CENTRAL HOME SOLUTIONS, LLC.
(989) 824-0170
kalcotter@gmail.com
http://www.centralhomesolutionsllc.com

RESIDENTIAL PROPERTY INSPECTION

1234 Main St.
Mt. Pleasant MI 48858

Buyer Name
05/14/2019 9:00AM

Inspector
Kal Cotter

InterNACHI Certified Home Inspector
(989) 824-0170
kalcotter@gmail.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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SUMMARY

1: INSPECTION DETAILS

Information

In Attendance
Inspector, Client(s), Buyer's Agent

Occupancy
Occupied

Type of Building
Single Family, Attached, Detached

Construction Year (From Online

Weather Conditions

Temperature at the Time of

Sources) Clear **Inspection**
2006 40-50 Degrees

Precipitation in the Last 48 hrs? **Ground Condition**
Yes, Light Rain Damp

Orientation

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left of right of the home should be construed as standing in the front yard, viewing the front of the home.

Overview

Central Home Solutions strives to perform all inspections in substantial compliance with the InterNACHI Standards of Practice as set forth by the International Association of Certified Home Inspectors (https://www.nachi.org/sop.htm). As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing**, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. Refer to the InterNACHI Standards of Practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a**GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH.** This inspection report should be used alongside the sellers disclosure, pest inspection (WDI) report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are **highly recommended** as they will cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Notice to Third Parties

Notice to Third Parties: This report is the property of Central Home Solutions and is **Copyrighted as of 2018**. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is **non-transferrable, in whole or in part,** to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said

components / appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Thermal Imaging Information

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to me schedule this service.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting https://www.nachi.org/life-expectancy.htm

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading the report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Cracking/Settlement Cracking Information & Limitations

IMPORTANT - PLEASE READ - If wall cracks or cracking is referenced in this report, they are reported on by their presence and visual condition as existing at the time of inspection only. I can not render a professional opinion as to a cracks severity, cause, or whether it has been recently active. **Only a Structural Engineer can render a judgement on a cracks severity and repercussions and they should be consulted as desired.** As well foundation contractors are in the business of making money, and they will typically quote a repair for any crack, regardless of its severity. Therefore if you would like **ANY** referenced cracks repaired, a foundation contractor should be consulted prior to closing.

Cracks can be present on brick veneer, foundation walls, drywall in the home, etc. I typically find some degree of cracking on over 75% of the homes I inspect. Several conditions can lead to the formation of cracking.

- Typical cracking can occur in the first five years after a home is constructed as the soil is considered "disturbed earth". The weight of the structure will bear on this graded/disturbed soil, and the soil will compact allowing for "settlement" or movement of the home. After approximately five years the soil is once again considered "undisturbed earth", and the majority of the settlement has taken place. Some settlement can still occur after this five year period, but typically not to the degree that occurred in the first five years.
- Other conditions and deficiencies can also allow for settlement or movement, including but not limited to; excessive rain, drought conditions, improper grading surrounding the structure, inadequate footer drains, the composition of the soil, the floor structure design, etc. Cracks or movement associated with these conditions typically will require some degree of repairs.

I look for several conditions in association with cracks, and if any of these conditions are observed further evaluation will be recommended; **(1.)** ***Lateral Displacement*** - When you rub your hand over the crack is one side of the wall jutted out in comparison with the other side. **(2.)** ***The size of the gap in the crack***- Typically any crack over 1/4" in width should be evaluated. **(3.)** ***A tapering gap*** - A crack that starts out over 1/4" in width and tapers to a hairline crack may show differential settlement. **(4.)** ***The number of cracks*** - if there are several cracks that are all within normal tolerances, it's the culmination of all the cracks that is important. **(5.)** ***Multiple cracks on drywall/plaster*** - Multiple cracks over window and door opening or on ceilings may be associated with settlement, thermal expansion, expansion/contraction of differing building materials, etc. **(6.)** ***Visible settlement associated with the crack*** - When the mortar line is followed across a crack, if a "drop" is observed with brick or block, evaluation will be needed.

All cracks start as a small crack, which is another reason I can not render an opinion on a cracks severity. Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

Comment Key - Definitions

This report divides deficiencies into three categories; Major Defects (**in red**), Marginal Defects (**in orange**), and Minor Defects/Maintenance Items/FYI (**colored in blue**). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

- **Major Defects -** Items or components that may require a major expense to correct. Items categorized in this manner require further evaluation and **repairs or replacement as needed by a *Qualified Contractor prior to the end of your contingency period.***
- **Marginal Defects** - Items or components that were found to include a deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems (most defects will fall into this categorization). **Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period.** Items categorized in this manner typically require repairs from a***Handyman*** or ***Qualified Contractor*** and are **not** considered routine maintenance or DIY repairs.
- **Minor Defects/Maintenance Items/Aged Items** - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. **Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection.** Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

2: ROOF

Information

Inspection Method
Walked the Roof Where Possible

Roof Covering Material
Architectural Composite Shingles

Shingles Stage of Life Estimation
First Third of Life

Vents / Protrusions: Vent Type(s)
Plumbing Stack Vent(s)

Roof Views




Roof Limitations

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Shingles Stage of Life Information

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

3-tab asphalt composition shingles typically have a 13-15 year life span This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

Architectural Composition shingles typically have a 24-27 year life span.This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age

Architectural Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These 'premium' shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 30 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after

the initial installation.

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Roof Surface Condition: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles, and any other signs of damage or excessive age. The shingles appeared to be in satisfactory condition, allowing for normal wear and tear, at the time of inspection. No deficiencies were observed unless otherwise noted in this report.

Vents / Protrusions: Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Roof Flashings: Flashing Information

Visible portions of the flashings were inspected looking for installation related deficiencies or damage (drip edge, sidewall, headwall, counter, etc - if applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic, or ceilings where the flashing was presumed to be in place. No deficiencies were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Skylight(s): Skylight(s) Information

The skylight(s) were inspected to ensure flashing was in place at visible portions. No active leaks or significant deficiencies were observed around the skylight(s) at the time of inspection, unless otherwise noted in this report.

Gutters / Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Gutters / Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

Gutters / Downspouts: Recommend Maintaining Gutters

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating

grounds at the foundation.

Recommendations

2.1.1 Roof Surface Condition

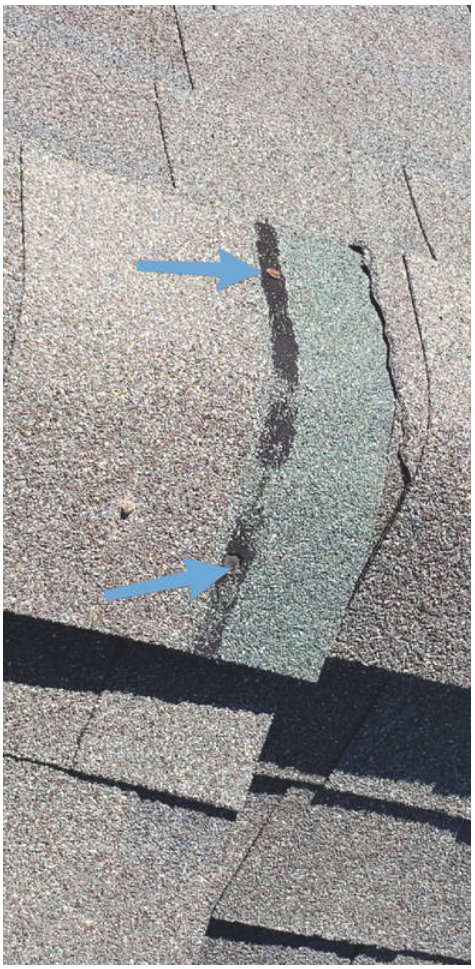
Minor Defect, Maintenance Item, or FYI Item

EXPOSED NAIL HEADS - RIDGE VENT

Exposed nail heads were present on the ridge vent. I recommend for a qualified person to seal any exposed nail heads, to prevent the possibility of leaking.

Recommendation

Contact a qualified professional.



2.1.2 Roof Surface Condition

Minor Defect, Maintenance Item, or FYI Item

MOSS GROWTH ON SHINGLES

Moss growth was present on areas of the roof surface. Moss holds moisture against the roof surface, and can prematurely age or damage the shingles. I recommend removal of the moss with a moss killer by a qualified person. The areas that were covered by moss should be re-inspected for damage by a qualified person.

