FIRST-IN HOME INSPECTION
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1234 Main St.
Uniontown OH 44685

Buyer Name
09/12/2018 9:00AM

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Table of Contents

It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

SUMMARY

MAINTENANCE/MONITOR

RECOMMENDATION

SAFETY HAZARD

1: INSPECTION DETAILS

Information

General: Present at Time of Inspection
Client

General: Property Occupancy
No

General: Ground Condition
Dry

General: Weather Condition
Overcast

General: Temperature
70-80℉

General: Rain in the Last Few Days
Yes

General: Inspection Fee
350

General: Additional Services
None

General: Payment Type
Check

Structure Details: Type of Structure
Single Family

Structure Details: Age of the Structure
16 Years

Structure Details: Structure Faces
East

Structure Details: Foundation Type
Basement

Structure Details: Utilities
All Utilities On

Information: Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

General: Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors).

It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Structure Details: Change Locks

First-In Home Inspection recommends that ALL locks and Security codes be changed before moving into the house.

2: EXTERIOR

		S	IN	R	NI	NP
2.1	Grading/Lot Drainage	X	X			
2.2	Driveway	X	X			
2.3	Sidewalk/Walkway	X	X			
2.4	Exterior Stairs & Steps	X	X			
2.5	Siding & Trim		X	X		
2.6	Porches	X	X			
2.7	Patios	X	X			
2.8	Decks & Balconies	X	X			
2.9	Exterior Doors	X	X			
2.10	Doorbell					X
2.11	Exterior Windows	X	X			
2.12	Exterior Plumbing		X	X		
2.13	Electrical	X	X			
2.14	Vegetation		X	X		

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

Driveway: Material
Concrete, Gravel/Dirt

Sidewalk/Walkway: Material
Concrete

Exterior Stairs & Steps: Material
Wood

Siding & Trim: Siding: Material
Vinyl

Siding & Trim: Trim: Material
Wood, Vinyl

Porches: Materials
Wood

Patios: Material
Concrete

Decks & Balconies: Guardrails/Handrails
Wood

Exterior Doors: Material
Metal

Doorbell: Not Present

Exterior Windows: Type
Vinyl

Exterior Plumbing: Condition
Present, Anti-siphon Present

Electrical: Main Electrical Service
Underground

Electrical: Exterior Electric
GFCI Protected Weather Cover Present, Exterior Outlets Present

Vegetation: Types
Bushes, Trees

Grading/Lot Drainage: Grading/Lot Drainage:
Positive (+)

Grading is inspected to determine that it allows 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). Any flat or low areas around the home should be back-filled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Decks & Balconies: Structural Material

Wood

Balconies, decks, patios, porches and steps are inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Limitations

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. We 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. 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. 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.

Exterior Plumbing

EXTERIOR SPIGOTS

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

Observations

2.5.1 Siding & Trim

Recommendation

WARPING/BUCKLING

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards to tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

2.5.2 Siding & Trim

Maintenance/Monitor

MOSS/ALGAE (SIDING)

Moss/Algae present on exterior covering. Recommend removal to prevent premature wear.

Recommendation

Recommended DIY Project

2.5.3 Siding & Trim

Maintenance/Monitor

WEATHERED WOOD TRIM

Areas of wood trim had peeling paint or were weathered and in need of fresh paint.

Recommendation

Contact a qualified professional.

2.5.4 Siding & Trim

Maintenance/Monitor

BEE NEST

Recommend removal of bee nest.

Recommendation

Contact a qualified professional.

2.5.5 Siding & Trim

Maintenance/Monitor

MISSING J-CHANNEL AT EXTERIOR SIDING

Recommendation

Contact a qualified professional.

2.12.1 Exterior Plumbing

Recommendation

LOOSE HOSE BIB

The exterior faucet was loose and needs properly secured to prevent damage to the water lines. Recommend repair.

Recommendation

Contact a qualified professional.

2.14.1 Vegetation

Recommendation

VEGETATION (CONTACT W/ EXTERIOR)

There was vegetation in contact with the exterior of the dwelling. Vegetation in contact with the exterior can cause premature deterioration of roof and siding, and make an easy entry point for pest. Recommend clearance of 12 inches of the vegetation from exterior walls.

Recommendation

Contact a qualified professional.

3: ROOFING

		S	IN	R	NI	NP
3.1	Shingles		X	X		
3.2	Valley	X	X			
3.3	Chimney	X	X			
3.4	Eaves, Soffit and Fascia				X	
3.5	Flashings				X	
3.6	Roof Drainage Systems		X	X		
3.7	Roof Penetrations/Ventilation		X			
3.8	Skylights					X

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

Style
Gable

Shingles: Material
Dimensional Shingles

Shingles: Layers
1 Layer

Shingles: Estimated Age
10-15 Years

Valley: Type
Asphalt

Chimney: Material
Metal

Chimney: Chimney Crown
Sheet Metal

Chimney: Flue Material
Metal

Inspection Method
Roof

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

Pictures Of Roof





Eaves, Soffit and 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 present at the time of inspection unless otherwise noted in this report.

Flashings: Material

Metal

Visible portions of the flashing's were inspected looking for installation related deficiencies or damage (drip edge, sidewall, head-wall, counter, etc - if applicable). Typically most areas of flashing's 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.

Roof Drainage Systems: Gutter/Downspout Material

Aluminum

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. If leaks are noticed after taking ownership of the home, sealing may be needed at seams or end-caps. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Roof Penetrations/Ventilation: Types

Ridge Vents, Power Vents, Plumbing Vent Pipe(s), Soffit Vents

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.

Limitations

General

DISCLAIMER: SAFETY/LIMITED INSPECTION

The Inspector was unable to safely walk the roof due to its steep slope and inspected the roof-covering materials and components from a ladder and from the ground. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, the Inspector recommends that before the expiration of your Inspection Objection deadline, you hire a qualified roofing contractor with the equipment required to safely access the entire roof.

Shingles

ROOF LIMITATIONS

The inspection of the roof and it's 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), and interior ceilings are inspected looking for indications of current or past leaks, but 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 by licensed professionals.

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Chimney

DISCLAIMER: FLUE INSPECTION

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.

Flashings

DISCLAIMER: CANNOT INSPECT FLASHING

Due to the way the siding was installed inspector cannot visually identify flashing installed underneath.

Observations

3.1.1 Shingles

Maintenance/Monitor

DAMAGE (WIND)

Creased or torn tabs

The roof had areas of wind damage such as broken adhesive strips and creased or torn shingle tabs. The Inspector recommends replacement of the damaged shingles by a qualified roofing contractor to avoid damage from moisture intrusion.

3.1.2 Shingles

Maintenance/Monitor

LOOSE OR MISSING SHINGLES (WIND)

The roof had loose or missing shingles.

The Inspector recommends replacement of any loose or missing shingles by a qualified roofing contractor to avoid damage from moisture intrusion.

3.1.3 Shingles

Maintenance/Monitor

MOSS BUILD-UP

Moss build up on the roof usually results from excessive shade and can lead to shortened roof life and increased risk of leaks.

3.6.1 Roof Drainage Systems

Recommendation

GUTTERS (DISCONNECTED)

One or more gutter sections needed to be re-connected in order to properly control roof run-off. This condition can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure and occupants. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.

3.6.2 Roof Drainage Systems

Recommendation

GUTTERS (LOOSE)

Gutters were loose in areas and should be securely re-attached by a qualified contractor.

Recommendation

Contact a qualified professional.

4: GARAGE

		S	IN	R	NI	NP
4.1	Automatic Opener	X	X			
4.2	Ceiling		X			
4.3	Electrical		X	X		
4.4	Garage Door	X	X			
4.5	Floor	X	X			
4.6	Stairs					X
4.7	Man Doors	X	X			

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Information

Automatic Opener: Manufacturer
Chamberlain

Automatic Opener: Number of Openers
1

Automatic Opener: Photo Electric Eye Sensor
Present, Reversed When Tested

Ceiling: Material
Unfinished

Garage Door: Material
Metal

Floor: Floor
Concrete

Stairs: Material
Not Present

Type
Detached, 4 car

Whats inspected?
Inspection of the garage typically includes examination of the following:
- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways
- proper firewall separation from living space; and
- proper floor drainage

Electrical: GFCI Protection
Present, Not Present

At the time of the inspection, the garage had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection. Any individual GFCI receptacle defects will be listed separately.

