



CREPPS HOME INSPECTION LLC

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RESIDENTIAL REPORT

1234 Main St.
Coxs Creek KY 40013

Buyer Name
01/13/2019 9:00AM



Inspector

Joshua Crepps

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Agent

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WHAT REALLY MATTERS IN A HOME INSPECTION

The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expediencies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example.
4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

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

MINOR CONCERN

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

MODERATE CONCERN

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

MAJOR CONCERN

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

INSPECTION DETAILS

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

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

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

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

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

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

SUMMARY

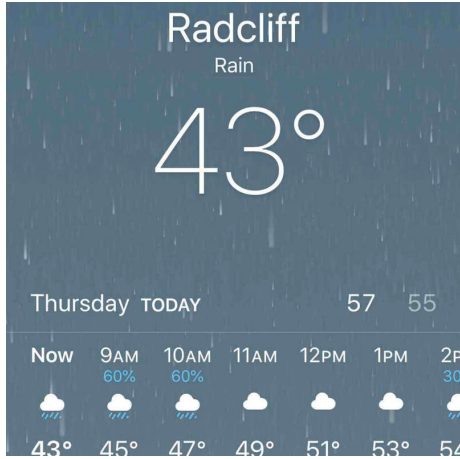
- 🔧 2.2.1 Roof - Roof Drainage Systems: Debris
- ⊖ 2.6.1 Roof - Chimney: Metal Chimney Cap
- 🔧 3.1.1 Exterior - Siding, Flashing & Trim: Gaps / Penetrations
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Siding - Close to Ground
- 🔧 3.1.3 Exterior - Siding, Flashing & Trim: Concrete Clearance
- ⊖ 3.3.1 Exterior - Vegetation, Grading, & Drainage: Downspouts - Drain Near House
- ⚠️ 3.4.1 Exterior - Gas, Water, & Electric: Damaged - In Wall
- ⊖ 3.4.2 Exterior - Gas, Water, & Electric: GFCI - Exterior/Garage
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- 🔧 3.5.1 Exterior - Exterior Doors: Jamb - Moisture Damage
- 🔧 3.7.1 Exterior - Driveways & Walkways: Cracking/Settling
- 🔧 3.7.2 Exterior - Driveways & Walkways: Standing Water
- ⊖ 3.8.1 Exterior - Decks & Balconies : Flashing Improper
- ⊖ 3.8.2 Exterior - Decks & Balconies : Rim Joist Missing Lag Bolts
- ⊖ 3.8.3 Exterior - Decks & Balconies : Joist Hanger - Undersized
- ⊖ 3.8.4 Exterior - Decks & Balconies : Ledger Board Improperly Installed
- ⊖ 3.8.5 Exterior - Decks & Balconies : Post Footings
- ⚠️ 3.8.6 Exterior - Decks & Balconies : Improper Deck Construction Practices
- 🔧 3.10.1 Exterior - Stairs: Railing Unsafe
- ⊖ 3.10.2 Exterior - Stairs: Improper Bearing
- ⊖ 3.11.1 Exterior - Masonry: Gaps - Windows/Doors
- 🔧 3.11.2 Exterior - Masonry: Sill Slope Incorrect
- ⊖ 4.1.1 Doors, Windows & Interior - Doors: Does Not Latch - Minor
- ⊖ 4.1.2 Doors, Windows & Interior - Doors: Door Drags
- ⊖ 4.2.1 Doors, Windows & Interior - Windows: Hazing
- ⊖ 4.3.1 Doors, Windows & Interior - Floors: Water
- ⚠️ 4.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Baluster Spaces Too Wide
- 🔧 4.6.2 Doors, Windows & Interior - Steps, Stairways & Railings: Handrail - Turn Towards Wall
- ⊖ 4.7.1 Doors, Windows & Interior - Countertops & Cabinets: Island - Not Secured
- 🔧 4.7.2 Doors, Windows & Interior - Countertops & Cabinets: Cabinet Screws
- ⊖ 5.2.1 Foundation, Crawlspace, Basement, & Structure - Posts, Piers, & Beams: Adjustable Steel Posts
- 🔧 5.3.1 Foundation, Crawlspace, Basement, & Structure - Basements: Basement Bedroom
- 🔧 5.3.2 Foundation, Crawlspace, Basement, & Structure - Basements: Floor cracks
- ⊖ 6.1.1 HVAC - Outside Unit: Fins Damaged/Dirty
- 🔧 6.2.1 HVAC - Inside Unit: Condensate Overflow Switch
- ⊖ 6.2.2 HVAC - Inside Unit: Coil - Dirty
- 🔧 6.2.3 HVAC - Inside Unit: Condensate Tube Damaged

- ⊖ 6.2.4 HVAC - Inside Unit: Needs Servicing/Cleaning
- ⊖ 6.3.1 HVAC - Filters: Filter Missing
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- 🔧 7.4.1 Plumbing - Hot Water - Tank: No Expansion Tank
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- 🔧 8.4.1 Electrical - Receptacles & Switches: Cover Plates Missing
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- ⊖ 8.6.1 Electrical - GFCI & AFCI: GFCI - Interior
- ⊖ 8.7.1 Electrical - Smoke Detectors: Smoke Detectors
- ⊖ 8.8.1 Electrical - Carbon Monoxide Detectors: Attached Garage
- 🔧 9.1.1 Attic, Insulation & Ventilation - Access: Access Panel - Missing Insulation
- ⊖ 9.2.1 Attic, Insulation & Ventilation - Attic Insulation: Insulation - Gaps
- ⊖ 9.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
- ⊖ 10.2.1 Built-in Appliances - Range/Oven/Cooktop: Anti-Tip Device Missing
- 🔧 11.2.1 Garage - Floor: Cracking - Normal
- ⊖ 11.2.2 Garage - Floor: Standing Water
- 🔧 11.3.1 Garage - Walls & Firewalls: Damaged Drywall
- 🔧 11.4.1 Garage - Door: Not Self-closing

1: INSPECTION DETAILS

Information

Weather Conditions



Exterior Photos



Introduction

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



2: ROOF

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

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

Information

Inspection Method

Walked Upon

General Photos



Coverings: Asphalt Shingles

Good Shape - Minimal Issues Observed

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

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

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

Observations

2.2.1 Roof Drainage Systems

 MINOR CONCERN

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



2.6.1 Chimney

 MODERATE CONCERN

METAL CHIMNEY CAP

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

Recommendation

Contact a qualified chimney contractor.



