted contractors approved by your home inspector.

www.InspectorsList.com

General: Home Set-Up and Maintenance

Click Here for Your Home Set-Up and Maintenance Guide

Additional Home Tips and Advice

General: Temperature (Approximate)

53 Fahrenheit (F)

The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the A/C.

General: Orientation and Location References

Facing Front Of Home

Orientation:

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

Location References:

For the purpose of this report all directions are given as if you are standing facing the front of the house. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

Recommendations

1.2.1 General

Moderate Item

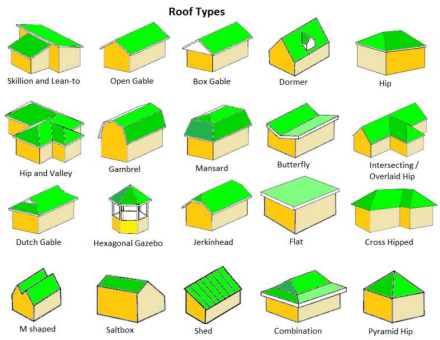
OBTAIN INFORMATION

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

2: ROOF

Information

Roof Type/Style
Hip and Valley



Roof Age
Unknown

Roof Age Determined By
Not Determined

Coverings: Material
Asphalt

Coverings: Number Of Layers
1 Layers

Underlayment: Underlayment Material
Mostly Hidden

Roof Drainage Systems: Gutter Material
N/A

Flashings: Material
Galvanized Metal

Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Material
Mortar Concrete

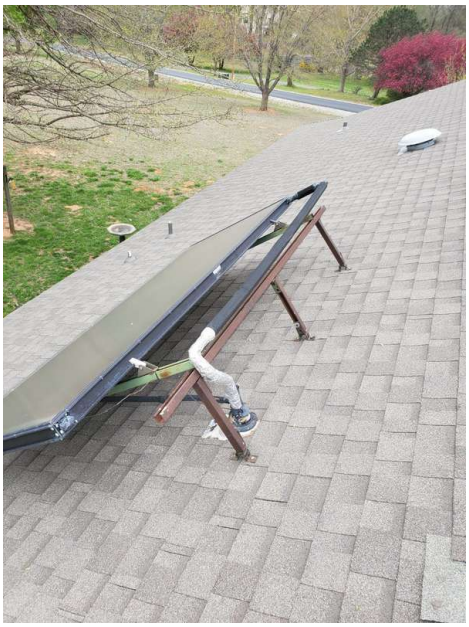
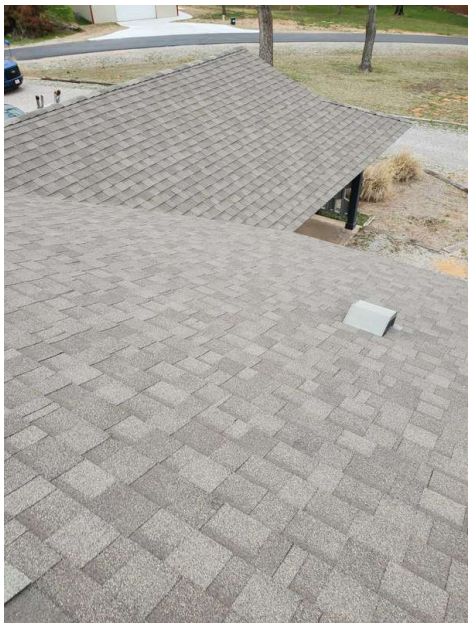
Skylights, Chimneys & Other Roof Penetrations: Chimney Liner Material
Clay

General Introduction

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

Inspection Method
Walked the Roof



Flashings: **General Flashing Description**

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of

flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Limitations

Underlayment

UNDERLAYMENT DISCLAIMER

The underlayment was hidden beneath the roof-covering material. Some edges may have been visible. It was not fully inspected, and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

Recommendations

2.1.1 Coverings

Moderate Item

SATELLITE ATTACHMENTS

There were one or more areas where a satellite has been secured to the roof surface. Repair/seal these areas as needed.

Recommendation

Contact a qualified professional.

2.3.1 Roof Drainage Systems

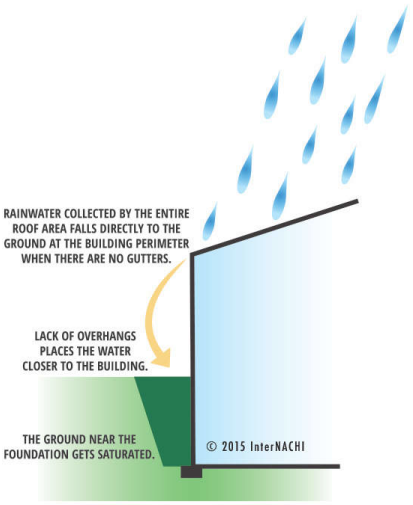
Moderate Item

NO OR PARTIAL GUTTERS

There is no or partial guttering on the structure. We recommend installing guttering to all applicable areas of the structure.

Recommendation

Contact a qualified gutter contractor



2.4.1 Flashings

Moderate Item

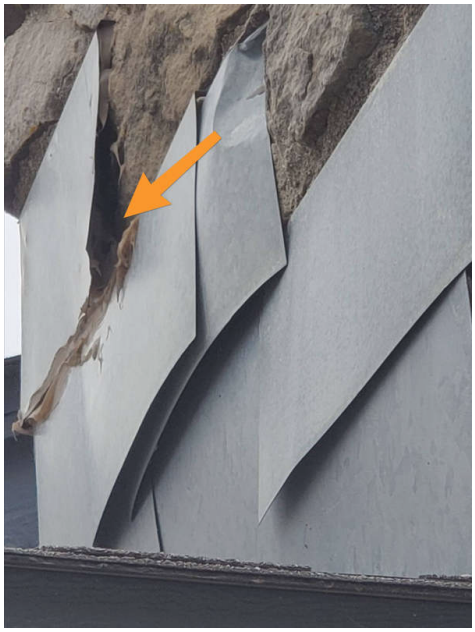
DAMAGED FLASHING

CHIMNEY

One or more flashings are damaged. To prevent possible moisture intrusion into the building structure we recommend having the flashing repaired and/or replaced.

Recommendation

Contact a qualified professional.



Starting to loosen

2.5.1 Skylights, Chimneys & Other Roof Penetrations

Moderate Item

CHIMNEY CAP- END OF USEFUL LIFE

The chimney cap had severe deterioration and appeared to be at the end of its useful life. Failure of the cap can allow moisture intrusion of the chimney structure that can damage the structure and create unhealthy conditions.