Garage Door: Type

Automatic Opener, Manual Open

What's inspected?
Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:
- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

Man Doors: Type

Metal

The occupant door is the door between your attached garage and your living space. The door from the garage should lead to a non-sleeping area of the house.

In addition to providing easy access to your garage, the occupant door should provide a barrier between your (usually) unheated garage and the rooms of your home. Poorly-installed, an occupant door can cause heated air to leak from your house, wasting energy and adding to your heating bill. In addition, since combustible gasoline is stored in most vehicle gas tanks, an occupant door should be part firewall, not just a decorative, wooden door.

Limitations

General

LIMITED VIEW

At the time of the inspection, the occupant's belongings significantly limited the Inspector's view of the garage floor.

Automatic Opener

AUTO REVERSE NOT TESTED

Due to a possibility of damaging the door, the auto reversal system was not tested. The Auto Reversl System senses resistance when lowering and should automatically return to the open position.

Floor

LIMITED VIEW: ITEMS COVERING INTERIOR

There were items stored in areas of the garage. Because of this areas of the garage can not be evaluated.

Observations

4.3.1 Electrical

Safety Hazard

OUTLETS (OK/NO GFCI)

Electrical receptacles in the garage appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. This can be achieved by: 1. Replacing the current standard receptacles with GFCI receptacles 2. Replacing the receptacle in the garage circuit which is nearest the main electrical service panel with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains these garage receptacles with a GFCI breaker.

Recommendation

Contact a qualified professional.

4.3.2 Electrical

Recommendation

COVER PLATES (MISSING)

At the time of the inspection, electrical receptacle cover plates were missing in the garage. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that cover plates be installed by a qualified contractor.

Recommendation

Contact a qualified professional.

5: ATTIC

		S	IN	R	NI	NP
5.1	General		X			
5.2	Attic Hatch	X	X			
5.3	Attic Ventilation		X	X		
5.4	Attic Insulation		X			
5.5	Vent Terminations	X	X			
5.6	Electrical		X	X		

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Information

General: Access Location
Bedroom, Kneewall

General: Inspection Method
Inside Attic

General: Roof Structure
Trusses

Attic Ventilation: Ventilation Type
Ridge Vents, Soffit Vents, Thermostatically Controlled Fan

Attic Insulation: Insulation Type
Batt/Rolled, Spray Foam

Attic Insulation: Insulation Depth
6-9 Inches

Vent Terminations: To Outside

The bathroom vents were properly vented to the outside of the house.

Limitations

General

AREAS INACCESSIBLE

Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

Attic Ventilation

DISCLAIMER: ATTIC VENTILATION

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.
The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.
Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Attic Ventilation

SPRAY FOAM INSULATION

It is not known if the entire attic is insulated with spray foam insulation as there are areas that are not accessible. Recommend adding a second point of entry for inspection to verify installation of spray foam. Spray foam insulation makes the attic “conditioned” and removes the need for ventilation.

Vent Terminations

NOT VISIBLE

Some terminations were not visible due to limited access or covered in insulation.

Observations

5.3.1 Attic Ventilation

Recommendation

THERMOSTATIC FAN(S) (NOT ACCESSIBLE)

Thermostatic fan(s) was not accessible and, therefore, was not tested at the time of inspection.

Recommendation

Contact a qualified professional.

5.3.2 Attic Ventilation

Recommendation

RIDGE AND POWER ROOF VENT

Combining an attic power vent fan with a ridge vent is usually not recommended because: It could reverse the natural flow of hot air out the ridge vent. If air is drawn in through the ridge vent while it's raining, it might pull rainwater in with it, which could lead to leaking or mold in the attic.

Recommendation

Contact a qualified professional.

5.6.1 Electrical

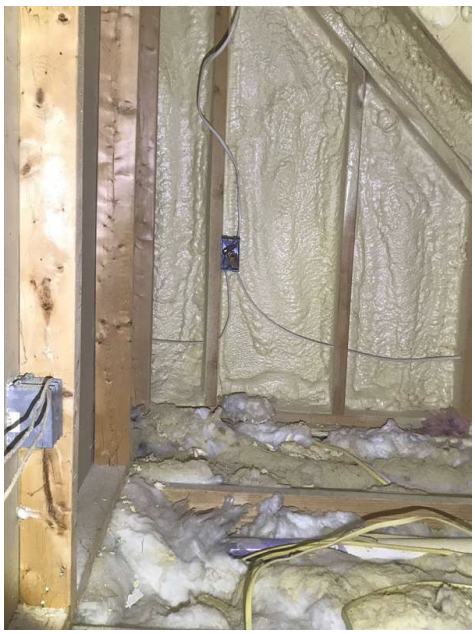
Safety Hazard

COVER PLATE MISSING

Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Recommendation

Contact a qualified electrical contractor.



6: INTERIOR ROOMS

		S	IN	R	NI	NP
6.1	Floors, Walls, Ceilings		X	X		
6.2	Stairs/Handrails/Guardrails	X	X			
6.3	Windows and Doors		X	X		
6.4	Electrical	X	X			
6.5	Smoke and CO alarms		X	X		

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

Smoke and CO alarms: Smoke Alarms Present

Yes

Limitations

Electrical

SWITCHES USE UNKNOWN

While every attempt is made to determine the use of all the switches in the house, some switch uses may be undetermined by the inspector. We recommend you ask the seller to identify the use of switches that may have an unknown use.

Observations

6.1.1 Floors, Walls, Ceilings

Recommendation

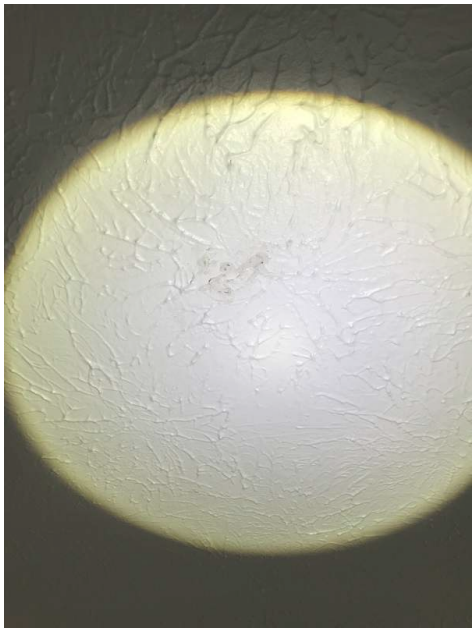
CEILING PATCH

2ND FLOOR NORTH BEDROOM

There is a patch in the ceiling. It is un-known what this patch is from. It is recommended to consult with the current owner as to what the patch is from.

Recommendation

Recommend monitoring.



6.1.2 Floors, Walls, Ceilings

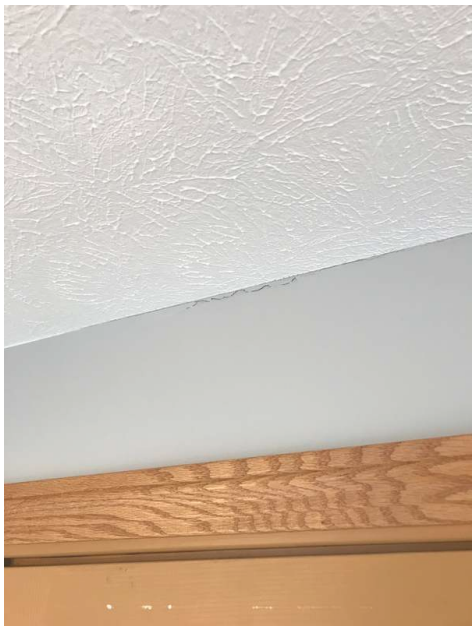
Recommendation

CEILING-MINOR CRACKS

Minor cracks were found in ceilings in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.