3: EXTERIOR

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

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

Information

Appurtenance

Covered Porch, Deck with Steps, Sidewalk

Exterior Cladding

Vinyl, Brick

Gas, Water, & Electric: Electrical Service

Overhead

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

NA

Gas, Water, & Electric: Tank Present/Location

None

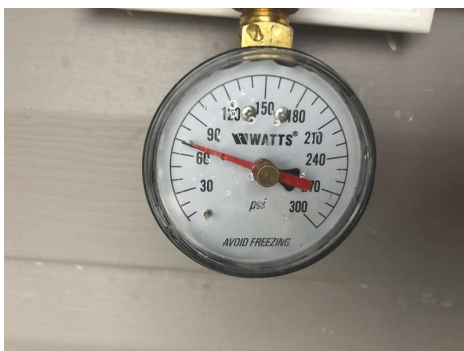
Foundation Perimeter : Material

Concrete

Gas, Water, & Electric: Water Pressure

40-80 psi

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



Exterior Doors: Monitor Area For Damage

Exterior doors that are not protected are subject to moisture damage at the jamb and the subfloor. Recommend monitoring the area. Consider installing a storm door to minimize the risk of damage. The door appeared newer and/or no damage was observed.



Exterior Doors: Recommend Changing Hardware

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

Observations

3.1.1 Siding, Flashing & Trim

GAPS / PENETRATIONS

 MINOR CONCERN

There were one or more locations where gaps might allow for moisture intrusion. Recommend [sealing](#) any such gaps or installing flashing as needed.

Recommendation

Contact a handyman or DIY project



3.1.2 Siding, Flashing & Trim

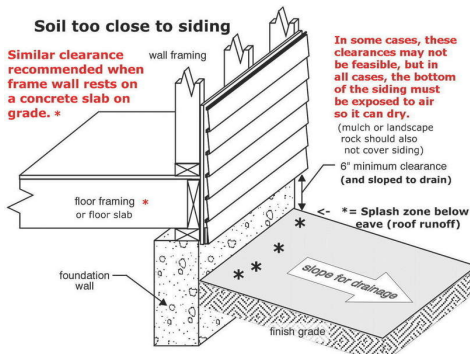
SIDING - CLOSE TO GROUND

MODERATE CONCERN

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

Recommendation

Contact a qualified professional.



3.1.3 Siding, Flashing & Trim

CONCRETE CLEARANCE

MINOR CONCERN

There should be a gap between the siding and the concrete and flashing. No major concerns observed but moisture could get trapped between or behind. Heavier rains may impact this area. This is also a potential spot for termite intrusion.



3.3.1 Vegetation, Grading, & Drainage

DOWNSPOUTS - DRAIN NEAR HOUSE

MODERATE CONCERN

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

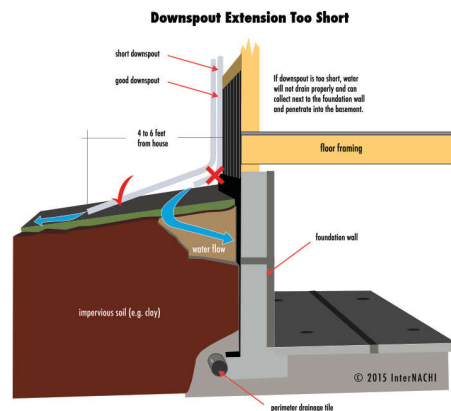
[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



VIDEO



Recommend extending the downspouts further away from the foundation.

3.4.1 Gas, Water, & Electric

DAMAGED - IN WALL

MAJOR CONCERN

The hydrant appeared to be damaged inside the wall this is typically caused by freezing. When operating water is dumping inside the wall and there will be no pressure. Replacement is needed. Recommend a frost proof wall hydrant like the one [found here](#). (This is rated major mainly because of the potential for damage. It most likely will not be terribly expensive to fix but it needs to be and may be somewhat difficult to access.)

Recommendation

Contact a qualified plumbing contractor.



VIDEO

3.4.2 Gas, Water, & Electric

GFCI - EXTERIOR/GARAGE

MODERATE CONCERN

SAFETY All exterior/garage receptacles should be GFCI protected. Have an electrician update or repair.

Recommendation

Contact a qualified electrical contractor.



3.4.3 Gas, Water, & Electric

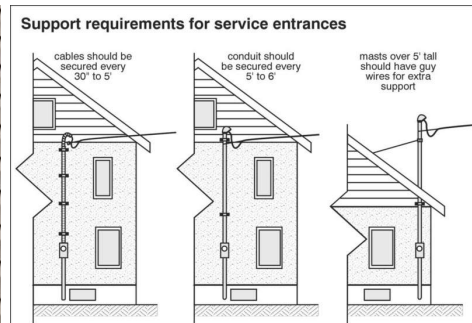
 MODERATE CONCERN

MAST OR METER NOT SECURED OR LOOSE

The service mast or meter appeared loose or inadequately secured. Further review and correction is needed to prevent failure.

Recommendation

Contact a qualified electrical contractor.