3: EXTERIOR

Information

Mailbox Picture

Siding, Flashing & Trim: Siding Style

Masonry

Siding, Flashing & Trim: Siding Material

Stone Veneer

Driveways & Walkways: Driveway Material

Concrete

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material

Railroad Ties

Inspection Method

Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

Note: The General Home Inspection does not include inspection of detached structures, landscaping, landscape irrigation and drainage systems, fencing, ponds, fountains, decorative items, well & septic systems, or swimming pools/spas unless pre-arranged as ancillary inspections.

Comment on any nearby water courses is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past.

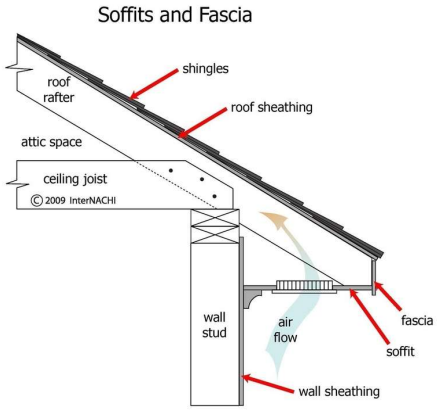
Environmental issues are outside the scope of a home inspection. This includes issues such as mold, lead-based paint, radon, asbestos, meth, rot, pests, and wood-destroying organisms.

Exterior Photos



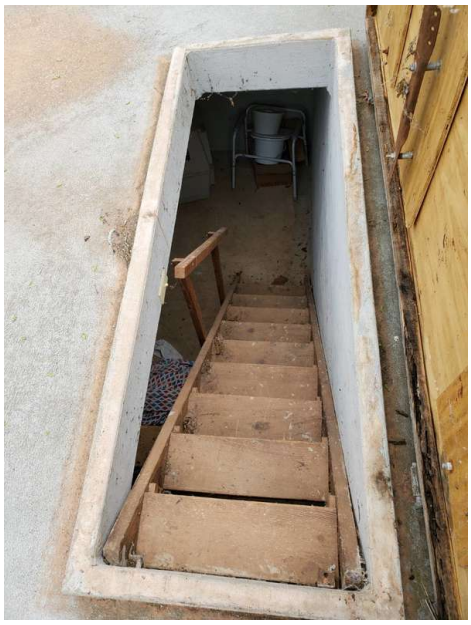

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

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



Exterior Storm Shelter: Exterior Storm Shelter

The exterior storm shelter was dry at the time of the inspection.



Limitations

General

INSPECTION LIMITED/PREVENTED BY:

Car &/or Storage in Garage, New Finishes/Paint/Trim, Vines/Shrubs/Trees Against the Wall

Recommendations

3.1.1 Siding, Flashing & Trim

Moderate Item

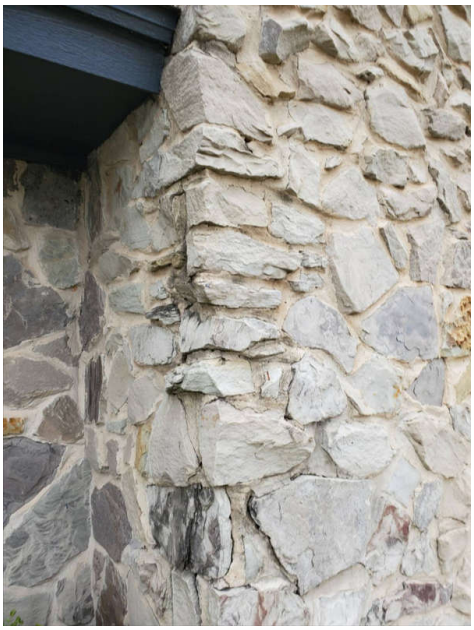
CRACKED BRICK AND/OR MORTAR

MULTIPLE LOCATIONS

Seal and monitor brick and/or mortar cracks to prevent moisture intrusion.

Recommendation

Contact a qualified masonry professional.



Chimney

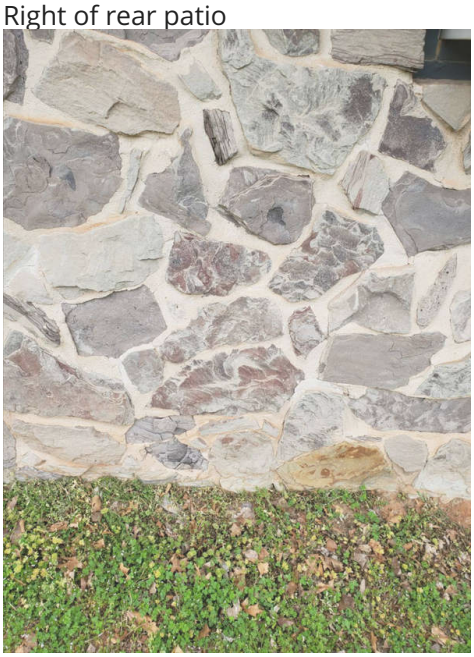
Chimney

Rear right

Right of rear patio

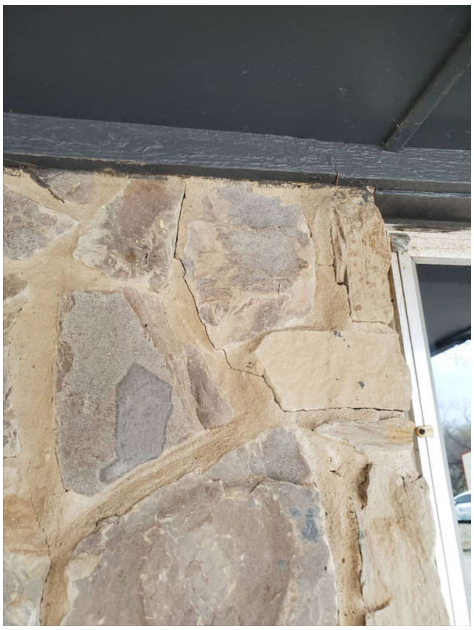
Garage service door

Left side



Minor spalling and cracks - typical - left side

Front right windows



Under patio

3.1.2 Siding, Flashing & Trim

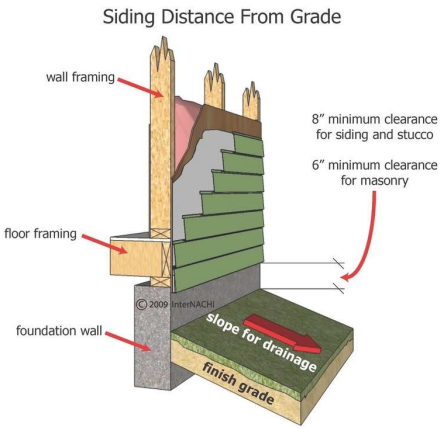
Moderate Item

GROUND CLEARANCE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil can provide direct access for wood destroying insects.

Recommendation

Contact a qualified landscaping contractor



Right side behind bushes

3.1.3 Siding, Flashing & Trim

Moderate Item

WOOD ROT

There is wood rot that should be repaired to prevent further damage and deterioration.