Recommendation

Contact a qualified drywall contractor.



6.3.1 Windows and Doors

Recommendation

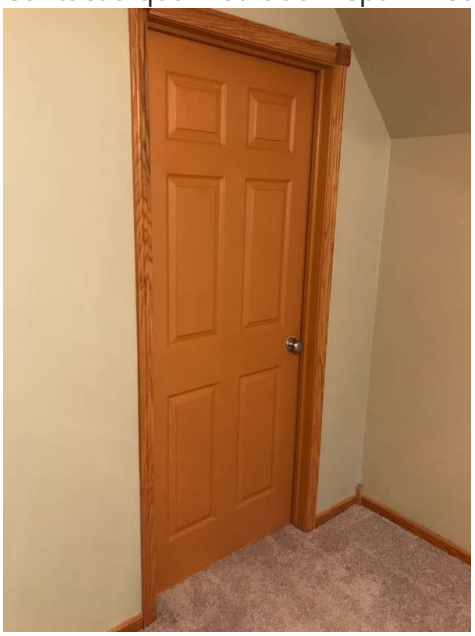
DOOR-BINDS IN JAMB

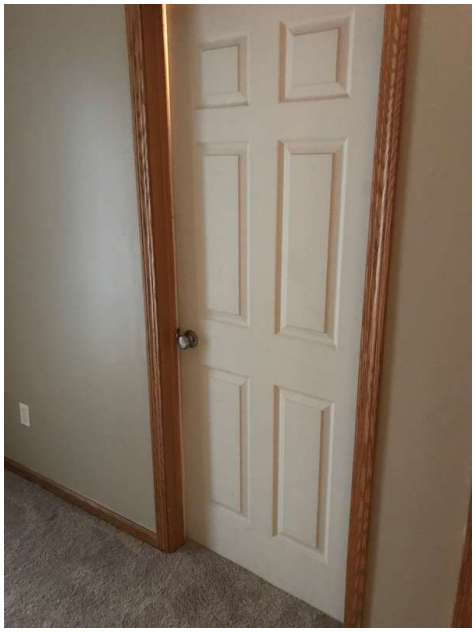
2ND FLOOR SOUTH BEDROOM, 2ND FLOOR CLOSET

One or more doors bind in their jamb and cannot be closed and latched, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors.

Recommendation

Contact a qualified door repair/installation contractor.





6.3.2 Windows and Doors

Recommendation

WINDOW-DOUBLE PANE SEAL

Seals between double-pane glass in one or more windows appear to have failed based on condensation or stains between the panes of glass. A qualified contractor should evaluate and replace glass where necessary.

The client(s) should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that the inspector identified may also have failed seals and need glass replaced too.

Recommendation

Contact a qualified window repair/installation contractor.

6.5.1 Smoke and CO alarms

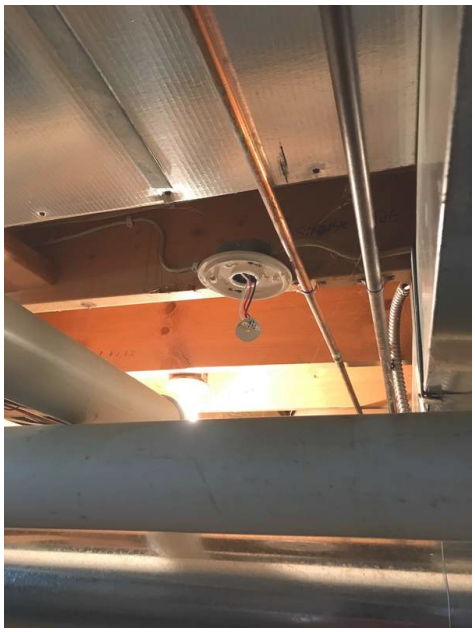
Safety Hazard

SMOKE ALARMS MISSING

Smoke alarms were missing from one or more bedrooms / from one or more hallways leading to bedrooms / on one or more levels. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level, in rooms with a fireplace and in any attached garage.

Recommendation

Recommended DIY Project



7: BATHROOMS

		S	IN	R	NI	NP
7.1	General		X	X		
7.2	Shower/Tub		X	X		
7.3	Sinks and Faucets		X	X		
7.4	Electrical	X	X			

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

General: Ventilation
Ventilation Fan

General: Heat Source
Present

General: Cabinets & Countertops

The cabinets and counter-tops were inspected looking for 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.

General: Toilet(s)
Satisfactory

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.

General: Visible Plumbing
Satisfactory

Visible portions of sink plumbing is 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.

General: Functional Water Flow
Satisfactory

The bathroom sink(s), shower(s) and bathtub(s) had functional flow at the time of the inspection. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

General: Functional Drainage
Satisfactory

The bathroom sink(s), shower(s) and bathtub(s) had functional drainage at the time of the inspection. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Shower/Tub: Bathtub(s)

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage, 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.

Shower/Tub: Shower(s)

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/Tub: **Shower Wall(s)**

Fiberglass

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.

Electrical: **GFCI/AFCI Protection**

Present

At the time of the inspection, the bathroom had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection. Any individual GFCI receptacle defects will be listed separately.

Observations

7.1.1 General

Recommendation

SUPPLY PIPES (CORRODED/NOT ACTIVELY LEAKING)

Heavily corroded faucet supply pipes beneath the sink in this bathroom are liable to leak soon. The Inspector recommends replacement by a qualified contractor to prevent future damage to the cabinet floor and possibly the home wall/floor structures.

Recommendation

Contact a qualified professional.

7.1.2 General

Recommendation

SHOWER DOOR LOOSE

The shower door is loose. Recommend repair.

Recommendation

Contact a qualified professional.

7.1.3 General

Maintenance/Monitor

RADON MITIGATION FAN NOISE

There is an obvious noise that comes from the radon fan that can be heard while in the master bedroom. Outside the fan runs quiet but inside a deep continuous sound can be heard.

Recommendation

Contact a qualified professional.

7.3.1 Sinks and Faucets

Maintenance/Monitor

FAUCET LEAKING

A fixture is leaking which is causing wasted water. Recommend correction by replacing faucet.

8: FIREPLACES

		S	IN	R	NI	NP
8.1	General					

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

General: Type
Wood

General: Location
Living Room

General: Damper
Operates

General: Insert
Pre-Fabricated Panels

General: Blower
Not Present

General: Hearth
Present, Satisfactory

Limitations

General

DISCLAIMER: DIRECT VENT WOOD STOVE

The wood stove in the living room was a direct vent type. Direct vent stoves have specific manufacturer's requirements for installation. Their inspection exceeds the scope of the General Home Inspection. The Inspector recommends inspection by a qualified HVAC contractor to ensure that safe conditions exist.

9: KITCHEN

		S	IN	R	NI	NP
9.1	Kitchen		X			
9.2	Sink	X	X			
9.3	Countertops & Cabinets	X	X			
9.4	Electrical	X	X			
9.5	Flooring	X	X			

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

Kitchen: Exhaust Fan

Microwave

Kitchen: Visible Plumbing

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.

Kitchen: Functional Flow

Satisfactory

The kitchen sink(s) had functional flow at the time of the inspection. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Kitchen: Functional Drainage

Satisfactory

The kitchen sink(s) had functional drainage at the time of the inspection. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Sink: Sink(s)

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.

Sink: Spray Wand

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.

Countertops & Cabinets: Cabinets & Countertops

The cabinets and counter-tops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation.

Electrical: GFCI/AFCI Protection

Present, ground fault circuit interrupter (GFCI)

At the time of the inspection, the garage had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection. Any individual GFCI receptacle defects will be listed separately.

Limitations

Sink

STORED ITEMS

There are stored items, under the sink can not be fully evaluated.