Recommendation

Contact a qualified professional.

2.1.3 Roof Surface Condition

Marginal Defect

UNSECURED SHINGLES PRESENT

There were unsecured shingles present on the roof surface. Evaluation of the shingles with repairs made as needed is recommended by a roofing contractor.

Recommendation

Contact a qualified roofing professional.

3: GROUNDS

Information

Driveway and Walkway Condition: Driveway Material
Concrete

Driveway and Walkway Condition: Walkway Material
Concrete

Driveway and Walkway Condition: Driveway/Walkway Cracks Present?
Typical

Grading / Lot Drainage: Grading/Drainage Conditions (All Applicable)
Positive Grading (slopes away from structure)

Driveway and Walkway Condition: Driveway/Walkway Information

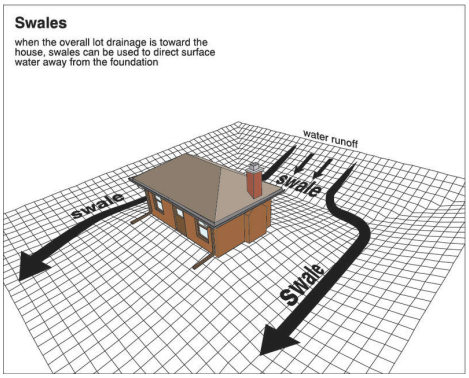
The driveways and walkways (if applicable) were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the InterNACHI only requires that driveway(s) and walkway(s) be reported on with their respected affect on the structure. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Driveway and Walkway Condition: Typical Settlement / Shrinkage Cracks

Settlement / shrinkage cracks were present on the concrete surface (<1/4 inch wide). These can typically be from standard settlement, from admixtures or the composition of the concrete, or weather conditions when the concrete was poured. I recommend sealing these cracks at a minimum, to prevent further damage from freezing water in winter months.

Grading / Lot Drainage: Grading / Drainage Overview

The grading around the home was inspected to determine that it was designed to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.



Grading / Lot Drainage: Grading Limitations

The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

Vegetation Observations: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No deficiencies were observed unless otherwise noted in this report.

Stairs: Stairs Information

The stairs were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Guardrails, Handrails, Stair Railing, Etc.: Railing Information

The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Concrete Surfaces: Concrete Satisfactory Condition

The concrete slabs/flatwork around the home appeared to be in satisfactory condition at the time of inspection.

Exterior Spigots: Spigot(s) Information

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were observed unless otherwise noted in this report.

4: EXTERIOR

Information

Walls / Cladding: Siding Material
Vinyl Siding, Brick Veneer

Walls / Cladding: Wall Construction Type
2X Wood Lumber

Walls / Cladding: Wall Crack(s) Present?
Not at Visible Portions

Window Exteriors: Window

Overhangs / Soffit / Fascia: Soffit

Exterior Doors: Door Material(s)

Material	& Fascia Material	Steel, Wood, Wood Siding Glass
Vinyl	Aluminum-Clad Fascia, Aluminum Soffit	

Exterior Views

Representative Number Inspected

The InterNACHI Standards of Practice states that a representative sample of exterior components shall be inspected on each side of the home when multiple pieces make up an item or component (i.e. cladding, windows, overhangs, etc.). I try to ensure that all portions are inspected but height from the ground, vegetation, or other factors may prevent full accessibility or visibility of some items.

Probing of Wood

The InterNACHI Standards of Practice requires any areas of wooden trim, siding, or other wood components to be probed if water damage (wood rot) was suspected. Any photos of a screwdriver stuck into wood represents water damage/wood rot to some extent. **Hidden damage is always a possibility at these areas.**These areas of damage will require further evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a qualified contractor.

Walls / Cladding: Wall and Cladding Information

The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Wall Flashings: Wall Flashing Acceptable

Wall Flashing appeared to be in good condition at time of inspection. Suggest keeping an eye on the entire exterior during heavy rainfall. Monitor that water is shedding away from the home around entire perimeter.

Overhangs / Soffit / Fascia: Soffit / Fascia Information

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Exterior Doors: Handleset Information

Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home.

Therefore deadbolts and handles will be reported on with respect to the misalignment of the door only, preventing them from latching or locking properly.

Recommendations

4.1.1 Walls / Cladding

Minor Defect, Maintenance Item, or FYI Item

UNLOCKED VINYL SIDING

Unlocked siding was present. These pieces should be secured, as wind can pull the pieces off or damage them. Proper securement is recommended by a qualified person.

Recommendation

Contact a qualified siding specialist.

4.1.2 Walls / Cladding

Marginal Defect

VINYL SIDING CUT SHORT

Pieces of vinyl siding were cut short in areas, exposing the wall sheathing. This can allow for rainwater infiltration. Replacement of the affected siding is recommended by a qualified person.

Recommendation

Contact a qualified siding specialist.

4.1.3 Walls / Cladding

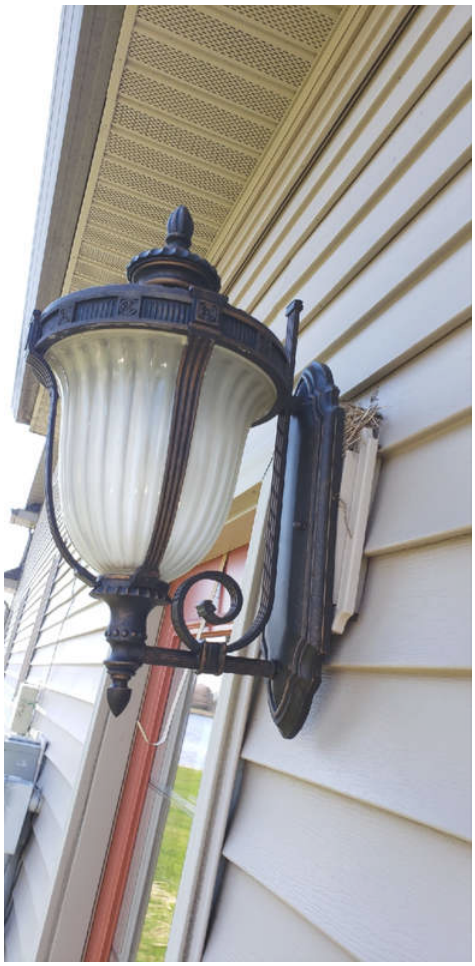
Minor Defect, Maintenance Item, or FYI Item

LIGHTS NOT PROPERLY SECURED

Exterior light may not be mounted properly. Repairs are recommended by a qualified person.

Recommendation

Contact a qualified siding specialist.



4.1.4 Walls / Cladding

Marginal Defect

SIDING MISSING

A piece of vinyl siding was missing. Replacement is recommended by a qualified person.

Recommendation

Contact a qualified professional.

4.5.1 Sealant / Paint Overall

Marginal Defect

FLAKING PAINT - WEATHERED WOOD

Flaking paint and weathered wood was present in areas. Scraping, Sanding, and repainting is recommended as needed by a painting contractor. Any damaged wood found during this process should be repaired or replaced as needed.

Recommendation

Contact a qualified painting contractor.

4.6.1 Exterior Doors

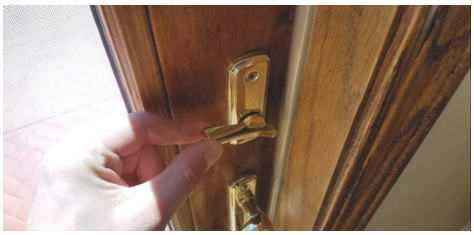
Marginal Defect

HANDLE HARDWARE LOOSE/NOT FUNCTIONING PROPERLY

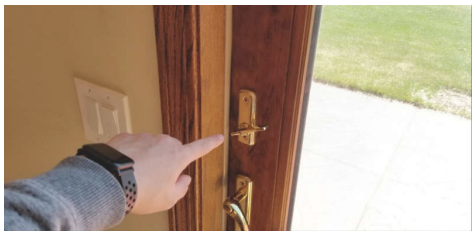
The door handle hardware was loose/not functioning properly at the time of inspection. Repairs or tightening/replacement as needed is recommended by a qualified person.