Recommendation

Contact a qualified siding specialist.

Left side roof

3.4.1 Driveways & Walkways

Moderate Item

WALKWAY CRACKS

Cracks observed at the walkway. Seal and monitor to prevent further damage. Bigger cracks or settling could cause a tripping hazard.

Left side

3.8.1 Exterior Storm Shelter

DOOR - WOOD ROT

Moderate Item

Recommendation

Contact a qualified professional.

4: DOORS, WINDOWS & INTERIOR

Information

Environmental: Environmental & Odors
None

Windows: Window Type
Metal

Floors: Floor Coverings
Carpet, Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Laundry Facilities: Dryer Power Source
220 Electric

Laundry Facilities: Dryer Vent Material
Metal

Laundry Facilities: Dryer Exhaust
Vented to Exterior

Minor Wear

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

Recommendations

4.2.1 Doors

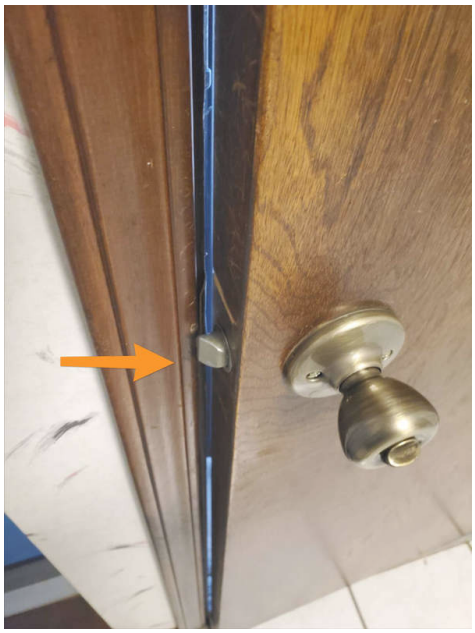
DOOR DOESN'T LATCH

Moderate Item

Door doesn't latch properly.

Recommendation

Contact a handyman or DIY project



Front Door - does not latch

4.3.1 Windows

BROKEN GLASS

Moderate Item

One or more windows have broken glass.

4.10.1 Tiled Areas- Kitchen, Bath & Laundry

Moderate Item

TILE/GROUT DAMAGE/DETERIORATION

Tile and/or grout have damage/deterioration. This can potentially allow moisture intrusion.

Rear left corner

5: HEATING & COOLING

Information

Cooling Equipment: Data Plate Photo(s)

Cooling Equipment: Brand
Lennox

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Age
20, Past Life Expectancy

Typical Life Expectancy: 12-15 Years

Cooling Equipment: Cooling Capacity/Tonage
3 Tons

Cooling Equipment: Refrigerant Type
R-22

Cooling Equipment: Condensate Overflow Switch
None

Cooling Equipment: Temperature Differential
Not Obtained

Heating Equipment: Brand & Location
Rangaire

Heating Equipment: Energy Source
Electric

Heating Equipment: Heat Type
Electric Heat

Heating Equipment: Efficiency
High

Heating Equipment: Temperature Differential
35, Indicates Good Performance

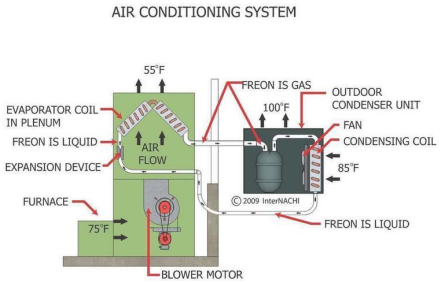
Distribution Systems: Ductwork
In-Slab Ducts

Disclaimer

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

Cooling Equipment: Split System

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.



Split A/C System

Disclaimer

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

Inspection of heating systems typically includes:

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

Furnace Photos

Heating Equipment: **Equipment Inspection**

Inspection of the furnace typically includes examination/operation of the following:
- cabinet exterior
- fuel supply and shut-off (not tested)
- electrical shut-off
- adequate combustion air
- proper ignition
- burn chamber conditions (when visible)
- exhaust venting
- air filter and blower
- plenum and ducts
- response to the thermostat
- return air system
- condensate drain components (where applicable)

Heating Equipment: **Age**

Past Life Expectancy, Unable to Determine

Typical Life Expectancy:

Conventional/Mid Efficiency: 18-25 Years

High Efficiency: 10-15 Years

Wood-Burning Fireplace, Insert, or Stove: **Type**

Wood Burning


Limitations

Recommendations

5.1.1 Cooling Equipment

Upgrade/Maintenance Item

INSULATION MISSING OR DAMAGED

Refrigerant line insulation is missing and/or damaged. Missing or damaged insulation on refrigerant lines can cause energy loss and condensation buildup - leading to moisture intrusion. Recommend repair area of concern by owner or hvac contractor.

Recommendation

Contact a qualified HVAC professional.


Attic

5.1.2 Cooling Equipment

EXCEEDS LIFE EXPECTANCY

Upgrade/Maintenance Item

The estimated useful life for air conditioning condenser is 10 to 15 years. This unit appears to have exceeded this age and may need replacing at any time. It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation

Contact a qualified HVAC professional.

5.1.3 Cooling Equipment

R-22 REFRIGERANT

Upgrade/Maintenance Item

This unit uses R-22 refrigerant. This is an outdated type of refrigerant. Maintenance may be more expensive.

Recommendation

Contact a qualified HVAC professional.

5.1.4 Cooling Equipment

CONDENSER COIL FINS DAMAGED AND/OR DIRTY

Moderate Item

Condenser coil fins are damaged and/or dirty.

Recommendation

Contact a qualified HVAC professional.

5.1.5 Cooling Equipment

EVALUATE A/C WHEN TEMPS WARM

Moderate Item

Air conditioning equipment should not be operated when outdoor temperatures are below 65 degrees within the past or future 24 hours. We recommend having the air conditioning system evaluated by a licensed HVAC professional when the temperatures are warm enough to do so. Some HVAC technicians have special equipment for testing A/C systems during cold weather.

5.2.1 Ceiling Fans

WOBBLING CELING FAN

Moderate Item

One or more celing fans are wobbling. This could be result of warped or sagging blades, and/or incorrect installation.

Recommendation

Contact a qualified professional.