Observations

9.2.1 Sink

Maintenance/Monitor

SPRAY WAND IS LOOSE

The spray wand is loose and needs secured.

Recommendation

Contact a qualified professional.

10: APPLIANCES

		S	IN	R	NI	NP
10.1	Garbage Disposal					X
10.2	Refrigerator	X	X			
10.3	Range/Oven/Cooktop		X			
10.4	Microwave		X	X		
10.5	Dishwasher	X	X			
10.6	Appliance Photos		X			

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

Appliances Present
Range, Dishwasher, Exhaust Fan, Refrigerator

Garbage Disposal: Brand
Not Present

Refrigerator: Brand
Whirlpool

Refrigerator: Type
Side-By-Side

Refrigerator: Ice Maker Turned Off

Refrigerator: Water Dispenser Operated

Range/Oven/Cooktop: Anti-Tip
Not Present

Range/Oven/Cooktop: Range/Oven Brand
General Electric

Microwave: Brand
General Electric (GE)

Microwave: Type
Over the Range

Dishwasher: Brand
General Electric (GE)

About Conveyance

Some appliances may not "convey" or be included with the home. This should be spelled out in your contract. Typically appliances that are permanently installed and directly wired to the electrical or plumbing system may be considered as "fixtures". Your home inspector doesn't determine what should be included with the sale of the home. If you are not certain about what is include or "conveys" check the contract or ask your agent.

Owner's Manuals

An owner's manual is very useful for learning how to operate an appliance, order parts and for general maintenance. If the owner's manual isn't provided by the seller it may be available online at the manufacturer's website. You would need the model number to select the correct manual.

Range/Oven/Cooktop: Range/Oven: Heating Units

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.

Appliance Photos: Photos



Limitations

Range/Oven/Cooktop

LIMITATION: GAS-FIRED RANGE

The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

Observations

10.4.1 Microwave

Maintenance/Monitor

LIGHT DID NOT OPERATE

The lights on the microwave did not operate when tested. The bulbs may need replaced. And the the plastic cover is damaged.

Recommendation

Contact a qualified professional.

11: ELECTRICAL

		S	IN	R	NI	NP
11.1	Main & Sub Panels		X	X		

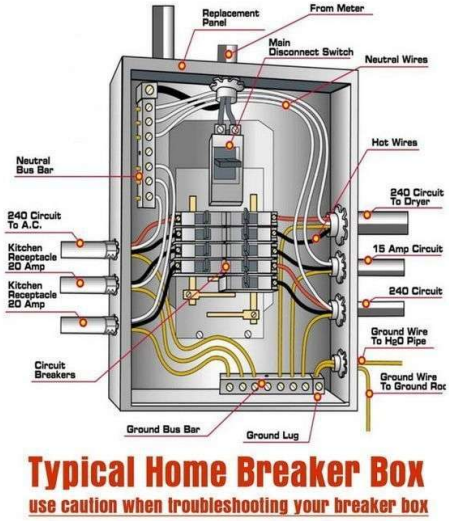
S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

Main & Sub Panels: Panel Manufacturer
Siemens

Main & Sub Panels: Panel Amperage Rating
200 AMP

Main & Sub Panels: Service Line Material
Aluminum

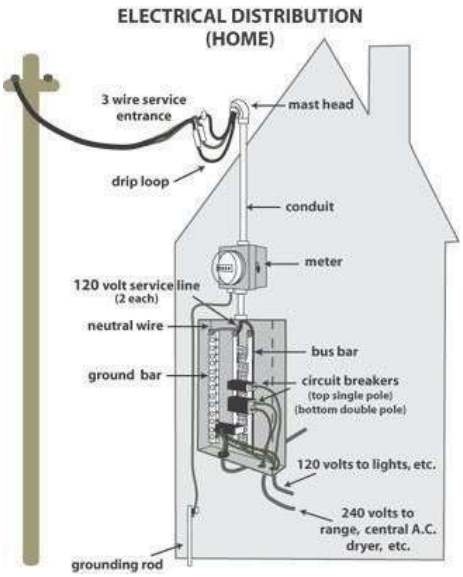


Typical Home Panel Box

Main & Sub Panels: Service Type
120/240 Volt

Main & Sub Panels: Panel Protection
Circuit Breaker

Main & Sub Panels: Panel Location
Basement



Residential Electrical Distribution

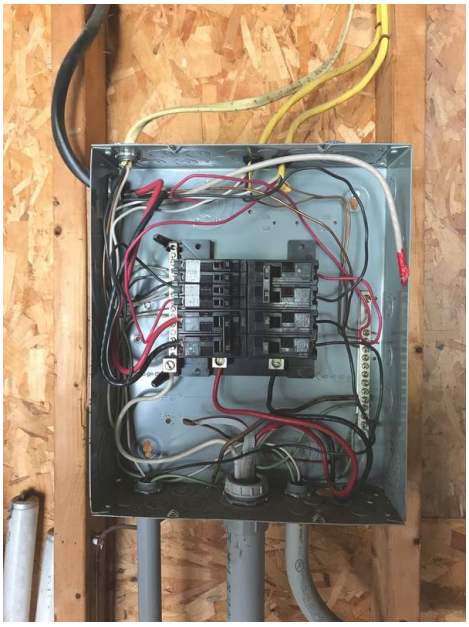
Main & Sub Panels: Branch Circuit Wiring

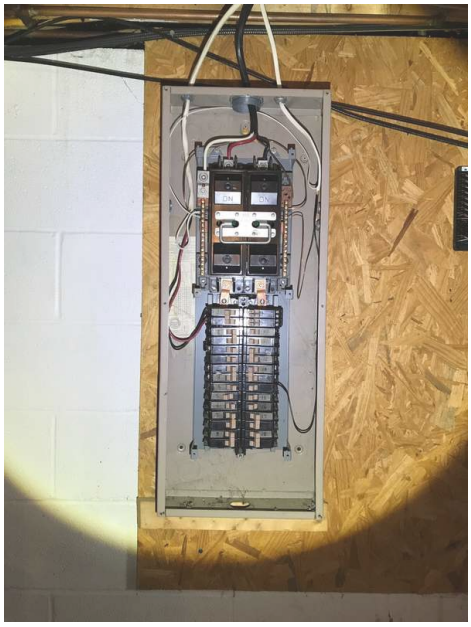
Copper

Branch Circuits: The portion of the wiring system extending past the final over-current device. These circuits usually originate at a panel and transfer power to load devices. Any circuit that extends beyond the final over-current protective device is called a branch circuit.