Recommendation

Contact a qualified professional.



Dining Room



Main Level Living Room

5: GARAGE

Information

Garage Door(s): Garage Door Type(s)
Aluminum Sectional (Insulated)

Garage Door Opener(s): Opener Drive Type
Chain Drive

Garage Door Opener(s): Opener Button Proper Height
Yes

Interior Door : Proper Separation Door Present
Yes

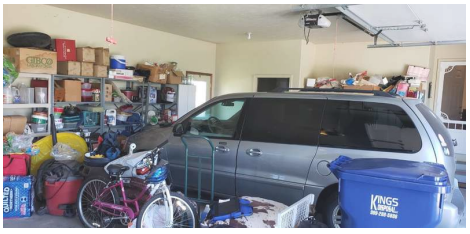
Ceiling / Framing: Ceiling Material
Drywall

Ceiling / Framing: Proper Separation Present
Yes (Presumed)

Walls: Walls Material
Drywall

Walls: Proper Separation Walls Present
Yes

Garage View(s)



Garage Area to Living Space Separation Information

Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead). No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved sealant. These upgrades are recommended for safety if not

present, and a qualified contractor can be consulted for more information.

Heavy Amount of Personal Belongings Present

A heavy amount of personal belongings and storage was present in the garage. These items covered the majority of the foundation walls and concrete slab floor surface. The condition of these items are excluded from this inspection. I highly recommend taking a final walk through of the home once vacant, to observe any areas that were not accessible during the inspection.

Garage Door Parts: Garage Door Parts Information

The rollers, brackets, door panels, springs, and tracks were inspected looking for damage or loose components. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Opener(s): Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Safety: Eye Beam(s) Information

The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. The system was functional unless otherwise noted in this report.

Interior Door : Interior Garage Door Information

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current safety standards require for these doors to be comprised of steel or solid wood measuring at least 1 3/8" thick for proper garage to living space separation. These doors built on homes prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded as desired for safety. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Exterior Door (Man Door): Exterior Door Information

The exterior door was inspected testing for proper operation and looking for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Stairs: Satisfactory

The stairs appeared to be in satisfactory condition. No deficiencies were present unless otherwise noted in this report.

Insulation: Insulation Information

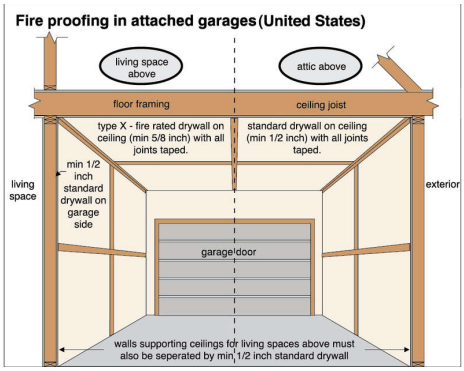
Insulation was in place between the floor joists. No deficiencies were observed unless otherwise noted in this report.

Ceiling / Framing: Ceiling Information

The ceiling area was inspected looking for indications of leaks or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ceiling / Framing: Ceiling Information - Separation

The framing in the garage is required to be covered with a 5/8" type X drywall *if living areas are overhead* and the home was constructed after 2006 (year dependent on local municipality). Confirmation of the proper drywall is not possible in a "visual only home inspection", but the presence of drywall will be reported on. Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended as desired for safety.



Walls: Walls Information

The walls appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed at visible portions unless otherwise noted in this report.

Walls: Walls Information - Separation

Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended as desired for safety.

Garage Floor: Slab Information

Visible portions of the concrete slab was inspected looking for significant deficiencies and significant cracking. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Floor: Drain Present

A floor drain was present in the garage area, and the cause for the installation of the drain was not determined. Drains are not tested for functionality as this would be beyond the scope of a home inspection.

Recommendations

5.4.1 Garage Door Safety

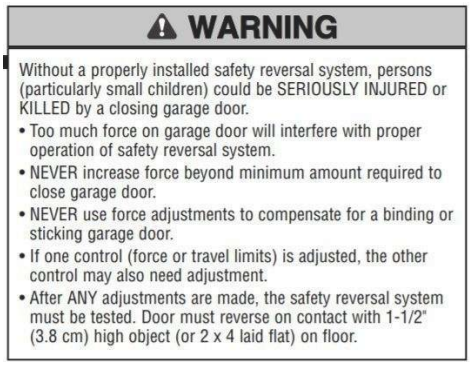
Marginal Defect

RESISTANCE TEST FAILED

The garage door(s) did not auto reverse when met with resistance. DASMA testing procedures were followed, and the door did not auto-reverse when contacting a 2" X 4" laid on the ground under the door. Garage doors contain two safety mechanisms to prevent someone from being injured or pinned under a closing door; photoelectric eyes and the ability to auto reverse when met with resistance. This is typically an adjustment of the "Force Close" setting (if present) on the opener. Repairs are recommended as needed by a garage door contractor for proper operation.

Recommendation

Contact a qualified garage door contractor.



5.7.1 Stairs

Marginal Defect

GUARDRAIL SPACING

There was spacing present on the guardrail at the top of the stairs in the garage that was greater than 4 inches. Current safety standards require that guardrails be designed as to not allow the passage of a 4 inch sphere through them. Safety upgrades should be considered here.

6: HEATING, COOLING

Information

Interior Unit(s): Furnace(s) Location
Crawl Space

Interior Unit(s): Furnace(s) Energy Source and Distribution
Geothermal

Thermostat(s): Thermostat Location(s)
Living Room

Cooling Source Present in Each Room: Cooling Source Present in Each Room
Yes

Heating Source Present in Each Room: Heating Source Present In Each Room
Yes

General Info: HVAC System Present

This home contained an HVAC or split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat

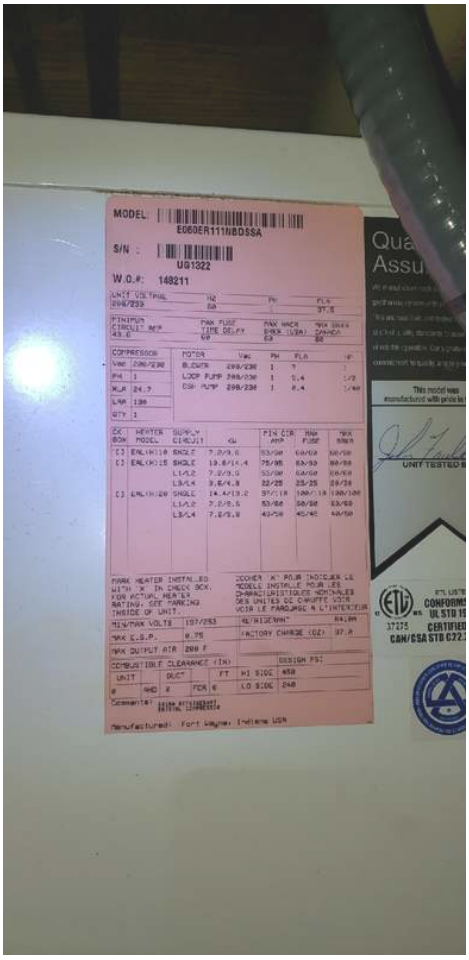
- And Interior ductwork to distribute conditioned air throughout the home

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at the thermostat in both heating and cooling modes; a visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

General Info: Geothermal Information

A Geothermal Heat Pump system was present at the home. These systems use a ground loop to capture heat from the soil below grade to heat in the winter months, and dissipate heat from the home into the soil in summer months to aid in cooling. Confirming the proper installation or efficiency of these systems is beyond the scope of a home inspection. If a more thorough inspection of the unit is desired, an HVAC contractor should evaluate.