First Bedroom In Left

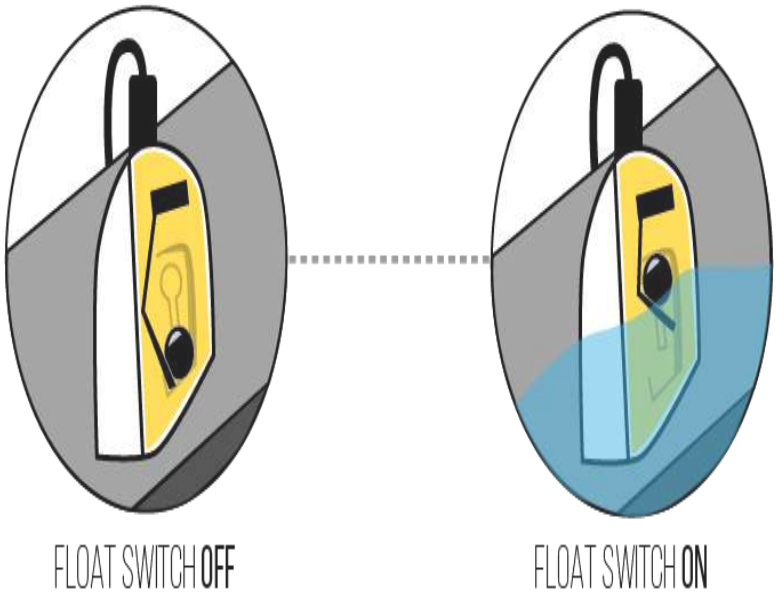
5.3.1 Heating Equipment

MISSING CONDENSATE OVERFLOW SWITCH

Moderate Item

An HVAC system produces condensation as it works to cool, dehumidify and heat a home. This excess condensate is usually drained safely away, but naturally-occurring debris like dust and rust can sometimes cause the drain to become slow or clogged, creating leakage. Considering that one HVAC unit can turn as much as 20 gallons of humidity into condensate per day, it is easy to imagine how much damage can occur if that water is not draining properly.

A float switch is an inexpensive device designed to detect when the unit is leaking and prevent significant damage by shutting it off.



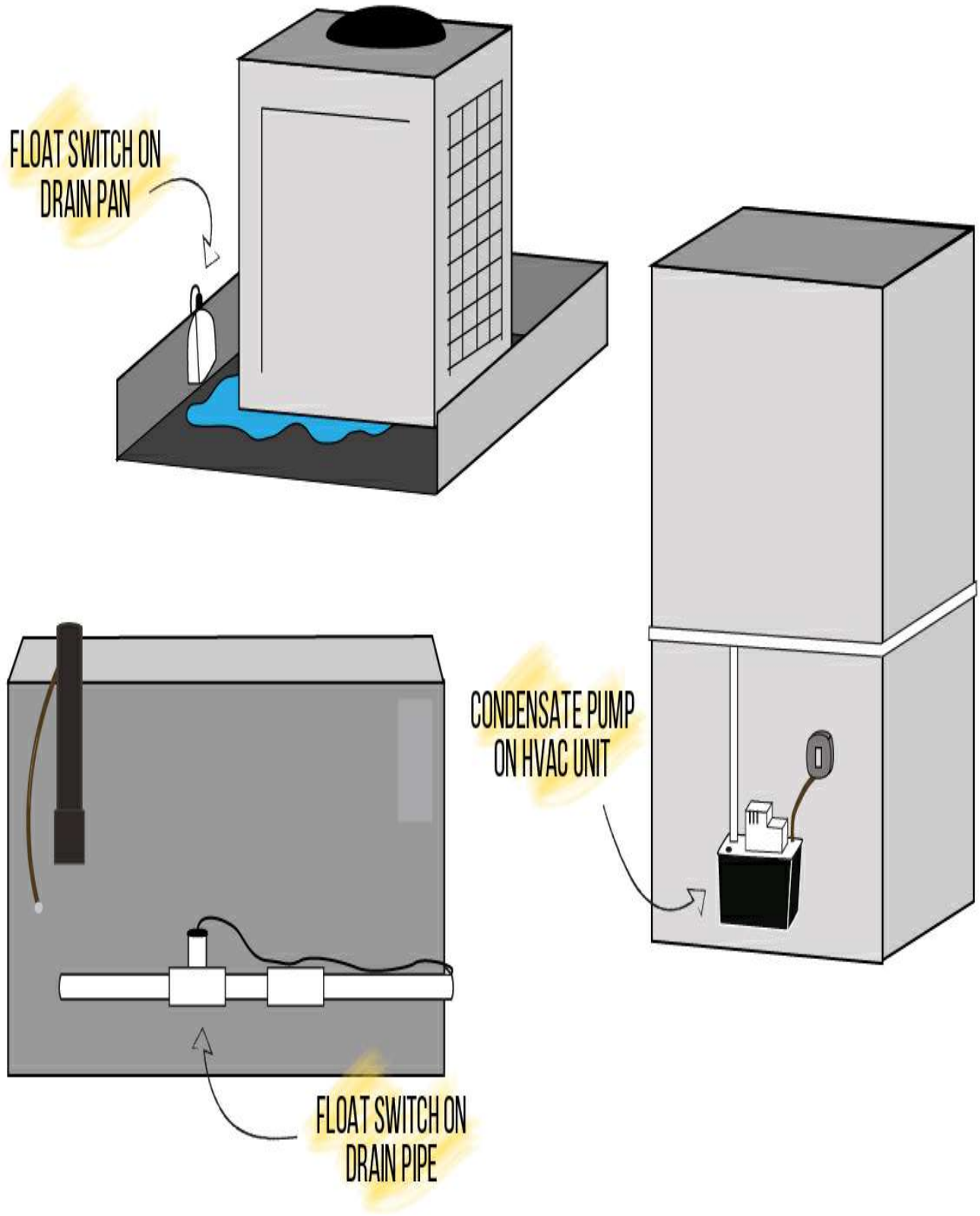
As its name suggests, a float switch is turned on (activated) when the water level in an HVAC's safety drip

pan or condensate line rises past a certain point and the mechanism of the switch begins to float. The switch then sends a signal to the HVAC unit, shutting it off to halt the phase conversion process and stop the production of excess condensation. At that time, the cause of the leak can be repaired before any water damage is able to occur.

Where is a float switch installed?

Horizontal HVAC units are often equipped with a drip pan, which is placed underneath the unit to prevent small amounts of excess condensate water from causing damage. However, in the event of a major leak, a drip pan can only hold so much before it overflows. A float switch installed on the drip pan could prevent such a situation from causing major damage.

For a vertical HVAC unit or horizontal unit without a drip pan, a float switch can be installed on the unit's PVC drain pipe and will activate if water flow is obstructed. An HVAC unit may also come equipped with a condensate pump, which actively pumps excess condensation away from the unit instead of passively relying on gravity to drain it away. Such a pump also includes a float switch-like mechanism which works in the same way, disabling the HVAC unit and preventing the occurrence of major water damage.



No matter where your HVAC unit is located, it's important to install a float switch or, if appropriate for your unit, a condensate pump. An overflow on the top level of your home could cause significant damage to the floors below and result in microbial growth, mold and hazardous living conditions. However, ground floor unit leaks can easily cause a great deal of damage as well.

What is the cost of a float switch?