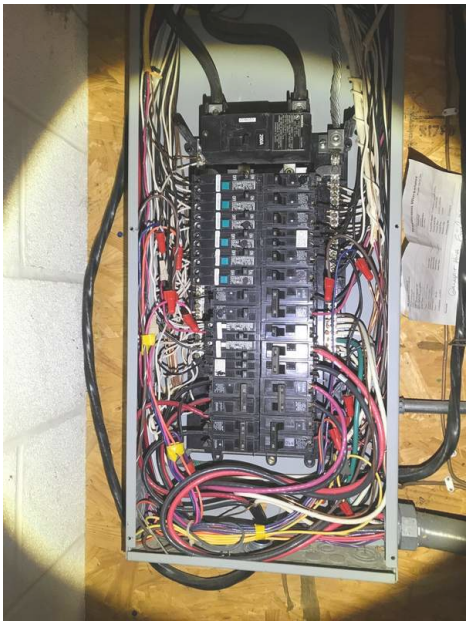
Main & Sub Panels: Subpanel Location

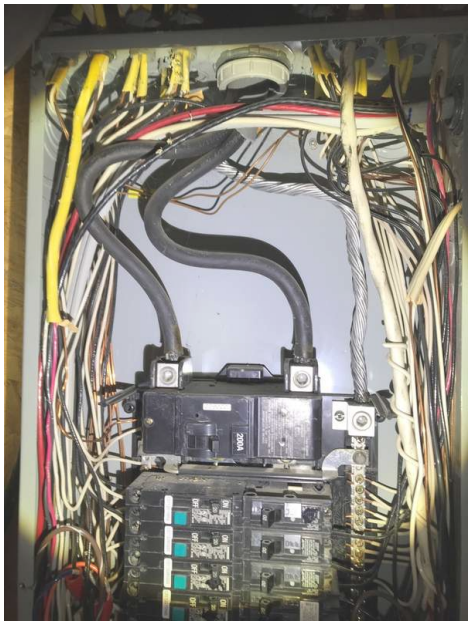
Garage, Basement

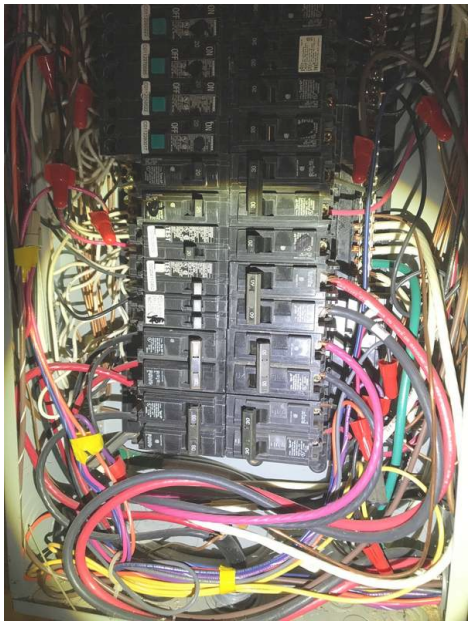




Main & Sub Panels: Picture of Panel







Observations

11.1.1 Main & Sub Panels

Recommendation

PANEL SCREWS (IMPROPER/MISSING)

Improper and/or missing panel screws. Recommend use of proper panel screws for the dead front cover.

Recommendation

Contact a qualified professional.

11.1.2 Main & Sub Panels

Recommendation

SUBPANEL (NEUTRAL/GROUND BOND)

Neutral and equipment ground wires were bonded (connected) at sub-panel(s). This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices.

Recommendation

Contact a qualified professional.

11.1.3 Main & Sub Panels

Safety Hazard

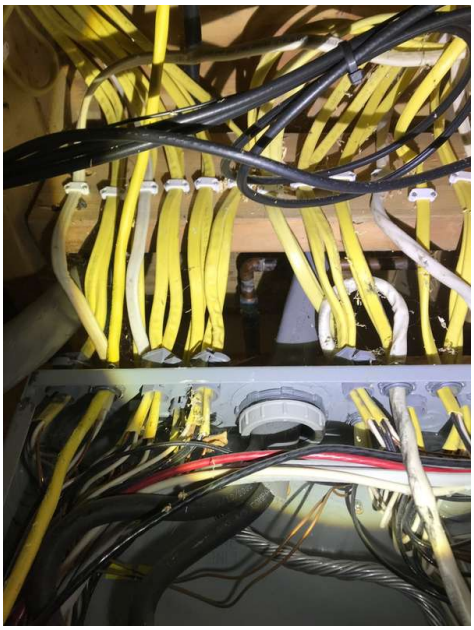
WATER LINES ABOVE PANEL

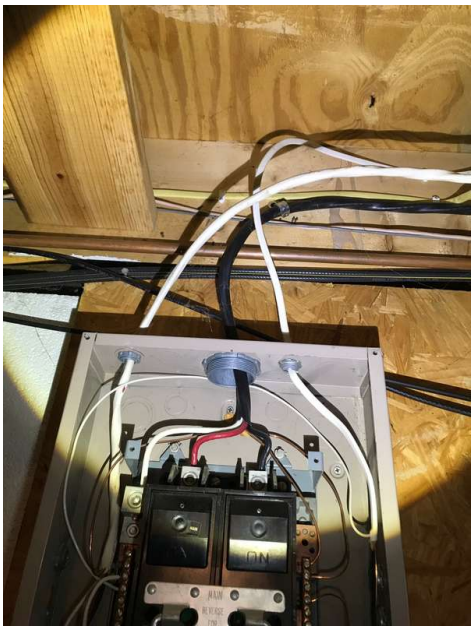
(a) Dedicated Electrical Space. The space equal to the width and depth of the equipment and extending from the floor to a height of 1.8 m (6 ft) above the equipment or to the structural ceiling, whichever is lower, shall be dedicated to the electrical installation. No piping, ducts, leak protection apparatus, or other equipment foreign to the electrical installation shall be located in this zone.

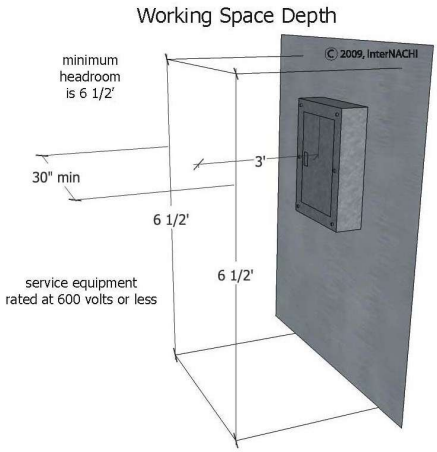
(b) Foreign Systems. The area above the dedicated space required by 110.26(F)(1)(a) shall be permitted to contain foreign systems, provided protection is installed to avoid damage to the electrical equipment from condensation, leaks, or breaks in such foreign systems.

Recommendation

Contact a qualified professional.






Working Space Depth
minimum
headroom
is 6 1/2'
© 2009, InterNACHI
30" min
3'
6 1/2'
6 1/2'
service equipment
rated at 600 volts or less

12: LAUNDRY

		S	IN	R	NI	NP
12.1	General					

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

General: Dryer Manufacturer
Kenmore

General: Washer Manufacturer
Kenmore

General: Gas Hookup For Dryer
Gas line present for dryer connection.

General: Laundry Area Pictures

General: Washer Observation
Both hot and cold water was available to the washer. The unit was operated through a full cycle. It filled, cycled through a wash, initial spin and drain, rinse and final spin cycle. No leakage was detected and there were no unusual conditions noted.

MAINTENANCE TIP:
For equipment more than a few years old, we recommend that all clothes washer machine hoses and their gaskets be replaced upon your taking possession of the unit.

General: Dryer Observation
The dryer unit was operated through a cycle. It heated it's drum and then stopped at the end of the cycle.

Observations

12.1.1 General

Recommendation

NO CATCH PAN

The washing machine is installed over a finished living space and has no catch pan or drain installed. These are not commonly installed, but they are recommended to prevent water damage to finished interior spaces below if or when the washing machine leaks, overflows or is drained. Recommend having a qualified contractor install both a catch pan and drain.

Recommendation

Contact a qualified professional.

13: PLUMBING

		S	IN	R	NI	NP
13.1	General		X			
13.2	Distribution Pipes		X	X		
13.3	Drain & Waste Lines	X	X			
13.4	Sump Pumps / Sewage Ejectors		X	X		
13.5	Water Heater	X	X			

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

General: Main Water Supply Material
PVC

General: Main Water Source
Private Well

Distribution Pipes: Material
Copper

Drain & Waste Lines: Material
PVC

Sump Pumps / Sewage Ejectors: Sump Pump
Present, Tested

Sump Pumps / Sewage Ejectors: Sewage Ejector Pump
Present, Tested, Leaking

Water Heater: Manufacturer
AO Smith

Water Heater: Model Number
FPSH 40 260

Water Heater: Serial Number
MD02-1658899-260

Water Heater: Age
16 Year(s)

Water Heater: Capacity
40 Gallons

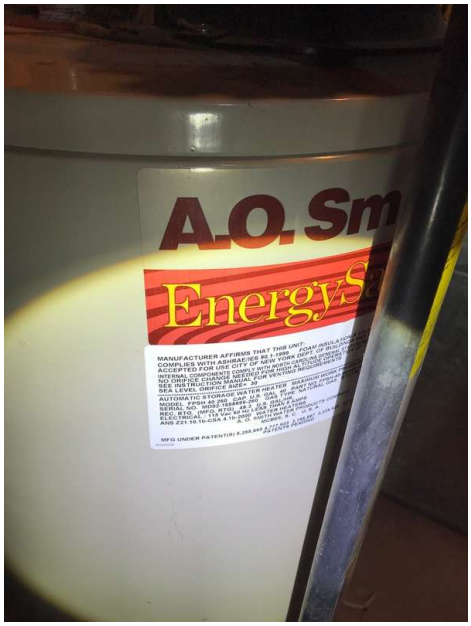
Water Heater: Location
Basement

Water Heater: Power Source
Gas-Fired

Distribution Pipes: Functional Flow (All Flow Functional)

All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

Water Heater: Pictures Of Water Heater



Limitations

Drain & Waste Lines

SUPPLY PLUMBING (NOT VISIBLE)

Areas of the supply plumbing in the home are located inside of walls or floors and was not visible at the time of inspection.