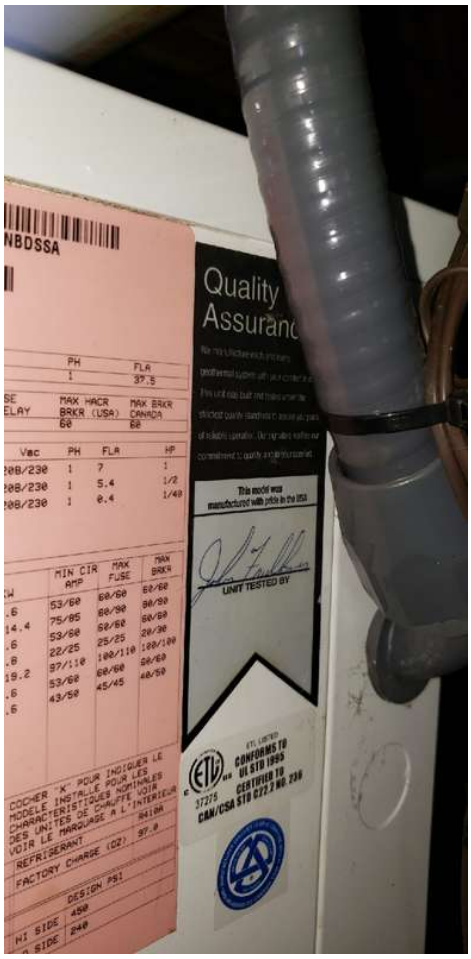
Interior Unit(s): Furnace Manufacture Year

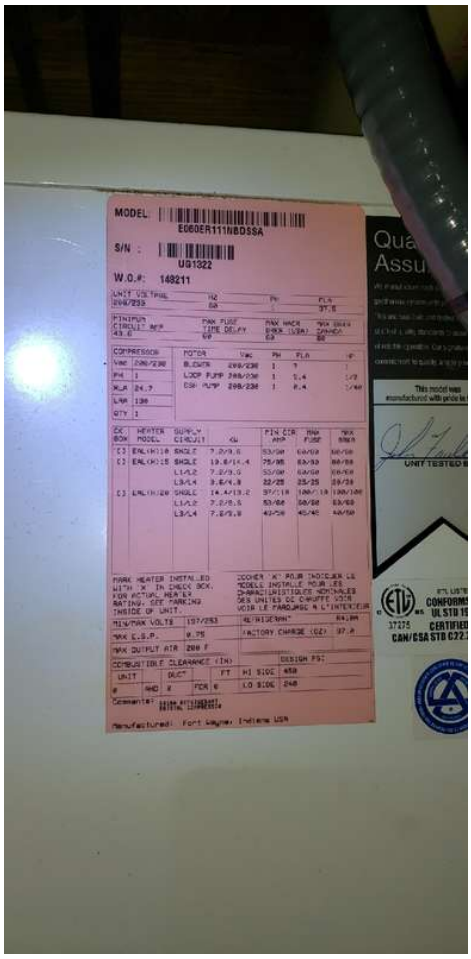
2006

The typical life expectancy of electric units is approximately 13-15 years, and 15-20 years for gas units.

Interior Unit(s): HVAC(s) Information

The system was inspected visually and tested by ensuring it responds to normal operating controls in heating mode (at the thermostat), and that heated air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.





Thermostat(s): Thermostat Information

The thermostat was operated and it initiated the HVAC system, at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

HVAC Supply Registers: HVAC Supply Information

Conditioned air supply was present at the supply register(s). CFM air flow is not inspected for. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Visible Ductwork: Ductwork Information

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

7: WATER HEATER

Information

Water Heater Condition: Water Heater Location
Crawl Space

Water Heater Condition: Capacity
47 Gallons

Water Heater Condition: Energy Source
Electric

Water Heater Condition: Manufacture Year
2012, 2004

Water Heater Condition: Water Temperature
120-130 Degrees

TPRV Discharge Pipe: TPRV Discharge Tube Material
Copper

The typical life expectancy of a

water heater is 13-15 years.

Water Heater Condition: Water Heater Information

The water heater produced hot water at the time of inspection. No reportable deficiencies were observed with the unit unless otherwise noted in this report.

TPR Valve: TPR Valve Information

A TPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

TPRV Discharge Pipe: Discharge Pipe Present

A TPR valve discharge pipe was present. No deficiencies were observed unless otherwise noted in this report.

Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Recommendations

7.1.1 Water Heater Condition

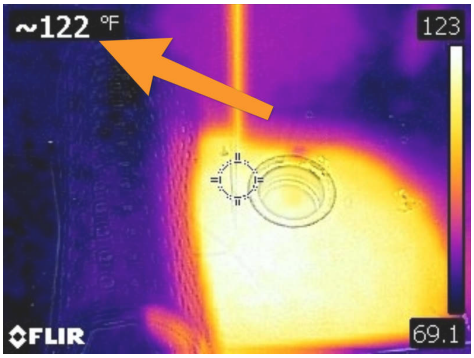
Marginal Defect

WATER TEMP IN EXCESS OF 120 DEGREES

The hot water temperature was over 120 degrees. The water temperature is recommended to be kept below 120 degrees to prevent scalding. Adjustments to the temperature can typically be made at the water heater thermostat.

Recommendation

Contact a handyman or DIY project



Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

8: ELECTRICAL

Information

Service Entrance: Service Entrance Type

Underground Service Lateral

Service Disconnect: Main Breaker / Service Disconnect Location

At Main Breaker in the Electrical Panel

Service Amperage: Service Entrance Conductors Type

Copper

Service Amperage: Service Amperage
200amps 120/240VAC

Electrical Panel / Service Equipment: Electrical Panel / Service Equipment Location
Garage

Distribution (Sub) Panel: Distribution (Sub) Panel(s) Location
Garage

Service Grounding / Bonding: GEC Present
Yes

Service Grounding / Bonding: Grounding Electrode Type
Rebar (Ground Rod)

Breakers: AFCI Breakers Present
Yes

Breakers: Breakers in Off Position
1

Branch Wiring : Visible Branch Wiring Type
Polyvinyl Chloride (Romex-like)

GFCI Protection: GFCI Protected Areas
Exterior, Garage, Bar Sink Area, Master Bathroom, Main Level Bathroom, Upstairs Bathroom, Kitchen Island, Kitchen

GFCI Protection: GFCI Missing/Damaged - Installation Recommended
Kitchen

General Info: Low Voltage Systems/Wiring Not Inspected

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

Service Entrance: Underground Service Lateral Information

Power was supplied to the home via an underground service lateral. The meter and conduit appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

Service Amperage: Service Amperage

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

Electrical Panel / Service Equipment: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.


Distribution (Sub) Panel: Distribution Panel Information

The distribution panel was inspected to ensure all distribution panel rules were followed; that a 4-wire feed was present, that the EGC's and grounded conductors were isolated, that the grounded conductors were floating, that the EGC's were bonded, etc. No significant deficiencies were present in the panel(s) at the time of inspection, unless otherwise noted in this report.


Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Receptacles: Receptacle Information

A representative number of receptacles were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

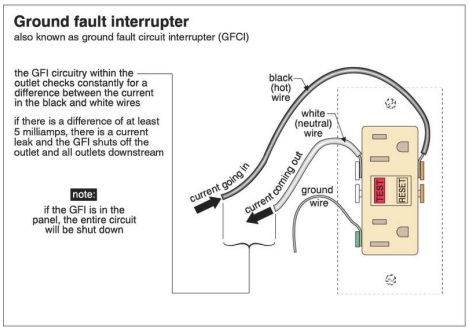
Receptacles: 220V/240V Receptacle(s) Not Tested

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended at locations within 6 feet of a water source or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection, unless otherwise noted in this report.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here: https://prohitn.com/gfci-protection/



Ceiling Fans: Ceiling Fan Information

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.





Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Switches, Lights: Lights Not Tested

Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

Switches, Lights: Unknown Switch in Garage

An unknown switch was present. I recommend consulting with the sellers as to its purpose.

Recommendations

8.9.1 Branch Wiring

Marginal Defect

WIRING CONNECTIONS MADE OUTSIDE OF JUNCTION BOX

There were wiring connection(s) present that were made outside of an electrical box. This can be a potential fire or electrocution hazard. Any wiring connections made outside of an electrical box in the home are recommended to be made in a proper box by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

8.10.1 Receptacles

Marginal Defect

LOOSE AT WALL

There were receptacle(s) present that were loose at the wall. Proper securement is recommended as needed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

Upstairs Living Room

8.11.1 GFCI Protection

Marginal Defect

GFCI PROTECTION NOT PRESENT/FOUND

GFCI protection was not present/found at the areas referenced at the top of the electrical section of the report, at the time of inspection. GFCI protection is recommended for the exterior, garage, and basement receptacles for safety, as well as kitchen and bathroom receptacles within 6 feet of a water source. Installation or repairs as needed to ensure GFCI protection is present at all recommended locations for safety is recommended by a licensed electrician.