3.5.1 Exterior Doors

 MINOR CONCERN

JAMB - MOISTURE DAMAGE

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

Recommendation

Contact a qualified handyman.



3.7.1 Driveways & Walkways

 MINOR CONCERN

CRACKING/SETTLING

Major cracks and/or settling observed. This may indicate inadequate soil prep or erosion. It may be a lack of reinforcing bar. Some trip hazards may exist.

Recommendation

Contact a qualified concrete contractor.



3.7.2 Driveways & Walkways



STANDING WATER

Standing water, or the potential for, was noted.

Recommendation

Contact a qualified landscaping contractor



3.8.1 Decks & Balconies



FLASHING IMPROPER

Where the deck abuts the home should be flashed to keep moisture from penetrating the exterior wall. [Here is an article that explains how a ledger should be installed.](#) Sometimes it is difficult to assess if flashing exists.

Recommendation

Contact a qualified deck contractor.



3.8.2 Decks & Balconies



RIM JOIST MISSING LAG BOLTS

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

Recommendation

Contact a qualified deck contractor.



3.8.3 Decks & Balconies

 MODERATE CONCERN

JOIST HANGER - UNDERSIZED

SAFETY Joist hangers are engineered connectors that will not work as intended if they are undersized or modified on site. If a particular span requires a 2x10 joist to carry the load, for example, then you have to use a 2x10 joist hanger; a smaller hanger doesn't have enough capacity. The reason they make larger hangers is that a larger hanger provides for more nails, which can support a larger load. The hanger also keeps the joist from rotating at the end, which helps to stiffen the floor. If the hanger is too short, it won't resist rotation as well as a taller hanger. All the nail holes need to be utilized and they are not.



Recommendation

Contact a qualified deck contractor.

3.8.4 Decks & Balconies

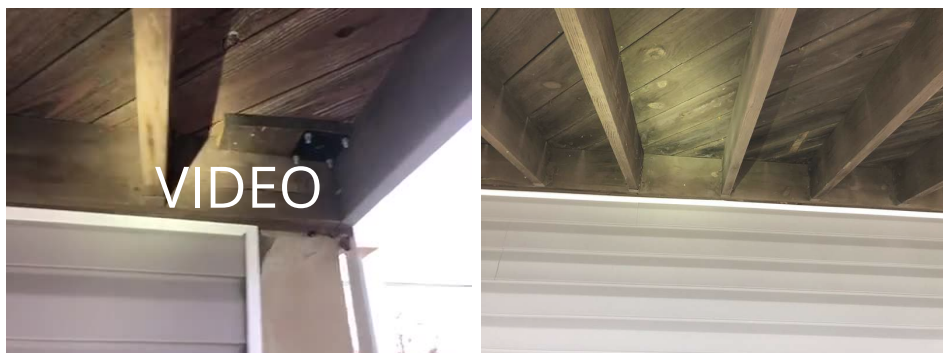
 MODERATE CONCERN

LEDGER BOARD IMPROPERLY INSTALLED

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

Recommendation

Contact a qualified deck contractor.



3.8.5 Decks & Balconies

 MODERATE CONCERN

POST FOOTINGS

The covered deck was constructed using buried 4x4 posts. These posts are carrying a larger load and should ideally be resting on footers and piers. The posts are subject to degradation being buried. They may also not be rated for the load. Some slight damage was noted.

Recommendation

Contact a qualified deck contractor.



3.8.6 Decks & Balconies



IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. One or more significant safety concerns exist. Recommend qualified deck contractor evaluate. (This is rated major because of the danger involved with a potential failure more so than the likelihood of failure. That, and there were several different issues. The conditions need further review and correction.)

Recommendation

Contact a qualified deck contractor.

3.10.1 Stairs



RAILING UNSAFE

SAFETY There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

Recommendation

Contact a qualified deck contractor.



3.10.2 Stairs

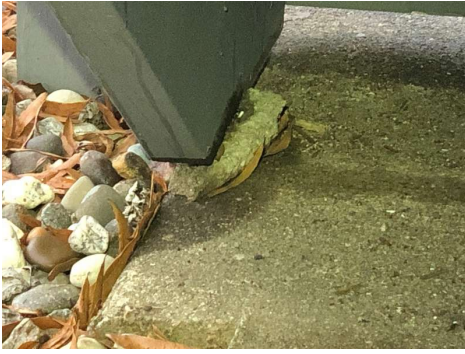


IMPROPER BEARING

The steps should ideally be resting on something solid other than the rock shims. The heel of the stringer should be resting on something solid.

Recommendation

Contact a qualified handyman.



3.11.1 Masonry

GAPS - WINDOWS/DOORS

 MODERATE CONCERN

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

Recommendation

Contact a handyman or DIY project



3.11.2 Masonry

SILL SLOPE INCORRECT

 MINOR CONCERN

There should be a 15 slope on the window sill and it should protruding least 1. The concern is moisture draining back towards the window and behind the brick wall. Monitor area and address condition as needed.

Recommendation

Recommend monitoring.



4: DOORS, WINDOWS & INTERIOR

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

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Laundry: Dryer Vent

Metal

Laundry: Drain Pan

Consider installing a drain pan [like this one](#) to help mitigate the risk of moisture damage at the 2nd floor laundry.

Laundry: Regular Maintenance

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

Observations

4.1.1 Doors

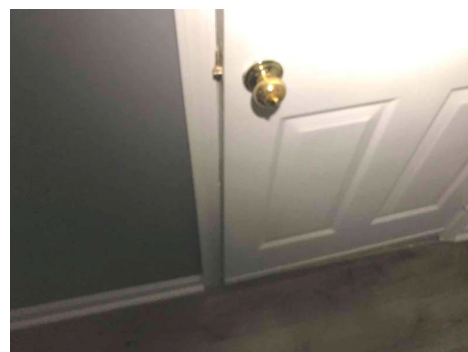
 MODERATE CONCERN

DOES NOT LATCH - MINOR

One or more of the doors did not latch properly. While this can be an indication of movement, it appeared to need a simple adjustment.