Observations

13.2.1 Distribution Pipes

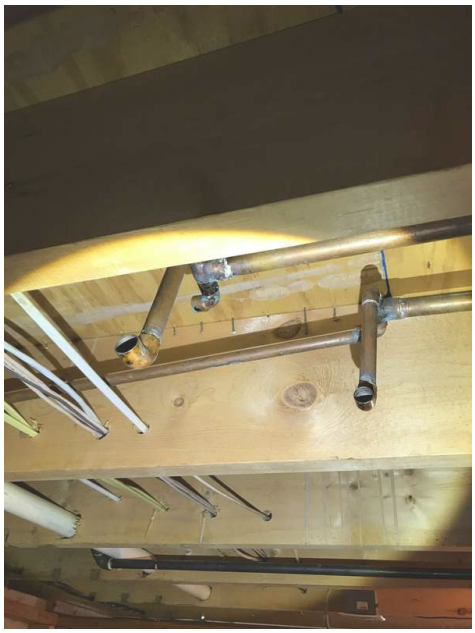
Recommendation

UNCAPPED WATER LINE

Recommend capping unused water lines to prevent a leak.

Recommendation

Contact a qualified plumbing contractor.



13.4.1 Sump Pumps / Sewage Ejectors

Recommendation

SEWAGE EJECTOR PUMP (LEAKING/FUMES)

The area around the sewage ejector pump had a strong odor, indicating that sewer gas is leaking into the living space. This condition should be corrected by a qualified contractor.

Recommendation

Contact a qualified professional.

14: AIR CONDITIONING

		S	IN	R	NI	NP
14.1	Cooling Equipment		X	X		

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

Cooling Equipment: Brand
Goodman

Cooling Equipment: Model Number
CKL36-1H

Cooling Equipment: Serial Number
0208408343

Cooling Equipment: Age
16 Year(s)

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Max Circuit Breaker/Fuse
40

Cooling Equipment: Pictures Of A/C

Cooling Equipment: AC Tested and Operates

The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

Observations

14.1.1 Cooling Equipment

Recommendation

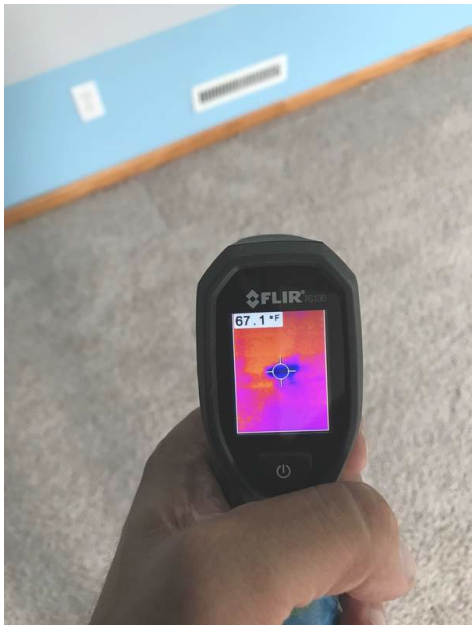
SYSTEM (INADEQUATE COOLING)

2ND FLOOR

The air-conditioning system operated, but the air produced by the system was not cool enough. The Inspector recommends service by a qualified HVAC technician.

Recommendation

Contact a qualified professional.



14.1.2 Cooling Equipment

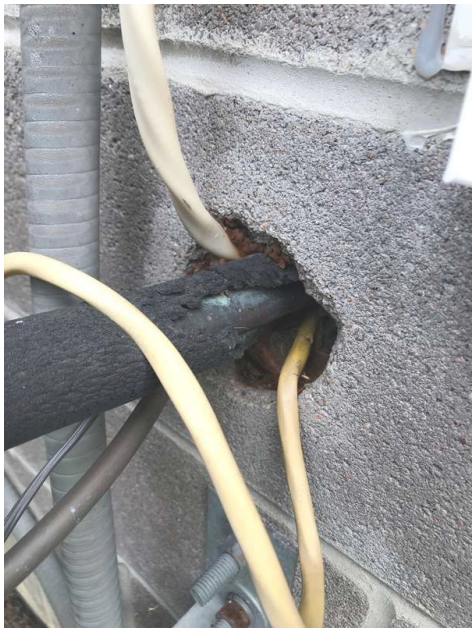
Recommendation

WALL PENETRATION (SEAL)

The hole in the exterior wall-covering cut to allow penetration of air-conditioning lines should be sealed with an appropriate sealant to prevent moisture and insect entry.

Recommendation

Contact a qualified professional.



15: GARAGE HEATING

		S	IN	R	NI	NP
15.1	Heating Equipment					
15.2	Fuel Pipes	X	X			
15.3	Venting & Flues	X	X			
15.4	Thermostat	X	X			

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

Heating Equipment: Brand
Air-Ease

Heating Equipment: Model Number
HAS130E

Heating Equipment: Serial Number
None

Heating Equipment: Age
20 + Years

Heating Equipment: Location
Garage

Heating Equipment: Type
Forced Air

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Filter Type
Missing

Heating Equipment: Filter Location
Side Compartment

Heating Equipment: Shut-Off Valve
Gas Shut Off, Electric Shut Off

Venting & Flues: Materials
Metal

Thermostat: Location
Upstairs Garage

Heating Equipment: Pictures Of Furnace

Limitations

Heating Equipment

DISCLAIMER: HEAT EXCHANGERS

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.

Heating Equipment

CARBON MONOXIDE

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with a furnace or boiler is recommended. Detectors should not be placed next to heating appliances like furnaces and boilers, but should be placed to protect living and sleeping areas.

Observations

15.1.1 Heating Equipment

Recommendation

NO RESPONSE

This furnace did not respond to the thermostat. The Inspector recommends that before the expiration of the Inspection Objection Deadline you have this furnace serviced by a qualified HVAC contractor.

Recommendation

Contact a qualified professional.

16: HEATING

		S	IN	R	NI	NP
16.1	Heating Equipment					
16.2	Condensate Drain	X	X			
16.3	Fuel Pipes	X	X			
16.4	Venting & Flues	X				
16.5	Thermostat	X	X			

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

Heating Equipment: Brand
Ameristar

Heating Equipment: Model Number
M951P100CU48AAB

Heating Equipment: Serial Number
174842N82G

Heating Equipment: Age
1 Year(s)

Heating Equipment: Location
Basement

Heating Equipment: Type
Forced Air

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Filter Type
Accordian

Heating Equipment: Filter Location
Rear Panel

Heating Equipment: Shut-Off Valve
Electric Shut Off, Gas Shut Off, Safety Shut Off

Venting & Flues: Materials
PVC

Thermostat: Location
Hallway

Heating Equipment: Pictures Of Furnace

Limitations

Heating Equipment

DISCLAIMER: HEAT EXCHANGERS

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.

Heating Equipment

CARBON MONOXIDE

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with a furnace or boiler is recommended. Detectors should not be placed next to heating appliances like furnaces and boilers, but should be placed to protect living and sleeping areas.