Kitchen

Recommendation

Contact a qualified electrical contractor.

8.13.1 Switches, Lights

Minor Defect, Maintenance Item, or FYI Item

LIGHT(S) NOT FUNCTIONAL

There were light(s) present that were not functional. This could be something as simple as a burned out bulb, or be more extensive. Confirming proper operation is recommended prior to closing. If these lights can not be verified to be functional prior to closing, evaluation and repairs as needed for proper operation is recommended by a licensed electrician.

Upstairs Hallway

Upstairs Hallway

8.13.2 Switches, Lights

Marginal Defect

EXTERIOR LIGHT NOT SECURED

GARAGE

There were exterior light(s) present that were not secured properly. Repairs are recommended as needed to properly secure the fixture(s) by a licensed electrician or other qualified person.

Recommendation

Contact a qualified handyman.

9: PLUMBING

Information

Main Shut Off Valve : Main Shut Off Valve Location
Crawl Space

Water Pressure: Water Pressure
43 psi

Water Distribution Pipes: Service Pipe Material (Visible Portions)
CPVC

Water Distribution Pipes: Water Distribution Pipe Material (Visible Portions)
Copper

Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)
PVC

Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)
PVC

Sewer Clean Out: Cleanout Location
Crawl Space

Sump/Ejector Pump: Sump/Ejector Pump Present
Yes

Functional Flow: Functional Flow
Yes

Functional Drainage: Functional Drainage
Yes

Main Shut Off Valve : Main Shut Off Information

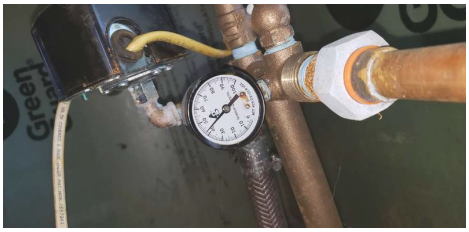
The shut off valve appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed unless otherwise noted in this report. The valve is not operated to test it's functionality.

Pressure Regulator: Pressure Regulator Information

The pressure regulator appeared to be in satisfactory condition at the time of inspection. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.

Water Pressure: Water Pressure Information

The water pressure tested at an acceptable level at the time of inspection. 80psi or less is generally recommended to protect distribution pipes and connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi.



Water Distribution Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies. No reportable conditions (significant defects) were visibly present unless otherwise noted in this report.

Drain, Waste, and Vent Pipes (DWV): No Leaks Present

Water was ran through all drains in the home for an extended period of time, and no leaks were observed at the visible portions of the plumbing waste / drain pipes at the time of inspection.

Sewer Clean Out: Cleanout Information

A sewer cleanout was present. Sewer cleanouts are reported on with regards to their presence only and are not attempted to open or verify any other information.

Sump/Ejector Pump: **Satisfactory - Sump Pump**

The sump pump was functional at the time of inspection. No deficiencies were observed with the unit unless otherwise noted in this report.

Functional Flow: **Flow Information**

Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

Functional Drainage: **Drainage Information**

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and I have no control of future drainage conditions due to heavy or frequent use.

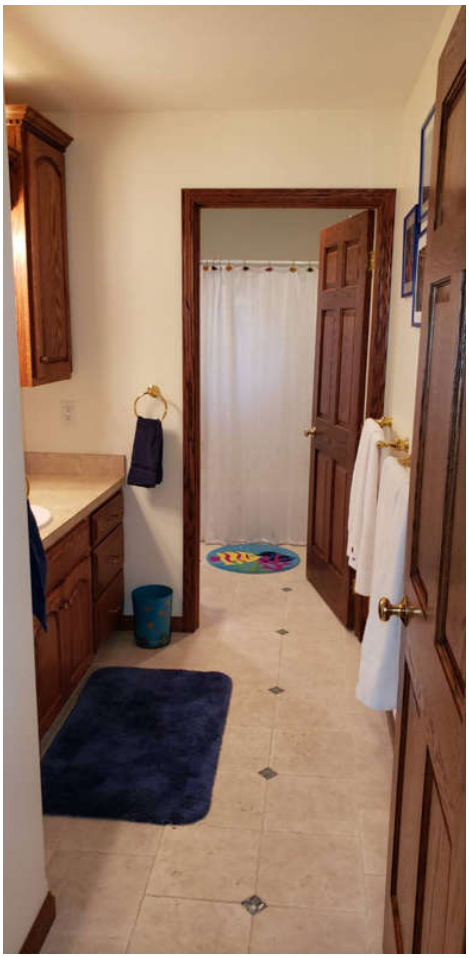
10: BATHROOM(S)

Information

Ventilation: **Ventilation Sources**

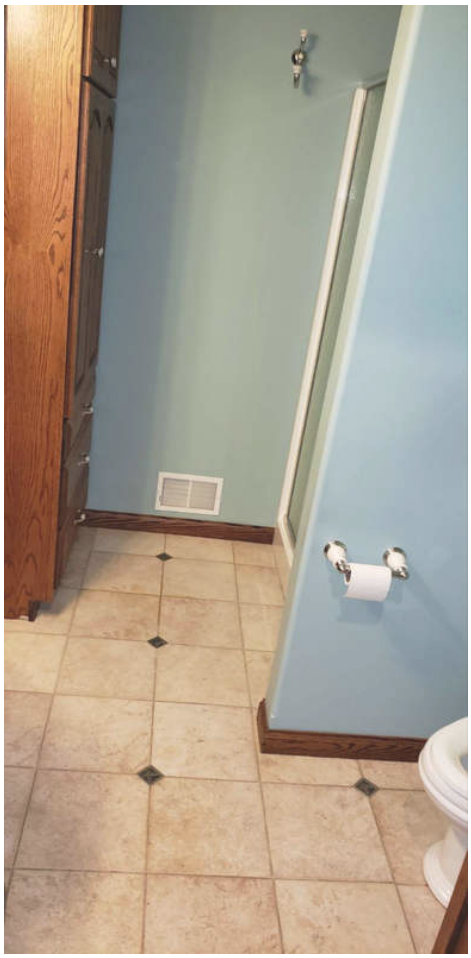
Ventilation Fan(s), Window(s)

Bathroom View(s)



Upstairs Bathroom

Master Bathroom



Main Level Bathroom

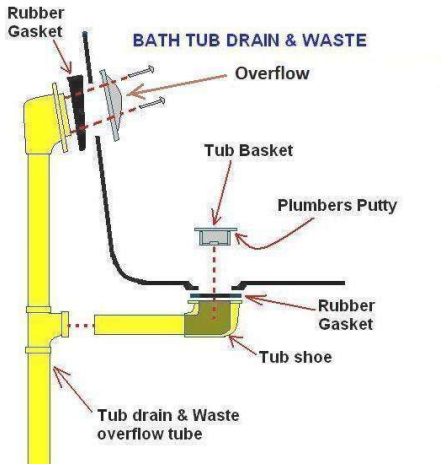
Tub and Shower Drain Information

Water was ran through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What I can't replicate is the affects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time.

Tub and Sink Overflow Limitations

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



Cabinets, Countertops: Cabinet & Countertop(s) Information

The cabinets and countertops were inspected by looking for significant defects. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Mirror(s): Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ventilation: Ventilation Information

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Heavy Belongings Under Sink(s)

A heavy amount of stored items were present in the cabinet(s). This may obscure visual accessibility of some areas; including plumbing components and cabinet floor/wall surfaces. The inspection of these areas is limited to visual portions only.

Master Bathroom

Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Walls: Shower Walls Information

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Doors / Enclosures: Shower Door / Enclosure Information

The shower enclosure and door was inspected by running water in the shower for a few minutes and looking for visible signs of leaks. Lived in conditions can not be replicated during an inspection and if leaks are noticed after taking possession the door tracks will need to be sealed as needed to rectify any leaking. No reportable conditions were present unless otherwise noted in this report.