Float switches are inexpensive to add to your HVAC system. The part itself typically costs less than $50, and your HVAC professional should be able to install it in under a half hour. Your HVAC professional can also

determine whether your unit could benefit from a condensate pump.

Recommendation

Contact a qualified HVAC professional.

5.3.2 Heating Equipment

Moderate Item

EXCEEDS LIFE EXPECTANCY - FURANCE

The estimated useful life for a furnace is 15 to 20 years. This unit appears to have exceeded this age and may need replacing at any time. It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation

Contact a qualified HVAC professional.

5.7.1 Wood-Burning Fireplace, Insert, or Stove

Moderate Item

NFPA RECOMMENDATION

The wood-burning fireplace should be inspected and cleaned prior to burning solid fuel initially and annually. The National Fire Protection Association (NFPA) recommends that chimneys burning solid fuelwood, coal, or pelletsbe inspected yearly and cleaned as often as needed. Such upkeep helps to ensure structural integrity, identify defects that might allow deadly combustion gases to vent into living spaces, and prevent chimney fires caused by the buildup of creosote, a natural byproduct of burning wood.

6: ATTIC, INSULATION & VENTILATION

Information

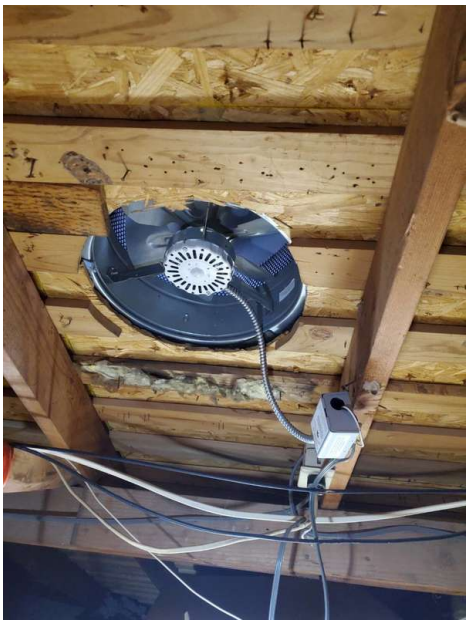
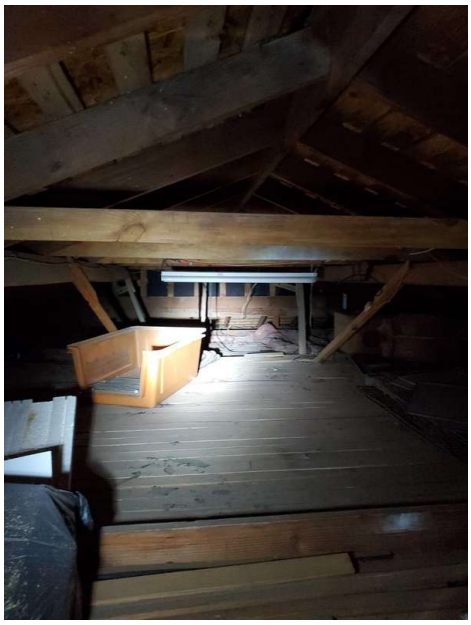
Roof Structure & Attic: Material
2" by 6" Rafters/Roof Joists

Attic Insulation: Insulation Type
Fiberglass, Loose-fill

Attic Ventilation: Ventilation Type
Thermostatically Controlled Fan, Slant Vents

Exhaust Systems: Bathroom Exhaust Present
Fan/Heat/Light

Attic Photos


Attic Insulation: **R - Value**

R-12

R-VALUE BY TYPE

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

Any estimates of insulation R values or depths are rough average values. Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Attic Ventilation: **Attic Ventilation Disclaimer**

Attic ventilation disclaimer

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

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

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

Limitations

Recommendations

6.1.1 Roof Structure & Attic

Upgrade/Maintenance Item

BROKEN RAFTER

Recommend repairing to protect the integrity of the roof structure.

Recommendation

Contact a qualified professional.

Very minor

6.1.2 Roof Structure & Attic

Moderate Item

WHITE POWDER SUBSTANCE IN ATTIC

There is an unknown white powder

substance in the attic, without laboratory testing the inspector can not 100% verify chemical makeup and any known health risks. The inspector's professional opinion is that the powder is likely insecticide and more specifically diatomaceous earth. Please visit link for more information.
http://npic.orst.edu/ingred/de.html

Recommendation

Contact a qualified professional.

6.2.1 Attic Ladder & Attic Access

Upgrade/Maintenance Item

ADJUSTMENT NEEDED

Adjustment is needed at the attic-access pull-down ladder to facilitate personal safety.

6.3.1 Attic Insulation

Moderate Item

INSUFFICIENT INSULATION

Insulation depth was inadequate. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes. Current standard is R-40. We recommend a qualified attic insulation contractor install additional insulation.

6.5.1 Exhaust Systems

Moderate Item

EXHAUST VENTS INTO THE ATTIC

Exhuast should vent to the exterior to prevent excessive moisture, mold and damage to the homes structure.

Recommendation

Contact a qualified professional.

7: GARAGE

Information

Size/Type
2-Car

Garage Door & Opener: Garage Door Opener Photo

Garage Door & Opener: Type
Sectional

Garage Door & Opener: Material
Metal

Garage Door & Opener: Number of Garage Vehicle Door Openers
1

Garage Introduction

Inspection of the garage typically includes examination of the following:

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

Garage Door & Opener: Overhead Door Introduction

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

- door condition
- mounting brackets
- automatic opener
- automatic reverse
- photo sensor
- switch placement
- track & rollers

- manual disconnect

Recommendations

7.1.1 Garage Door & Opener

PANEL DAMAGE

Moderate Item

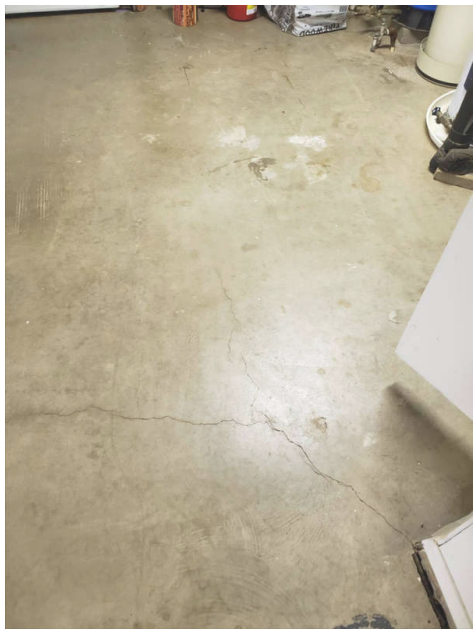
Garage door panel is damaged.

7.3.1 Floor

MINOR CURING CRACKS

Upgrade/Maintenance Item

We observed curing cracks at the garage floor.