Heating Equipment

HEATING SYSTEM EFFICIENCY

The U.S EPA sets minimum efficiency standards for appliances such as heating and cooling equipment. Many older furnaces still operating and functioning well have efficiencies between 70% and 75%. Furnaces installed after 1992 must have efficiency ratings above 78%. Modern, high-efficiency furnaces have ratings in the mid-90%. Heating systems with leaky, un-insulated ducts or which are improperly sized can reduce even a high-efficiency furnace to an efficiency of under 65%.

17: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		S	IN	R	NI	NP
17.1	General		X			
17.2	Floor	X	X			
17.3	Foundation Walls	X	X			
17.4	Stairs/Handrails/Guardrails	X	X			
17.5	Girders and Columns	X	X			
17.6	Joists And Trusses		X	X		
17.7	Electrical					

S = Satisfactory IN = Inspected R = Recommendation NI = Not Inspected NP = Not Present

Information

General: Type
Basement

Floor: Material
Concrete

Foundation Walls: Material
Concrete Block

Girders and Columns: Type
Steel, Wood

Joists And Trusses: Type
Wood, 2x10

Floor: Sub-floor
Plywood

Because of interior floor and ceiling coverings, not all floor structural members were able to be inspected. At the time of inspection, the floor structure and material appeared to be in good condition. Any specific defects will be listed in the report.

Observations

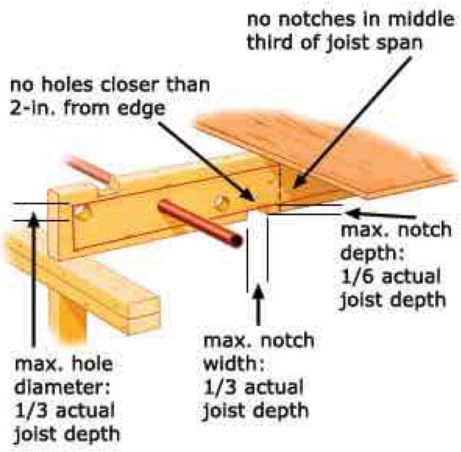
17.6.1 Joists And Trusses

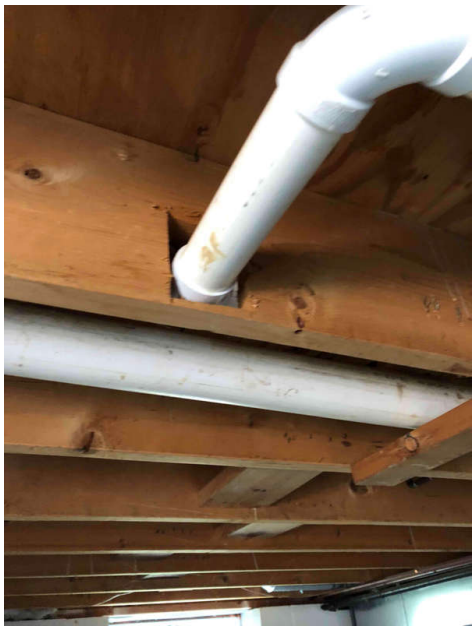
Recommendation

IMPROPER NOTCHING

Recommendation

Contact a qualified professional.

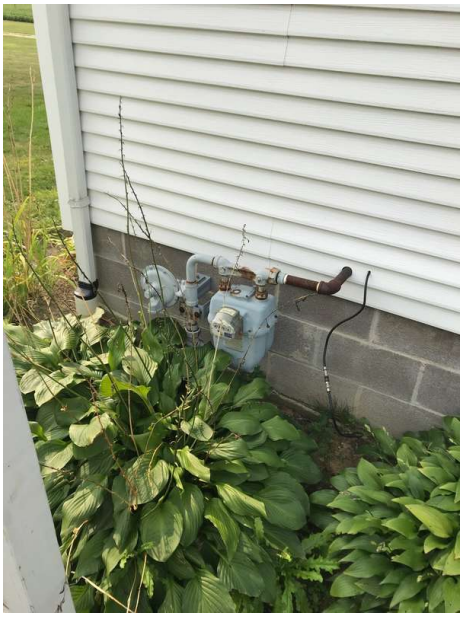




18: MAIN SHUT OFF LOCATIONS

Information

Main Gas Shut Off
Gas Meter Outside



Main Electrical Shut Off
At The Main Panel, Basement

Main Water Shut Off Valve
Basement, At The Well Pump

19: IMPORTANT INFORMATION

Information

Items Not Operating : Garage Furnace

Major Concerns: None Apparent

Major Mechanicals To Budget For Repair Or Replacement Based On Age: A/C Unit

7 to 15 years

Major Mechanicals To Budget For Repair Or Replacement Based On Age: Furnace

15 to 25 Years

Major Mechanicals To Budget For Repair Or Replacement Based On Age: Water Heater

6 to 12 years

Major Mechanicals To Budget For Repair Or Replacement Based On Age: Sump Pump

7 Years

Excluded items: The Following Items Have Been Excluded From the Inspection

Shed, Generator, Radon Mitigation System, Private septic system, Private well, Water Softner

Limitations

Major Mechanicals To Budget For Repair Or Replacement Based On Age

LIFE EXPECTANCY

These life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather or other conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties.

20: BUY BACK GUARANTEE

Information

Buy Back: Buy Back Guarantee

If your participating inspector misses anything, we'll buy your home back.

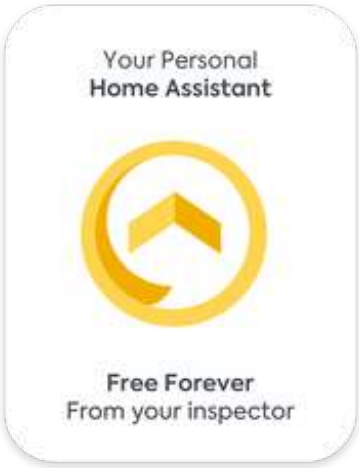
If your participating inspector misses anything, we'll buy your home back.

21: HOME ASSISTANT GOLD

Information

General: Home Assistant Gold

Enjoy complimentary Porch Home Assistant Gold (a $350/yr value FREE) and $100 towards handyman services.



Enjoy complimentary Porch Home Assistant Gold (a $350/yr value FREE) and $200 towards handyman services.

STANDARDS OF PRACTICE

Inspection Details

First-In Home Inspection is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs.

The information provided in this report is solely for your use. First-In Home Inspection will not release a copy or this report, nor will we discuss its contents with any third party, without your consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

Exterior
3.2. Exterior

I. The inspector shall inspect:
A. the exterior wall-covering materials;
B. the eaves, soffits and fascia;
C. a representative number of windows;
D. all exterior doors;
E. flashing and trim;
F. adjacent walkways and driveways;
G. stairs, steps, stoops, stairways and ramps;
H. porches, patios, decks, balconies and carports;
I. railings, guards and handrails; and
J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

A. the type of exterior wall-covering materials.
III. The inspector shall report as in need of correction:
A. any improper spacing between intermediate balusters, spindles and rails.
IV. The inspector is not required to:
A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
C. inspect or identify geological, geotechnical, hydrological or soil conditions.

D. inspect recreational facilities or playground equipment.

E. inspect seawalls, breakwalls or docks.
F. inspect erosion-control or earth-stabilization measures.
G. inspect for safety-type glass.
H. inspect underground utilities.
I. inspect underground items.
J. inspect wells or springs.
K. inspect solar, wind or geothermal systems.

L. inspect swimming pools or spas.
M. inspect wastewater treatment systems, septic systems or cesspools.
N. inspect irrigation or sprinkler systems.
O. inspect drainfields or dry wells.
P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roofing
3.1. Roof

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

I. perform a water test.
J. warrant or certify the roof.
K. confirm proper fastening or installation of any roof-covering material.

Attic
The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the " random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.

Interior Rooms
The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or

source of odors is not within the scope of this inspection.