Recommendation

Contact a qualified handyman.



4.1.2 Doors

 MODERATE CONCERN

DOOR DRAGS

Door drags slightly, or worse. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project



4.2.1 Windows

 MODERATE CONCERN

HAZING

One more of the windows had a damaged seal and condensation was noted in between the panes of glass. Recommend further review and correction.

Recommendation

Contact a qualified window repair/installation contractor.



4.3.1 Floors

 MODERATE CONCERN

WATER

There was water on the floor in the basement. It appeared to most likely be related to the damaged wall hydrant on the front wall. Further review and correction is needed.

Recommendation

Contact a qualified professional.



4.6.1 Steps, Stairways & Railings

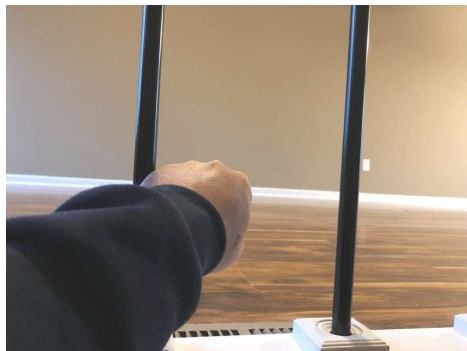
 MAJOR CONCERN

BALUSTER SPACES TOO WIDE

SAFETY The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend making improvements to mitigate fall risks. (This is major mainly because of the hazard posed to children.)

Recommendation

Contact a qualified handyman.



4.6.2 Steps, Stairways & Railings

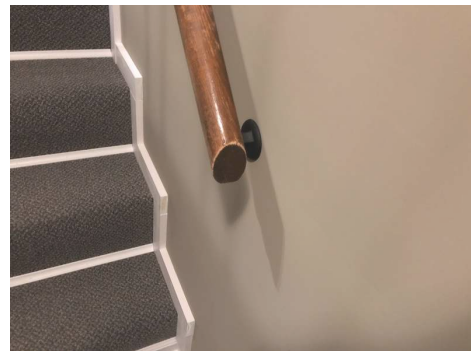
 MINOR CONCERN

HANDRAIL - TURN TOWARDS WALL

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

Recommendation

Contact a qualified handyman.



4.7.1 Countertops & Cabinets

ISLAND - NOT SECURED

 MODERATE CONCERN

SAFETY Island was loose and it presents a tip over hazard. Recommend securing.

Recommendation

Contact a qualified handyman.



4.7.2 Countertops & Cabinets

CABINET SCREWS

 MINOR CONCERN

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

Recommendation

Contact a handyman or DIY project



5: FOUNDATION, CRAWLSPACE, BASEMENT, & STRUCTURE

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

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

Information

Foundation: Material

Concrete

Basements: Flooring Insulation

Unknown

Floor, Sill, Rim Joist: Material

Wood Joists, Inaccessible

Floor, Sill, Rim Joist: Sub-floor

Inaccessible

Basement

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

[Here is some more information.](#)

Limitations

Foundation

COVERED

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

Floor, Sill, Rim Joist

COVERED

Most or some of the floors were concealed. They could not be inspected.

Observations

5.2.1 Posts, Piers, & Beams

ADJUSTABLE STEEL POSTS



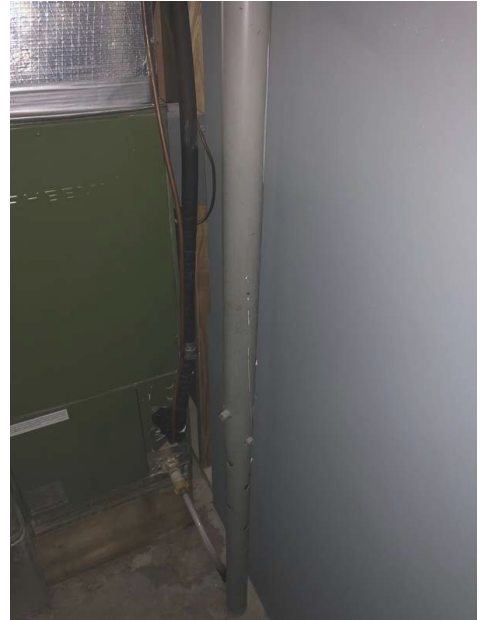
MODERATE CONCERN

Adjustable post are not typically rated for permanent use. Recommend further review by a qualified professional. [Here are some of the guidelines.](#)

They should also be secured to the girder and they are upside down.

Recommendation

Contact a qualified professional.



5.3.1 Basements

BASEMENT BEDROOM

"Bedrooms" without an egress window are not considered safe because they lack egress. There should be a second way to get out in case of a fire. These windows do not meet the requirements. [Here is some more information.](#)

 MINOR CONCERN



5.3.2 Basements

FLOOR CRACKS

Typical cracking of floor noted. This is sometimes caused by lack of control joints and an insufficient amount of reinforcement. No major concern at this time.

Recommendation

Contact a qualified professional.