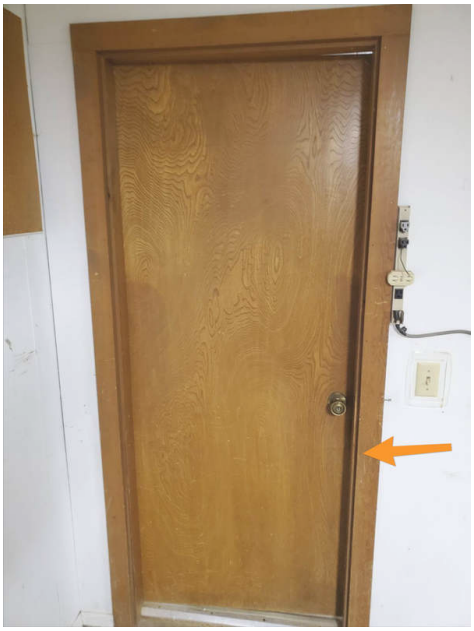
7.4.1 Occupant Door (From garage to inside of home)

Moderate Item

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

BOTH OCCUPANT DOORS

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



7.4.2 Occupant Door (From garage to inside of home)

Moderate Item

OCCUPANT DOOR IS NOT SELF CLOSING

BOTH OCCUPANT DOORS

Occupant doors that lead from garage to living space should be self closing to add an extra layer of safety in the event of an fire. Recommend installing a self closing device to existing door and/or installation of a new door with self closing capabilities.

Recommendation

Contact a qualified door repair/installation contractor.

8: ELECTRICAL

Information

Service Entrance Conductors: Location
Rear Of Home

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Branch Wiring, Circuits, Breakers & Fuses: Branch Wire Material
Copper

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Service Size
225 Amps

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect/Service Box Rating
225 Amps

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

Limitations

Branch Wiring, Circuits, Breakers & Fuses

BRANCH CIRCUIT LIMITATION

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

Lighting Fixtures, Switches & Receptacles

DISCLAIMER- SWITCHES

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

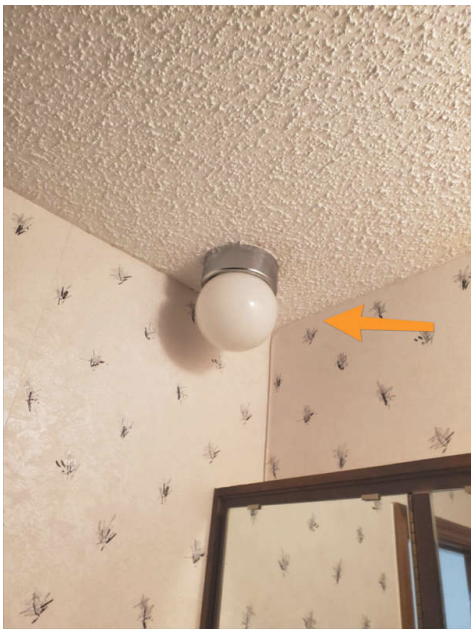
Recommendations

8.3.1 Lighting Fixtures, Switches & Receptacles

Moderate Item

LIGHT INOPERABLE

Light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture.



Master bathroom

Left side

Guest ceiling fan

8.3.2 Lighting Fixtures, Switches & Receptacles

Moderate Item

UNKNOWN SWITCH

The inspector was unable to determine what device is controlled by a switch.

Laundry Room

8.3.3 Lighting Fixtures, Switches & Receptacles

Moderate Item

DAMAGED RECEPTACLE(S)

An electrical receptacle is damaged.

Bedroom end of the hall - left wall

8.3.4 Lighting Fixtures, Switches & Receptacles

Moderate Item

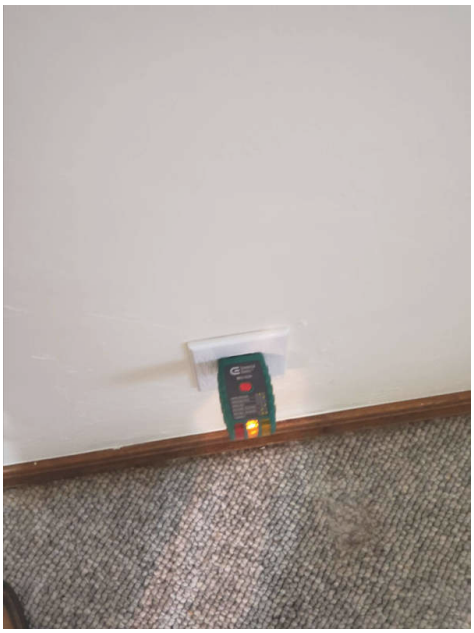
OPEN GROUND RECEPTACLE(S)

An electrical receptacle had an open ground. Other receptacles in the home were grounded.

For GFCI's with open ground, they need a sticker that reads "no equipment ground".

Recommendation

Contact a qualified electrical contractor.



Dining - left of hallway opening

Cook Top

Hallway bathroom - left of sink

First bedroom on left, right of window

Right Side master sink

8.3.5 Lighting Fixtures, Switches & Receptacles

Moderate Item

HOT-NEUTRAL REVERSED RECEPTACLE

An electrical receptacle had hot and neutral wires reversed.

Recommendation

Contact a qualified electrical contractor.

Front right side - loose and needs secured

Living between window and fireplace

8.3.6 Lighting Fixtures, Switches & Receptacles

Moderate Item

SCORCHING- RECEPTACLE

An electrical receptacle exhibited visible scorching. This condition is a potential fire hazard and should be investigated and any repairs made by a licensed electrician.

Living room on left

8.3.7 Lighting Fixtures, Switches & Receptacles

Moderate Item

DAMAGED SWITCH

Recommendation

Contact a qualified professional.

Comtrol kitchen ceiling fan speed

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

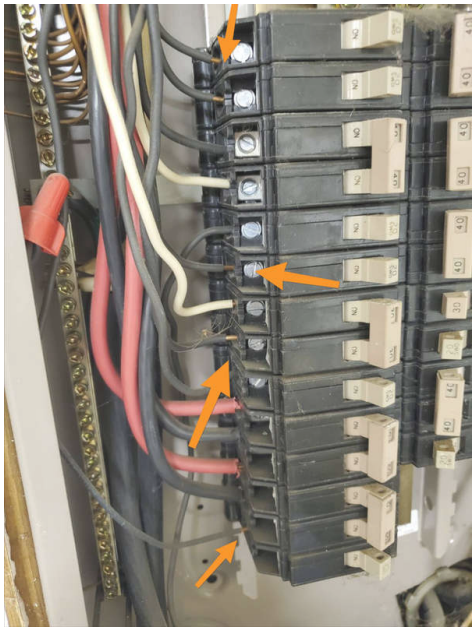
Moderate Item

EXCESSIVE SHEATHING REMOVED

Excessive sheathing removed at branch wiring circuits or service entrance cables. This is a safety hazard. Recommend further evaluation by a licensed electrician.