Bathtub(s): Bathtub(s) Information

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Bathtub(s): **Jetted Tub Information**

The jetted tub was inspected by filling the tub with water to a level above the jets, and then initiating the motor to check that the motor was functional. The tub was then drained to check for leaks and/or damage or cracking in the tub. No significant deficiencies or leaks were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Toilet(s): **Toilet(s) Information**

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Recommendations

10.4.1 Sink(s)

Minor Defect, Maintenance Item, or FYI Item

LIFT ROD TO POP-UP CONNECTION MISSING

The lift rod was not connected to the pop-up. This prevents operation of the pop-up stopper. The proper connection is recommended by a qualified person.

Recommendation

Contact a qualified handyman.

Main Level Bathroom

10.4.2 Sink(s)

Marginal Defect

FAUCET AND VALVES LOOSE

The faucet assembly was loose at the base. Proper securement of the assembly is recommended by a qualified person, typically this is associated with loose plastic nuts under the sink.

Recommendation

Contact a qualified handyman.

Master Bathroom

10.5.1 Undersink Plumbing - Bathroom

Marginal Defect

LEAK PRESENT

There was a leak present under the sink. Repairs are recommended as needed to rectify any leaks by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Right Sink Master Bathroom

10.7.1 Shower Walls

Marginal Defect

CRACKED GROUT/SEALANT PRESENT

Areas of cracked grout/sealant were present. This can allow for water infiltration behind the tile walls. Repairs are recommended as needed to prevent any moisture infiltration by a qualified person.

Recommendation

Contact a qualified professional.

10.9.1 Bathtub(s)

Minor Defect, Maintenance Item, or FYI Item

DEBRIS FROM JETS

A heavy amount of debris was ejected from the jets when the motor was started for the jetted tub. This is most likely buildup from where the tub has not been used regularly. A cleaning of the tubs, jets, and supply lines are recommended by a qualified person.

Recommendation

Contact a qualified professional.

10.10.1 Toilet(s)

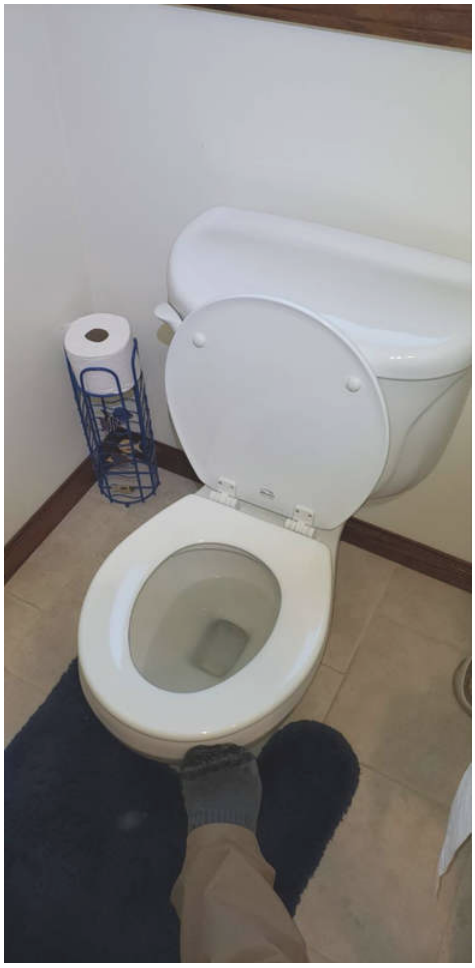
Marginal Defect

TOILET LOOSE AT FLOOR

The toilet was loose at the floor anchor bolts. This can hinder a proper connection between the wax ring and toilet flange, which could allow for leaking. Evaluation of the toilet and wax ring, and re-securing as needed to ensure no leaking will occur is recommended by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Upstairs Bathroom

11: LAUNDRY

Information

Laundry View

Dryer Energy Source
Electric

Dryer Vent: Dryer Vent Termination Point
Exterior

Washer / Dryer Present

A washer and/or dryer was present. This washer and dryer may block accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality.

Cabinets : Satisfactory

No reportable deficiencies were observed with the cabinets at the time of inspection.

Countertop: Satisfactory

No deficiencies were observed with the countertops at the time of inspection.

Visible Plumbing - Laundry: Plumbing Information - Washer Present

The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.

Dryer Vent: Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with the dryer vent at visible portions unless otherwise noted in this report.

Wash Basin: Wash Basin Information

The wash basin was inspected by operating the faucet and faucet valves looking for deficiencies or leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Recommendations

11.4.1 Dryer Vent

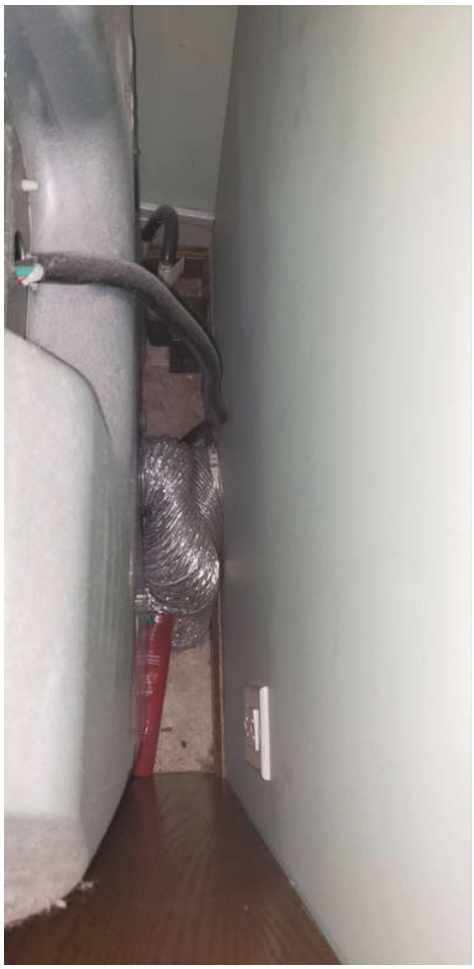
Marginal Defect

VENT DUCT FLEXIBLE MATERIAL PINCHED

The dryer vent duct was pinched. Replacement of the vent with proper materials is recommended by a qualified person.

Recommendation

Contact a qualified professional.



12: KITCHEN

Information

Oven/Range: Energy Source
Electric

Oven/Range: Range Anti-tip Bracket Present
Not Applicable

Exhaust Fan: Fan Type
OTR Exterior Vented

Cabinets, Countertops: Countertop/Cabinets Information

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Sink(s): Kitchen Sink Information

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Spray Wand: Spray Wand Information

The spray wand, whether standalone or attached to the faucet, was operated looking for proper flow and to ensure no leaks were present. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Kitchen: Plumbing Information

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No

reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Disposal Unit: **Disposal Information**

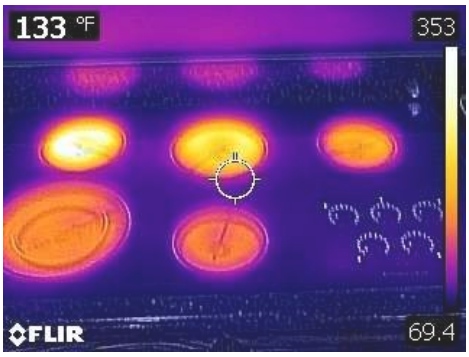
The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Dishwasher : **Dishwasher Information**

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.

Oven/Range: **Heating Elements Information**

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.



Oven/Range: **Oven Information**

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Exhaust Fan: **Exhaust Fan Information**

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection if not otherwise noted in this report.

Microwave: **Microwave Information**

The microwave was tested by running on "Cook" mode for 30 seconds, and was functional at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.

Refrigerator: **Refrigerators Not Inspected**

Refrigerators are not included in a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore their water line and power receptacle are not visible and excluded from this inspection. If the refrigerator is a

concern, I recommend having it evaluated by an appliance repair company or other qualified person prior to closing.