 MINOR CONCERN



6: HVAC

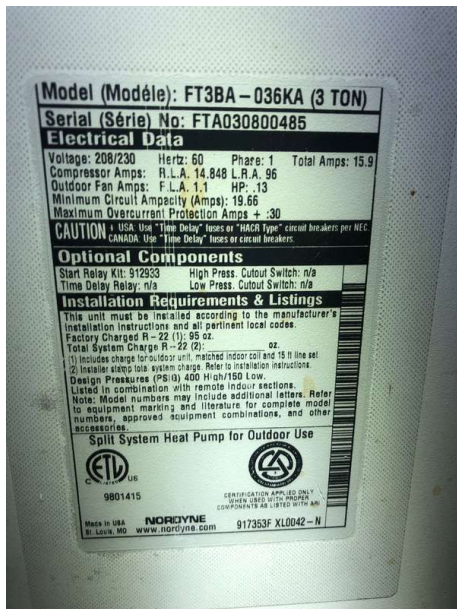
		IN	NI	NP	O
6.1	Outside Unit	X			X
6.2	Inside Unit	X			
6.3	Filters	X			X
6.4	Thermostat	X			
6.5	Distribution Systems	X			

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

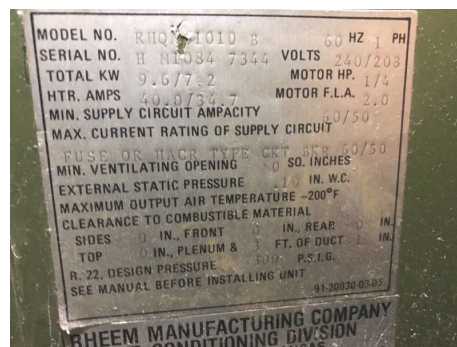
Information

Outside Unit: Type & Unit Info

Heat Pump



Inside Unit: Unit Info



Inside Unit: Energy Source

Electric

Filters: Filter Info

Missing

Thermostat: Thermostat Location

Hallway



Distribution Systems: Ductwork

Duct Board

Inside Unit: Heating Method

Heat Pump

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

Inside Unit: Age

>20 Years

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

Limitations

Inside Unit

LOW TEMPERATURE

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

Observations

6.1.1 Outside Unit

 MODERATE CONCERN

FINS DAMAGED/DIRTY

The fins were dirty or damaged. This may inhibit their ability to dissipate heat. Recommend further review by an HVAC professional.

Recommendation

Contact a qualified HVAC professional.



6.2.1 Inside Unit

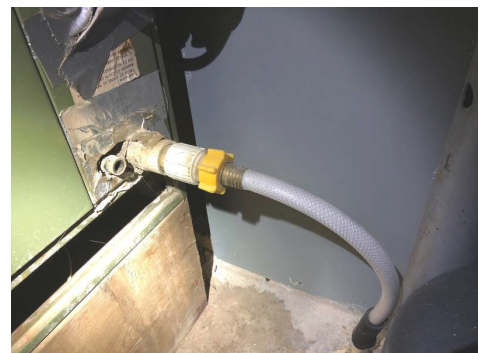
 MINOR CONCERN

CONDENSATE OVERFLOW SWITCH

Recommend installing a [condensate overflow switch](#). Otherwise, the condensation could backup and get the area wet. This is more problematic if the unit is in or above a finished area as the potential for damage is greater.

Recommendation

Contact a qualified HVAC professional.



6.2.2 Inside Unit

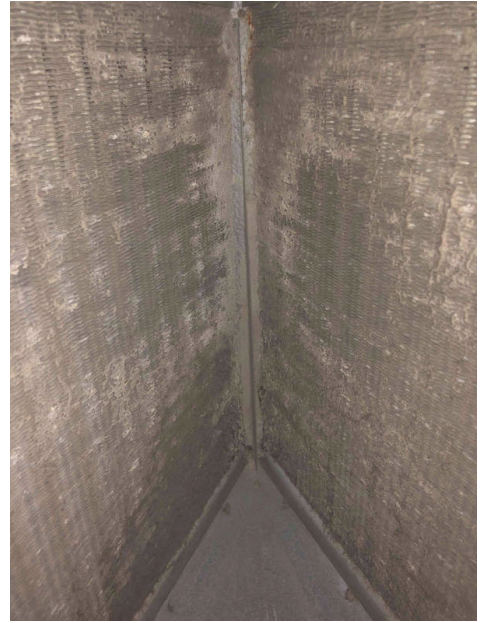
 MODERATE CONCERN

COIL - DIRTY

The coil was dirty and needed to be cleaned at the time of the inspection. Air filters should be changed monthly while the air-conditioning system is in operation. Dirty coil can cause the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced effectiveness of air filtration resulting in deterioration of indoor air quality. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.

Recommendation

Contact a qualified HVAC professional.



6.2.3 Inside Unit

 MINOR CONCERN

CONDENSATE TUBE DAMAGED

Condensate tube was improper because no trap was installed. This can allow air moving in and out of the air handler at this location.

Recommendation

Contact a qualified HVAC professional.



6.2.4 Inside Unit

 MODERATE CONCERN

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



6.3.1 Filters

 MODERATE CONCERN

FILTER MISSING



There was no filter observed. This can cause several different issues as follows.

Air filters should be changed monthly while the air-conditioning system is in operation. Dirty or missing air filters can cause the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

Recommendation

Contact a handyman or DIY project

7: PLUMBING

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

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

Information

Distribution Material

Copper

Onsite Treatment

None Observed

Water Source

Public

Main Shut-Off: Water-Shut Off Valve

Not Located

Main Shut-Off: Water Shut Off

The shut off valve should be located and made accessible.

Drain, Waste, & Vent: Material

PVC

Drain, Waste, & Vent: Waste System

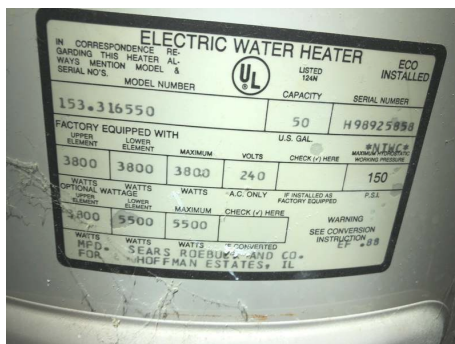
Sewer

Hot Water - Tank: Unit Info

Electric

Hot Water - Tank: Capacity

50



Sump Pump: Location

None Observed

Drain, Waste, & Vent: Roots

Roots from trees growing between the home and the street/septic may pose a threat to the main sewer pipe. Tree roots can damage or invade and form blockages in sewer pipes. Consider having the main sewer line inspected by video camera to discover any damage that may have occurred in time to negotiate with the seller for the cost of correction.