Recommendation

Contact a qualified professional.



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

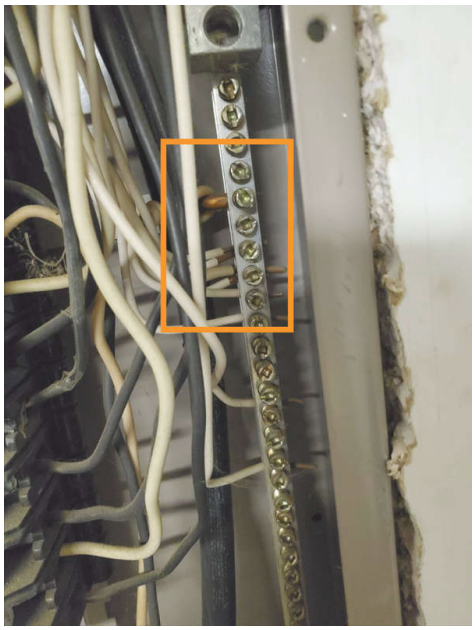
Moderate Item

DOUBLE TAPPED NEUTRALS

There were lug(s) on the neutral/ground bus bar that have more than one neutral wire connected to them. Each neutral wire should be attached to a separate lug to ensure a proper physical connection and to make sure that each circuit can be worked on independently. Recommend to have this corrected.

Recommendation

Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

Moderate Item

NO GFCI PROTECTION INSTALLED

ENTIRE HOME

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

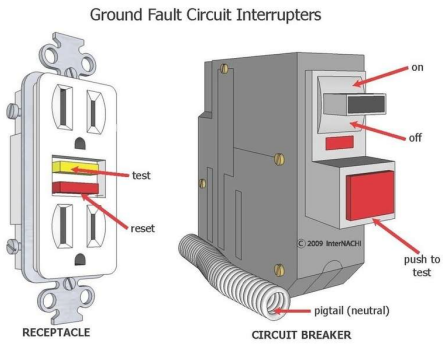
1. Replacing an individual standard receptacle with a GFCI receptacle.

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

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

Recommendation

Contact a qualified electrical contractor.



8.6.1 Smoke Detectors & Carbon Monoxide Detectors

Upgrade/Maintenance Item

CARBON MONOXIDE DETECTORS

We recommend carbon monoxide detectors are installed in the home and maintained according to manufacturer's instructions.

8.6.2 Smoke Detectors & Carbon Monoxide Detectors

Upgrade/Maintenance Item

SMOKE DETECTORS

We recommend having smoke detectors in the home: (1) In all sleeping rooms, (2) Hallways outside of sleeping areas in immediate vicinity of the sleeping rooms. (3) On each level of the dwelling unit including basements. (4) If separated by a door, we also recommend having smoke detectors in the dining room, furnace room, utility room, and hallways not protected by the required Smoke Alarms. The installation of Smoke Alarms in kitchens, unfinished attics, or garages is not normally recommended, as these locations occasionally experience conditions that can result in improper operation. We recommend installing smoke detectors according to the manufacturers instructions as well as regularly testing and monitoring smoke detectors as their batteries need to be replaced and/or the smoke detectors expire and should be replaced periodically per the manufacturer's instructions.

9: BUILT-IN APPLIANCES

Information

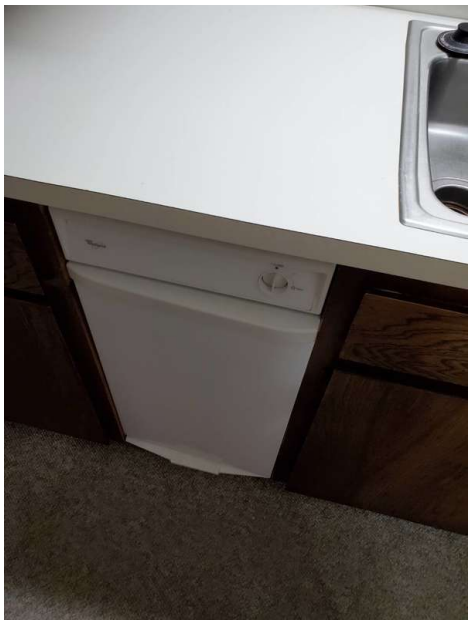
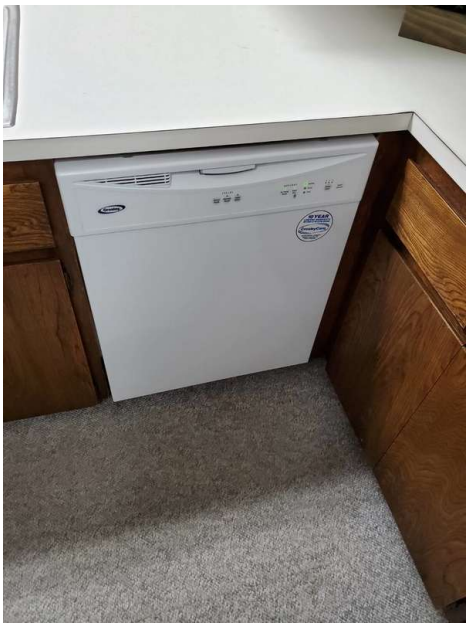
Cooktop: **Cooktop Energy Source**
Electric

Wall Oven: **Wall Oven Energy Source**
Electric

General Appliance Operation

Note: Appliances are operated at the discretion of the Inspector




Limitations

Range

LIMITED INSPECTION

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

Wall Oven

LIMITED INSPECTION

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

Recommendations

9.2.1 Garbage Disposal

Moderate Item

EXCESSIVE VIBRATION

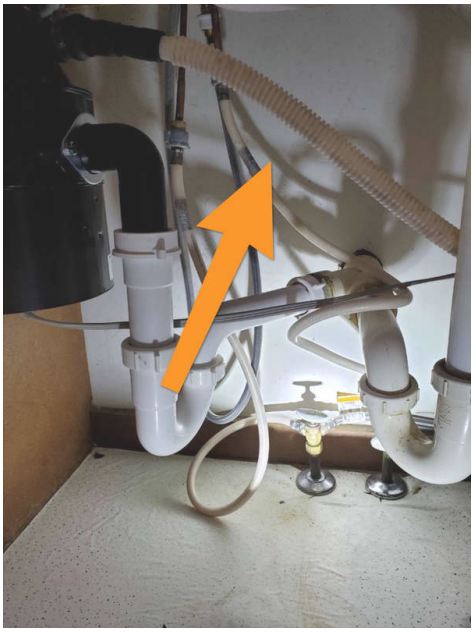
At the time of the inspection, the garbage disposal vibrated excessively when operated.