13: INTERIOR AREAS

Information

Smoke Alarms / Detectors: Smoke Alarms Present at All Required Locations
Yes

Windows: Window Glazing
Double Pane

Fireplace(s): Fireplace Type(s)
Vented Gas Logs

Fireplace(s): Fireplace Location(s)
Living Room

Fireplace(s): Fireplace Flue Termination Point
Sidewall

Ceiling Condition: Moisture Stains Present on Ceilings
No

Room Views

Upstairs Bedroom

Upstairs Bedroom

Upstairs Bedroom

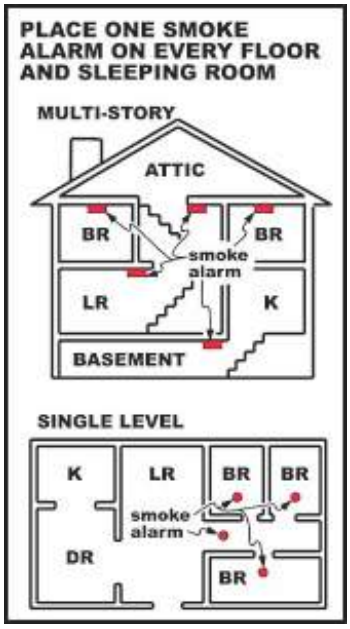
Bedroom Locations

Bedrooms are determined by starting with the Master, after walking out of the master bedroom, bedroom 2 will be the first bedroom you come to, bedroom 3 the next, and so on.

Smoke Alarms / Detectors: Smoke Alarms Information

Smoke alarms are recommended for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend testing the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms



Windows: Windows Information

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Windows: Glass Seal Failure Limitations

Reporting on double pane glass seal failure is not required by the InterNACHI Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

Closets: Closets Information

The closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Interior Doors: Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Interior Doors: Not Tested - Personal Belongings

The referenced doors were not tested for operation due to personal belongings. The functionality of these doors is excluded from this inspection.

Doorbell: **Doorbell Information**

The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Fireplace(s): **Fireplace Information**

The fireplace was evaluated by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). **An NFPA Level 2 inspection is recommended to be conductedby a chimney sweep during the transfer of ownership of a home and is highly recommended prior to the end of your contingency period.** This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection. No deficiencies were observed at visual portions unless otherwise noted in this report.

Fireplace(s): **Pilot Light Not Lit**

The pilot light for the gas logs was not lit at the time of inspection. Gas fireplaces are not tested for functionality if the pilot is not lit, as there are specific instructions for ignition that must be closely followed for safety. These lighting procedures vary from manufacturer to manufacturer. Gas Fireplace manufacturers highly recommend that the manual is given to the new owners so that safety precautions are followed. As well manufacturers recommend that gas fireplaces are inspected, and maintenance is performed annually. I recommend maintenance by a gas fireplace professional prior to using the unit.

Stairs, Handrails, Guardrails: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Surfaces - Overall: Surfaces Information

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Surfaces - Overall: Good Condition - Normal Wear and Tear

The interior wall, floor, and ceiling surfaces appeared to be in satisfactory condition at visible portions, taking into consideration normal wear and tear. Any exceptions will be listed below.

Wall Condition: Walls Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Ceiling Condition: Ceilings Information

The ceilings throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

Ceiling Condition: No Moisture Stains Present

Moisture stains were inspected for on the ceilings throughout the home, and no moisture stains were present on the ceilings at the time of inspection.

Floor Condition: Floors Information

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

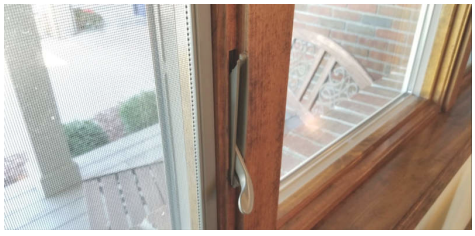
Recommendations

13.2.1 Windows

Marginal Defect

LATCHES / LOCKS MISSING OR DAMAGED

There were windows present with missing and/or damaged window latches or locks. Repairs are recommended as needed for security by a qualified person.



Dining Room

Recommendation

Contact a qualified window repair/installation contractor.

13.3.1 Closets

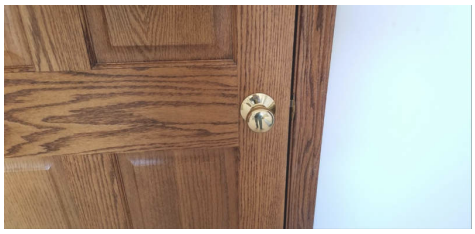
Minor Defect, Maintenance Item, or FYI Item

CLOSET DOOR NOT LATCHING

The closet door was not latching properly. Adjustments or modifications are recommended as needed for proper operation by a qualified person.

Recommendation

Contact a qualified handyman.



Upstairs Bedroom

13.4.1 Interior Doors

Marginal Defect

POCKET DOOR NOT FUNCTIONING PROPERLY

The pocket door was not functioning properly. Repairs are recommended as needed for proper operation.

Recommendation

Contact a qualified professional.

Main Level Bathroom

13.10.1 Ceiling Condition

Marginal Defect

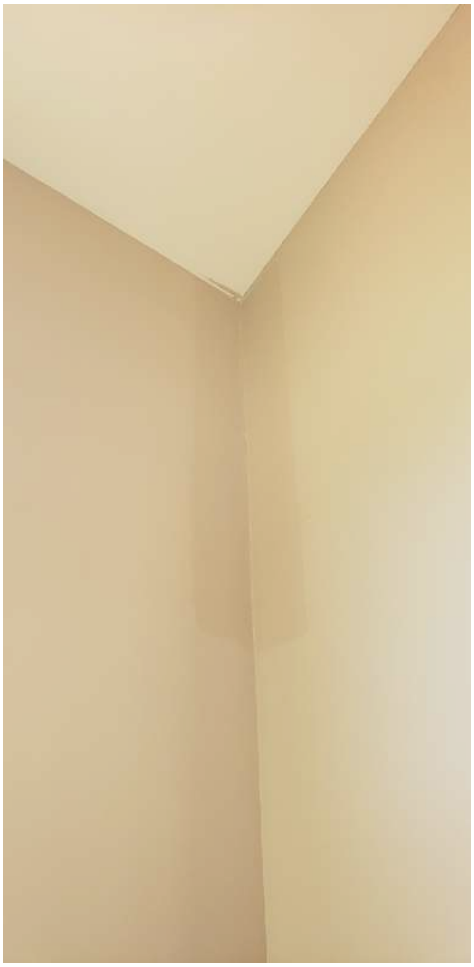
POSSIBLE MOISTURE STAINING/DAMAGE PRESENT

MASTER BEDROOM, LIVING ROOM

Moisture stain(s) and related damage was present on the ceilings in the referenced areas. Although the area(s) were not actively leaking at the time of inspection, moisture stains should be viewed as active leaks until they prove themselves otherwise. I recommend inquiring with the sellers about the stains as they would have firsthand knowledge of why the stain is present, and what repairs were carried out to address it. If they are unsure of the stains, a roofing contractor or plumbing contractor (as applicable) should evaluate and make repairs as needed. Repairs to any damage is recommended as needed by a qualified person.

Recommendation

Contact a qualified professional.



14: ATTIC / ROOF STRUCTURE

Information

Inspection Method: Inspection Method
Walked/Crawled Where Possible

Attic Access: Access Location(s)
Master Bathroom

Attic Access: Access Type(s)
Scuttle Hole(s)

Ventilation: Ventilation Types
Ridge Exhaust Venting, Soffit Inlet Vents

Roof Structure / Framing: Roof Structure Type
Roof Trusses

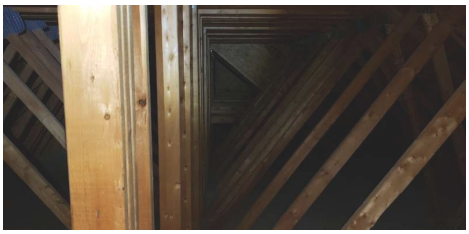
Roof Structure / Framing: Indications of Condensation Present
No

Roof Structure / Framing: Indications of Leak(s) Present?
Not at Visible Portions

Insulation: Insulation Type
Blown-in Cellulose

Insulation: Insulation Amount (Average)
10 - 12"

Attic View(s)







Accessibility Limitations

Attics are navigated as best I can; levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. The amount of the attic that was able to be safely and visually inspected will be listed as an approximate percentage above. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

Attic Access: Attic Access Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection of said ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

Roof Structure / Framing: Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. Depending on when the home was constructed anywhere from 8-14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

Exhaust Vent(s): Ventilation Fan(s) Information

Bathroom and kitchen ventilation fans were inspected ensuring that they terminated to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this

report.