Fireplaces
3.8. Fireplace

I. The inspector shall inspect:
A. readily accessible and visible portions of the fireplaces and chimneys;
B. lintels above the fireplace openings;

C. damper doors by opening and closing them, if readily accessible and manually operable; and
D. cleanout doors and frames.

II. The inspector shall describe:

A. the type of fireplace.
III. The inspector shall report as in need of correction:
A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
B. manually operated dampers that did not open and close;
C. the lack of a smoke detector in the same room as the fireplace;
D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

A. inspect the flue or vent system.
B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. determine the need for a chimney sweep.
D. operate gas fireplace inserts.
E. light pilot flames.
F. determine the appropriateness of any installation.
G. inspect automatic fuel-fed devices.
H. inspect combustion and/or make-up air devices.
I. inspect heat-distribution assists, whether gravitycontrolled or fan-assisted.
J. ignite or extinguish fires.
K. determine the adequacy of drafts or draft characteristics.
L. move fireplace inserts, stoves or firebox contents.
M. perform a smoke test.
N. dismantle or remove any component.
O. perform a National Fire Protection Association (NFPA)-style inspection.
P. perform a Phase I fireplace and chimney inspection.

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

Electrical
3.7. Electrical

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

G. the main service disconnect;

H. panelboards and over-current protection devices (circuit breakers and fuses);
I. service grounding and bonding;
J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
L. for the presence of smoke and carbon-monoxide detectors.
II. The inspector shall describe:
A. the main service disconnect's amperage rating, if labeled; and
B. the type of wiring observed.

III. The inspector shall report as in need of correction:

A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
B. any unused circuit-breaker panel opening that was not filled;
C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
E. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
B. operate electrical systems that are shut down.
C. remove panelboard cabinet covers or dead fronts.
D. operate or re-set over-current protection devices or overload devices.
E. operate or test smoke or carbon-monoxide detectors or alarms.
F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.
G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
H. inspect ancillary wiring or remote-control devices.
I. activate any electrical systems or branch circuits that are not energized.
J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices.
K. verify the service ground.
L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
M. inspect spark or lightning arrestors.
N. inspect or test de-icing equipment.
O. conduct voltage-drop calculations.
P. determine the accuracy of labeling.
Q. inspect exterior lighting.

Laundry
LAUNDRY EQUIPMENT:
Cautionary Statement; We normally operate on-site laundry equipment. Washers and dryers have special safety concerns to owners. During our inspection, we attempt to check the utility connections, supply of hot and cold water, grounded electrical receptacles and some safety devices. During our inspection we endeavor to verify that the equipments operates properly, however we do NOT verify the proper operation of ALL safety devices and other built in safe guards. This is a job for an appliance specialist.

Please be aware that with any appliance being used everyday, owners often forget, or over look the potential hazards that are present in these day-to-day helpmates. All laundry equipment operates both with electricity and high speed motors and rotating drums. Because of the combination of water and electricity along with high-speed rotation, all laundry equipment should be respected. PLEASE SECURE ALL OPERATION AND MAINTENANCE MANUALS FROM PRESENT OWNERS OR THE MANUFACTURERS. Virtually all manufacturers have this consumers information available to you-contact the respective manufacturer.

Please instruct all children that these appliances are potentially hazardous and they should not be played with, nor should anyone under any circumstances, place a hand inside any operating laundry equipment.

LIMITATIONS OF APPLIANCES INSPECTION:

As we discussed and is described in your inspection contract, this is a visual limited in scope by (but not restricted

to) the following conditions.

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing
3.6. Plumbing

I. The inspector shall inspect:
A. the main water supply shut-off valve;
B. the main fuel supply shut-off valve;
C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
D. the interior water supply, including all fixtures and faucets, by running the water;
E. all toilets for proper operation by flushing;
F. all sinks, tubs and showers for functional drainage;
G. the drain, waste and vent system; and
H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

A. whether the water supply is public or private based upon observed evidence;
B. the location of the main water supply shut-off valve;
C. the location of the main fuel supply shut-off valve;
D. the location of any observed fuel-storage system; andE. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
B. deficiencies in the installation of hot and cold water faucets;
C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

A. light or ignite pilot flames.
B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
E. determine the water quality, potability or reliability of the water supply or source.
F. open sealed plumbing access panels.
G. inspect clothes washing machines or their connections.
H. operate any valve.
I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices.
L. determine whether there are sufficient cleanouts for effective cleaning of drains.
M. evaluate fuel storage tanks or supply systems.
N. inspect wastewater treatment systems.
O. inspect water treatment systems or water filters.
P. inspect water storage tanks, pressure pumps, or bladder tanks.
Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
R. evaluate or determine the adequacy of combustion air.
S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water

heating and hot water circulation.
U. determine the existence or condition of polybutylene, polyethylene, or similar plastic plumbing.
V. inspect or test for gas or fuel leaks, or indications thereof.

Air Conditioning
3.5. Cooling

I. The inspector shall inspect:
A. the cooling system, using normal operating controls.
II. The inspector shall describe:
A. the location of the thermostat for the cooling system; and
B. the cooling method.
III. The inspector shall report as in need of correction:
A. any cooling system that did not operate; and
B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. inspect portable window units, through-wall units, or electronic air filters.
C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
E. examine electrical current, coolant fluids or gases, or coolant leakage.

Garage Heating
3.4. Heating

I. The inspector shall inspect:
A. the heating system, using normal operating controls.
II. The inspector shall describe:
A. the location of the thermostat for the heating system;
B. the energy source; and make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
C. the heating method.
III. The inspector shall report as in need of correction:
A. any heating system that did not operate; and
B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

A. inspect, measure or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes,make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
B. inspect fuel tanks or underground or concealed fuel supply systems.
C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. light or ignite pilot flames.
E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
F. override electronic thermostats.
G. evaluate fuel quality.
H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

Heating
3.4. Heating

I. The inspector shall inspect:
A. the heating system, using normal operating controls.

II. The inspector shall describe:
A. the location of the thermostat for the heating system;
B. the energy source; and make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
C. the heating method.
III. The inspector shall report as in need of correction:
A. any heating system that did not operate; and
B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

A. inspect, measure or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes,make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
B. inspect fuel tanks or underground or concealed fuel supply systems.
C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. light or ignite pilot flames.
E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
F. override electronic thermostats.
G. evaluate fuel quality.
H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

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

Buy Back Guarantee
And now for the fine print:

It's valid for home inspections performed for home buyers only by participating InterNACHI members.
The home must be listed for sale with a licensed real estate agent.
The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
The Guarantee will be honored for 90 days after closing.
We'll pay you whatever price you paid for the home.

Privacy Policy: We don't collect identifiable consumer contact information; therefore, we can't sell or release it. No data is sold or released to any third party.

Forum Selection: The exclusive venue for any litigation arising out of InterNACHIs Buy-Back Guarantee Program shall be in Boulder, Colorado. Any person who brings an action against InterNACHI waives a trial by jury and agrees to pay InterNACHIs attorneys fees, expenses, and costs if InterNACHI prevails.

More Legal Terms: www.nachi.org/buy-legal (Please read these binding legal terms carefully.)

Home Assistant Gold

As a way to say thank you for your business, when you complete a home inspection using Hope Home Inspections, we will provide you with a Home Assistant, free of charge. This service is normally $350 per year, but we have partnered with Porch to gift this service to you for free!

In ADDITION to this wonderful service, after your inspection you will get $100.00 worth of coupons to use towards Porch Handyman Services! (coupons are tracked electronically and you receive the benefit when you contact the

home assistant.)

Think of your Porch Home Assistant as your personal assistant for your home and move-in projects; they are there 24/7 and ready to help. Your personal Home Assistant will contact you to help with your move-in, including scheduling services for all items on your repair list. Ongoing, they are there for you any time you need to get maintenance done on your new home.

This is our way of saying thank you for using our inspection services. If you know of anyone else needing an inspector, we appreciate you sending them along our way.