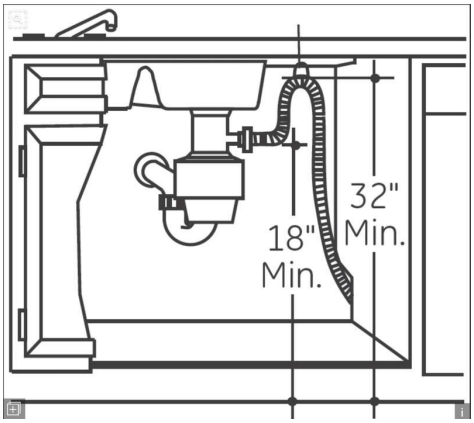
9.4.1 Dishwasher

Moderate Item

NO AIR GAP/ANTI-SIPHON/HIGH-LOOP DEVICE PRESENT

There is no air gap or high loop in the discharge line from the dishwasher to the garbage disposal or drain. Implication: Grey water from the sink can back up into the dishwasher and can subsequently contaminate dishes and/or flood the floor.





10: PLUMBING

Information

Water Source
Well

Water Flow and Pressure
Average

Main Water Shut-off Device: Location
Well

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

Sewage & Drain, Waste, & Vent (DWV) Systems: Drain, Waste, and Venting Material
PVC, Copper

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

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

Fixtures, Water Supply, & Distribution Systems: Water Filter
Unknown

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

Hot Water Systems, Controls, Flues & Vents: Capacity (Gallons)
80, 50

Hot Water Systems, Controls, Flues & Vents: Age
8.11 Years

Typical Life Expectancy:

Conventional: 8 to 12 Years

Tankless: 20 Years

General

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

Sewage & Drain, Waste, & Vent (DWV) Systems: Plumbing Clean-Out Location
Front Of Home, Left Side

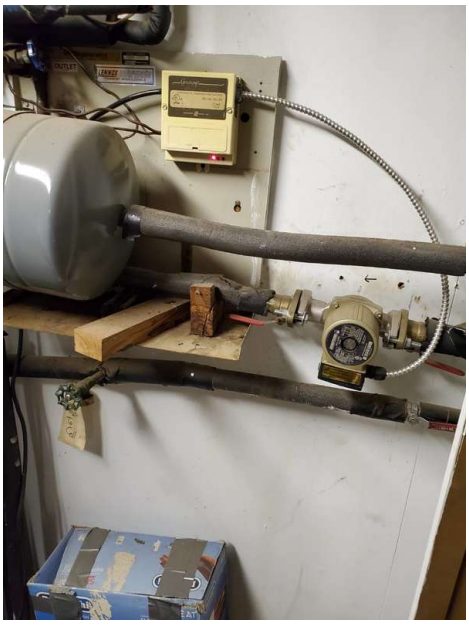

Fixtures, Water Supply, & Distribution Systems: Water Softener


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

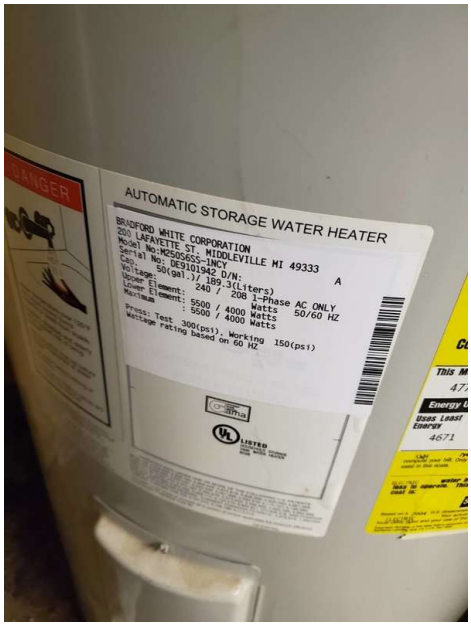
Whirlpool, Bradford White

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.

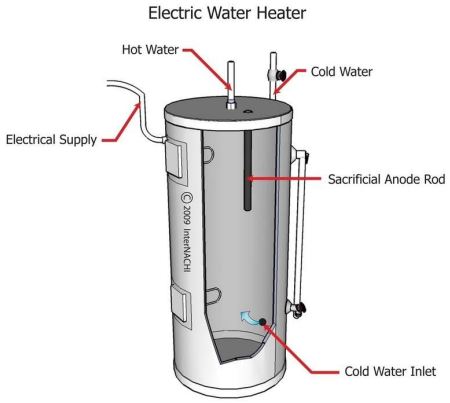


Hot Water Systems, Controls, Flues & Vents: Data Plate Photo(s)



Hot Water Systems, Controls, Flues & Vents: Electric Water Heater

This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.



Electric Water Heater

Limitations

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

MOST DWV PIPES NOT VISIBLE

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

Fixtures, Water Supply, & Distribution Systems

MOST NOT VISIBLE

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

Recommendations

10.3.1 Fixtures, Water Supply, & Distribution Systems

Moderate Item

PLUMBING FIXTURE DAMAGED

One or more plumbing fixtures were damaged. Please see individual pictures and comments for further details.

Recommendation

Contact a qualified professional.

Guest Bath

10.3.2 Fixtures, Water Supply, & Distribution Systems

Moderate Item

SHOWER DIVERTER PROBLEM

Water flow does not completely divert to the shower head.

Recommendation

Contact a qualified plumbing contractor.

Hallway bathroom

Guest room

10.3.3 Fixtures, Water Supply, & Distribution Systems

Moderate Item

PLUMBING FIXTURE LEAKS

A plumbing fixtures leaks and should be repaired to prevent more severe conditions such as water damage.

Recommendation

Contact a qualified professional.

Hallway sink

Leak at fitting - master

10.4.1 Hot Water Systems, Controls, Flues & Vents

Upgrade/Maintenance Item

NEAR END OF OR PAST LIFE SPAN

SMALL HEATER

Water heater is near the end of or past its lifespan. Monitor its effectiveness, and budget for replacing it in the near future.

10.4.2 Hot Water Systems, Controls, Flues & Vents

Moderate Item

NO DRIP PAN

No drip pan was present at the water heater.

Recommendation

Contact a qualified plumbing contractor.

10.4.3 Hot Water Systems, Controls, Flues & Vents

Moderate Item

OVERFLOW PAN NOT PLUMBED TO DRAIN

The water heater drain pan had no overflow. To reduce the potential for damage from a leaking tank or pipe fittings, the drip pan should have an overflow pipe installed that discharges to the home exterior or to a floor drain. The Inspector recommends correction by a qualified plumbing contractor.

11: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual, Attic Access

Floor Structure: Sub-floor
Inaccessible

Ceiling Structure: Sheetrock

Foundation: Material
Concrete, Slab on Grade

Floor Structure: Basement/Crawlspace Floor
N/A

Floor Structure: Material
Concrete, Slab

Wall Structure: Wood Frame - Brick Veneer

Limitations