Hot Water - Tank: Approximate Age

20

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

Observations

7.1.1 Main Shut-Off

 MODERATE CONCERN

NOT ACCESSIBLE/OBSERVED

The main shut off was either not observed or not accessible for inspection. Recommend further review.

7.3.1 Water Supply

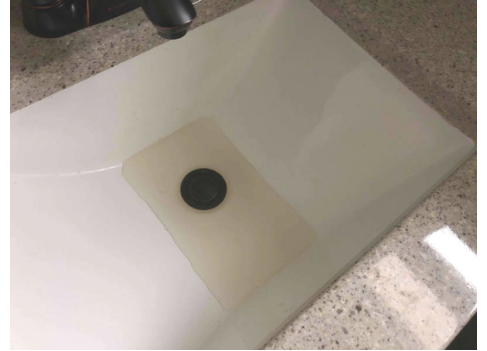
 MODERATE CONCERN

SEDIMENT

There was some sediment buildup in the water lines. Recommend flushing out the water lines. This can be an indication of failure at the water heater as well. Recommend further review and correction as needed by a plumber.

Recommendation

Contact a qualified plumbing contractor.



7.3.2 Water Supply

 MODERATE CONCERN

VOLUME/PRESSURE LOW

The volume/pressure was low at one or more of the fixtures. This may impact the use of some of the fixtures, mainly the tub.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Hot Water - Tank

 MINOR CONCERN

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. Not all jurisdictions require them.

Recommendation

Contact a qualified plumbing contractor.

7.4.2 Hot Water - Tank

 MODERATE CONCERN

CONNECTOR MISSING

There should be a romex connector installed where the wire enters the water heater.

Recommendation

Contact a qualified electrical contractor.



7.4.3 Hot Water - Tank

 MINOR CONCERN

NO MEANS OF DISCONNECT

There were no means of disconnect noted near the hot water heater. The only disconnect observed at the main panel.

Recommendation

Contact a qualified electrical contractor.

7.5.1 Sinks

 MODERATE CONCERN

HANDLE DAMAGED/LOOSE

The handle was damaged or loose. Repair as needed.

Recommendation

Contact a qualified handyman.



8: ELECTRICAL

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

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

Information

Branch Wire 15 and 20 AMP

Copper

Wiring Method

ROMEX / NM

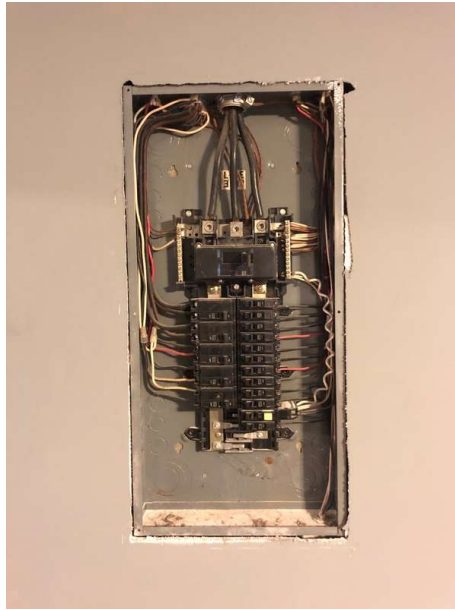
Panels: Panel Capacity

150 AMP



Panels: Sub Panel Location

None Observed

Panels: Panel/inspection sticker**GFCI & AFCI: Testing GFCIs**

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

Smoke Detectors: Change Batteries

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

Carbon Monoxide Detectors: Carbon Monoxide Detectors

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

Limitations

Smoke Detectors

NOT OPERATED

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

Carbon Monoxide Detectors

NOT OPERATED

Carbon Monoxide detectors are not tested during an inspection. It is recommended that they be tested regularly. [Here is some more information.](#)

Observations

8.1.1 Panels

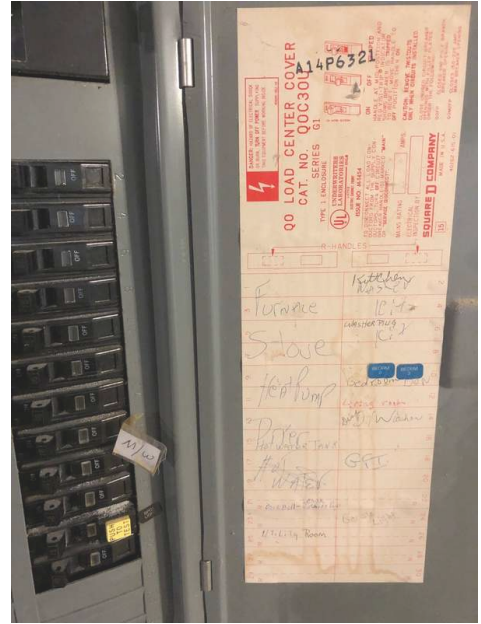
 **MINOR CONCERN**

MISSING LABELS

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



8.1.2 Panels

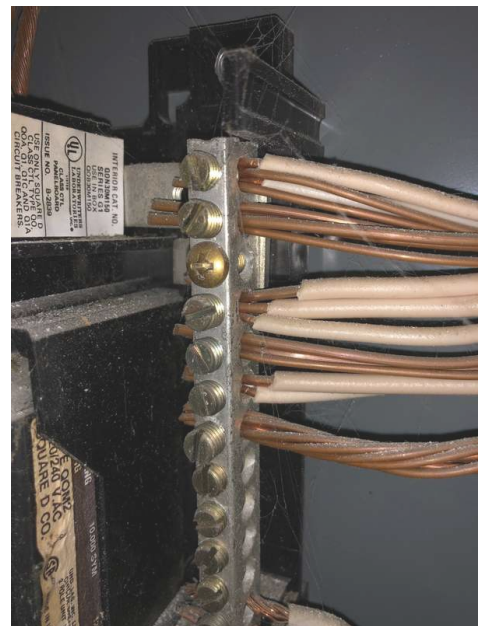
 **MINOR CONCERN**

NEUTRALS - SHARED TERMINAL

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

Recommendation

Contact a qualified electrical contractor.