Plumbing Stack Vents: Vent Stack Information

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

15: FOUNDATION AREA(S)

Information

Foundation Type
Crawl Space

Floor Structure Visual Obstructions
Plumbing Pipes, Low Clearance, HVAC Ductwork

Crawl Space Access: Access Location
Rear of Home

Inspection Method
Crawled Where Possible

Moisture Presence: Indications of Moisture at Visible Portions
None Present at Visible Portions

Foundation Walls: Foundation Wall Material
Poured Concrete

Foundation Walls: Foundation Wall Crack(s) Present?
Yes

Framing / Floor Structure: Floor Structure Materials
Wood I-Joists (engineered floor joists)

Framing / Floor Structure: Indications of Condensation Present
Not at Visible Portions

Floor Structure Support: Floor Structure Support Type (Piers or Columns)
Steel Columns

Subfloor: Subfloor Material
OSB

Crawl Space View(s)


Visual Limitations Information

The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

Crawl Space Access: Crawl Space Access Information

The crawl space access was inspected by reporting on its location as well as inspecting for any significant defects. No reportable conditions were present at the time of inspection, unless otherwise noted in this report.

Crawl Space Inspection Information

The crawl space area was inspected where possible. I make every attempt to inspect around the perimeter of the crawl space and then throughout the crawl space evaluating areas for moisture intrusion, damage, or other deficiencies. Inherently there are often areas that are either physically or visually inaccessible due to referenced

obstructions and/or clearance issues. A percentage of the amount of the crawl space that was safely and visually accessible will be listed above. The inspection of the crawl space area is limited to visual portions only, and any items or areas not visually accessible are excluded from this inspection.

Moisture Presence: **Moisture Infiltration Information - Areas Below Grade**

Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion was present at visible areas below grade unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions. **I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later standing water was present due to a rainfall event**, and for this reason, I highly recommend consulting with the sellers as to prior moisture infiltration into areas below grade, and reading the sellers disclosure which should list such a condition.

Foundation Walls: **Foundation Walls Information**

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Foundation Walls: **Cracking on Wall Present- No Displacement**

Cracking was present on the foundation wall(s). The crack(s) appeared to have no irregular gapping, visible signs of settlement, or lateral displacement associated with them at the time of inspection.

Framing / Floor Structure: **Floor Structure Information**

Visible portions of the framing and floor structure were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Floor Structure Support: **Column(s) Information**

Columns were present that supported the overhead floor structure. The column(s) appeared to be in satisfactory condition at visible portions, at the time of inspection. No deficiencies were observed unless otherwise noted in this report.

Subfloor: **Subfloor Information**

Visual portions of the subfloor were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Floor / Slab Condition: **Slab Information**

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

Ventilation: **Ventilation Information**

The crawl space ventilation was reported on by stating its presence and looking for indications of improper ventilation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

16: FINAL CHECKLIST

Information

Oven Turned Off
Yes

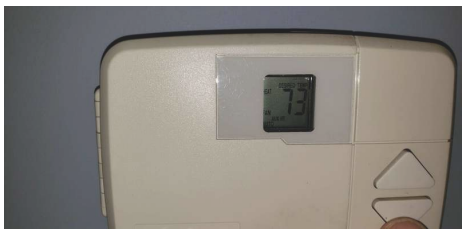
Photo of Oven in Off Position

All GFCI Receptacles Reset?
Yes

Thermostat Initial Setting
Heat, 73

Thermostat Leaving Setting
Heat, 73

Photo Of Thermostat When Leaving



All Lights Turned Off?
Yes

All Exterior Doors Locked?
No

Clients/Agent Remained at Property

The clients/Agent remained at the property after I had left. The clients stated they would lock the home once they left.

STANDARDS OF PRACTICE

Roof
In accordance with the InterNACHI Standards of Practice the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations; and report on signs of leaks or abnormal condensation on building components. **The home inspector shall**: Describe the type of roof covering materials, and Report on the method used to observe the roofing.

The home inspector is not required to: Walk on the roofing (although every safe attempt to do so, will be taken), report on the age or remaining life of the roof covering, move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes and lightning arresters. No claims will be made as to remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Grounds
In accordance with the InterNACHI Standards of Practice the home inspector **shall observe**: Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, area-ways, porches and applicable railings that are directly attached to the structure. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe**: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Exterior
In accordance with the InterNACHI Standards of Practice **the home inspector shall observe from ground level:** - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascias. **The home inspector shall**: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe Storm windows, storm doors, screening / screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Garage
In accordance with the InterNACHI Standards of Practice **the inspector will examine**: the Attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence and operability of photoelectric eyes (safety feature) and the doors ability to auto reverse when met with resistance, doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI receptacles. Current safety standards require the presence of 1/2" Type X drywall for wall/ceiling surfaces, as well as a steel or fire rated door between the garage and living areas for fire safety. We recommend that these improvements be considered for the safety of the occupants. The home inspector is **not required to inspect**: Remote controlled garage door opener transmitters.

Heating, Cooling
In accordance with the InterNACHI Standards of Practice **the home inspector shall observe**: the permanently installed heating and cooling systems including: Heating and cooling equipment that is central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe**: the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to**: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or observe: Humidifiers; Electronic Air Filters; or the uniformity or adequacy of heat supply to the various rooms. Efficiency of the units and load testing are not conducted. Air conditioning units can not be tested when temperatures are lower than 65 degrees, due to the possibility of damaging the compressor. Clients are advised to have an HVAC company to perform maintenance on the system on an annual basis.

Water Heater
In accordance with the InterNACHI Standards of Practice the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. **The inspector is not required to:** activate the system if it is powered down, or the pilot flame is not lit, inspect the system for proper sizing, design, or use of proper materials.

Electrical
In accordance with the InterNACHI Standards of Practice **the home inspector shall observe**: Service entrance conductors; Service equipment, grounding equipment, the main over current device, and main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present / legible); Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe**: Service amperage and voltage (if known); Service entry conductor materials; Service type as being overhead or underground; and the location of main and distribution panels. **The home inspector shall report on**: the presence of any observed single strand aluminum branch circuit wiring.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Plumbing
In accordance with the InterNACHI Standards of Practice **the home inspector shall observe at visible portions**: Interior water supply and distribution system, including: piping materials and supports; fixtures and faucets; functional flow; leaks; and cross connections. Interior drain, waste, and vent system, including: traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe**: Water supply and distribution piping materials; Drain, waste, and vent piping materials; and location of the main water supply shutoff device unless hidden or inaccessible. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Bathroom(s)
In accordance with the InterNACHI Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975; but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or inspect the system for proper sizing, design, or use of proper materials.

Laundry
In accordance with the InterNACHI Standards of Practice **the inspector will examine and report on the condition of**: the exposed plumbing; presence of a 240 volt receptacle, GFCI receptacles, dryer vent condition and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, Inspect the plumbing for proper sizing, design, or use of proper materials.

Kitchen
In accordance with the InterNACHI Standards of Practice the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. **The home inspector is not required to operate**: Appliances in use; or any appliance that is shut down or otherwise inoperable.

Interior Areas
In accordance with the InterNACHI Standards of Practice **the home inspector shall observe**: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall**: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

Attic / Roof Structure
In accordance with the InterNACHI Standards of Practice **the inspector will examine**: the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, or report on the adequacy of current ventilation, Calculate the strength, adequacy, or efficiency of any system or component including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom; where insulation obscures the ceiling joists; or where ducts block access. In these cases I will evaluate from the access opening as best I can.

Foundation Area(s)
In accordance with the InterNACHI Standards of Practice **the inspector will examine and report on the condition of:** the foundation walls, the framing (including probing of any framing that looks to have damage / deterioration), columns / piers, the crawl space access, and insulation, if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Duct work, framing, plumbing, and insulation may block visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items to try and determine if moisture is or has infiltrated the basement / crawl space area. But, can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.

Final Checklist
Final checklist showing the home was left as it was found, and was locked when complete.