8.2.1 Breakers / Fuses

 **MODERATE CONCERN**

BREAKER FAULTY

One or more of the breakers did not trip when tested. Recommend further review and replacement as needed.

Recommendation

Contact a qualified electrical contractor.



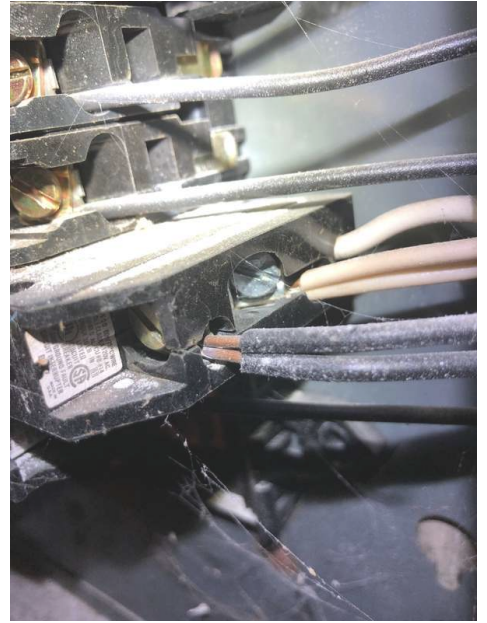
8.2.2 Breakers / Fuses

 MODERATE CONCERN
LUG DOUBLE TAPPED

The lug was double tapped. Not all lugs are rated for more than one wire. Recommend correcting as needed.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Receptacles & Switches

 MINOR CONCERN
COVER PLATES MISSING

SAFETY One or more receptacles are missing a cover plate or the cover was damaged/loose. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



8.4.2 Receptacles & Switches

 MODERATE CONCERN
REVERSE POLARITY

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

Recommendation

Contact a qualified electrical contractor.



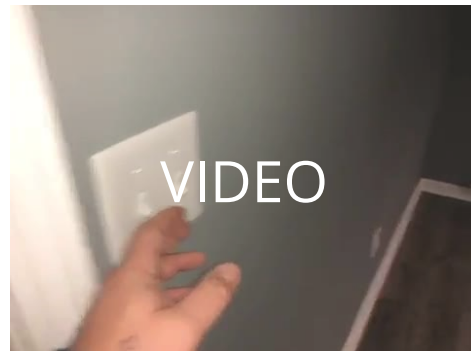
8.4.3 Receptacles & Switches

 MINOR CONCERN
PURPOSE NOT IDENTIFIED

There was one or more switches where the purpose was not identified. Based on the homes age, sometimes switches controlled receptacles.

Recommendation

Recommend monitoring.



8.6.1 GFCI & AFCI

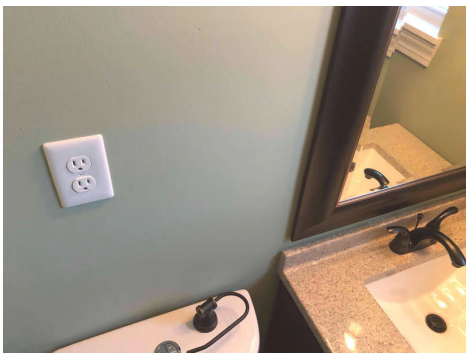
GFCI - INTERIOR



SAFETY It is recommended that GFCI receptacles be installed and functioning in any location within 6 foot of water. This includes all bathroom, kitchen, outside, or laundry receptacles.

Recommendation

Contact a qualified electrical contractor.



8.7.1 Smoke Detectors

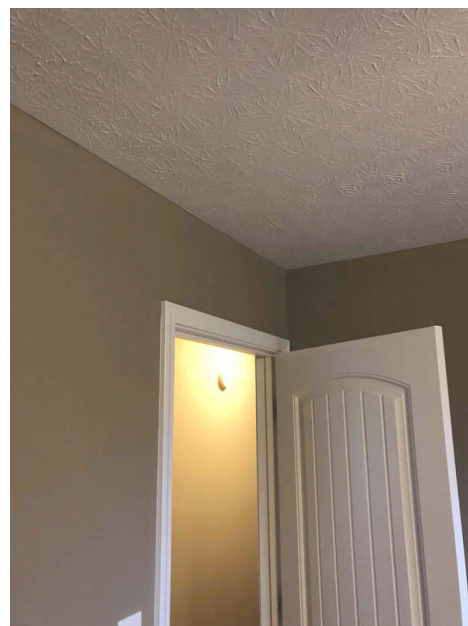
SMOKE DETECTORS



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

Recommendation

Recommended DIY Project



8.8.1 Carbon Monoxide Detectors



ATTACHED GARAGE

SAFETY Recommend installing CO monitors because of the attached garage. They sell them at most home improvement stores.

Recommendation

Contact a handyman or DIY project

9: ATTIC, INSULATION & VENTILATION

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

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

Information

Approximate Thickness & R-Value
6 Inches

Insulation Type (R-Value)
Cellulose (loose) 3.1-3.8

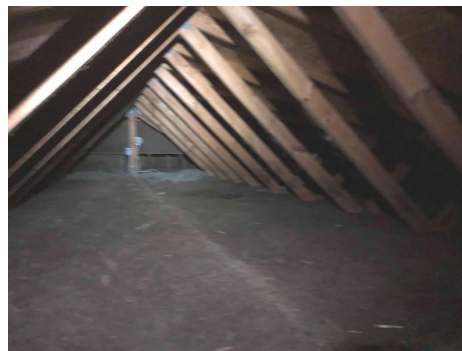
Ventilation Type
Roof

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

Access Locations



Photos



Exhaust Systems: Exhaust System

Fan

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

Leaks: Previous Leaks

Previous leaks noted. No active leaks detected. Recommend monitoring.



Limitations

Access

INSPECTED FROM ACCESS ONLY

Because of safety considerations, or lack of access, the attic, in the inspectors opinion, could not be entered safely.

Observations

9.1.1 Access

ACCESS PANEL - MISSING INSULATION

The access panel was missing insulation. Some energy loss can occur.

Recommendation

Recommended DIY Project

MINOR CONCERN

9.2.1 Attic Insulation

INSULATION - GAPS

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

MODERATE CONCERN

Recommendation

Contact a qualified insulation contractor.



9.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified HVAC professional.

 MODERATE CONCERN



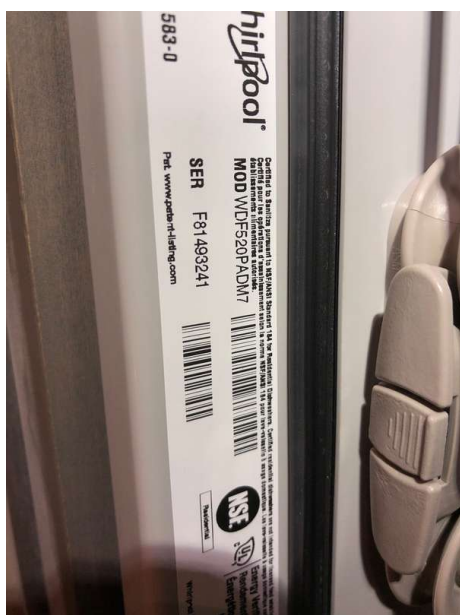
10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			X
10.2	Range/Oven/Cooktop	X			X
10.3	Built-in Microwave	X			
10.4	Range Exhaust	X			

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

Information

Dishwasher: Unit Info



Range/Oven/Cooktop: Unit Info

Electric



Fire Extenguisher

We recommend installing a minimum five pound [ABC-type fire extinguisher](#) mounted on the wall inside the kitchen area.

Range Exhaust: Recirculating

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

Observations

10.2.1 Range/Oven/Cooktop

ANTI-TIP DEVICE MISSING

 MODERATE CONCERN

SAFETY There was no anti-tip device installed. Consider installing one like [this](#) to mitigate the risk of a tip over. Not having one installed is a safety hazard.

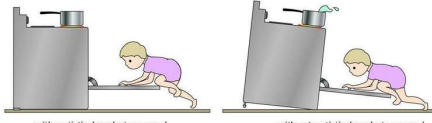
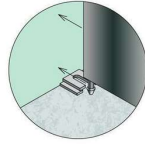
Recommendation

Contact a handyman or DIY project



Anti-tip brackets

These are used to secure the range to the wall or floor to prevent tipping over and causing serious injury



with anti-tip bracket secured

without anti-tip bracket secured

11: GARAGE

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

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

Observations

11.2.1 Floor

 **MINOR CONCERN**

CRACKING - NORMAL

Cracking of the floor was noted. This is caused by a lack of control joints and/or insufficient reinforcement. No major concerns observed at this time.



11.2.2 Floor

 **MODERATE CONCERN**

STANDING WATER

There were signs of standing water noted in one ore more locations. The cause was not determined. It looks like water may have been coming through the wall at this corner at some point. The area was currently dry.

Recommendation

Contact a qualified professional.



11.3.1 Walls & Firewalls

 **MINOR CONCERN**

DAMAGED DRYWALL

Garage wall had damaged drywall. Recommend drywall contractor repair.

Recommendation

Contact a qualified drywall contractor.



11.4.1 Door

NOT SELF-CLOSING



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

[DIY Resource Link.](#)

Recommendation

Contact a handyman or DIY project

12: FIREPLACES

		IN	NI	NP	O
12.1	Vents, Flues & Chimneys		X		
12.2	Gas/LP Firelogs & Fireplaces			X	
12.3	Solid Fuel Heating Device (Fireplace, Woodstove)	X			

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

Information

Carbon Monoxide Detector Present in Room

Not Present

Smoke Detector Present In Room

Not Present

Type of Fireplace

Electric



Solid Fuel Heating Device (Fireplace, Woodstove): Type

Wood, Insert

Recommend a Chimney Sweep

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.



Vents, Flues & Chimneys: Chimney Sweep

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

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

More information about fireplaces and chimneys can be obtained at www.csia.org

Limitations

Vents, Flues & Chimneys

CHIMNEY SWEEP

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

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

More information about fireplaces and chimneys can be obtained at www.csia.org

13: DISCLAIMERS

IN	NI	NP	O
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IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

In Attendance

Client

Mold Disclaimer

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

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

Allergen Disclaimer

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

Older Home

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

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

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

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

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

STANDARDS OF PRACTICE

Inspection Details

Standards of Practice

Roof

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

Exterior

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

Doors, Windows & Interior

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

Foundation, Crawlspace, Basement, & Structure

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

HVAC

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

Plumbing

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

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

Electrical

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

Attic, Insulation & Ventilation

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

Built-in Appliances

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

Garage

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

Standards of Practice

Fireplaces

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

Standards of Practice

Disclaimers

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

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