4 CORNER INSPECTIONS LLC
513-491-4230
james@4cornerinspections.com
http://www.4cornerinspections.com

RESIDENTIAL REPORT

1234 Main St.
Batavia OH 45103

Buyer Name
11/26/2018 9:00AM

Inspector
James Taylor
AHIT Certified - NACHI Certified -Licensed Termite - Licensed Radon
513-491-4230
james@4cornerinspections.com

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

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SUMMARY

17 MAINTENANCE ITEM

7 RECOMMENDATION

3 SAFETY HAZARD

1: INSPECTION DETAILS

Information

Structures Inspected
House, Attached Garage, Single Family

Age Of Structure
2003

In Attendance
Client

Occupancy
Furnished, Occupied

Temperature (approximate)
46 Fahrenheit (F)

Weather Conditions
Rain

Orientation Details

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

Visible Limitations

The inspection is limited to visible and accessible components and areas only.

Due to insurance restrictions, we are not permitted to operate any main shutoff valves (water or gas) or switch on any circuit breakers that may be shut off. We also can not move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. We also cannot allow you, the buyer, to move any items or operate any shutoff valves or breakers in the home. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. Some items or areas may not be inspected if they are blocked by furniture or stored items. Please note that we cannot make phone calls or wait for someone to arrive while on site regarding any items that have not been properly prepared. The property was inspected regardless of limitations or hindrances. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Present Condition

The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months. This report reflects the condition of the premises at the time of the inspection.

Report Photos

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Inversely the included photos may not show all problem areas or conditions. A representative example of photos may be used.

Limitations

General

OCCUPIED OR FURNISHED

Some areas at this property were obscured by furniture or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.

2: ROOF

Information

General: Inspection Method
Binoculars, Ground, Pole Camera

General: Roof Type/Style
Gable

General: Covering Type
Asphalt/Fiberglass Shingles

Roof Drainage Systems: Gutter Material
Metal

Shingles: Layers Visible
1

General: Roof Pictures








Limitations

General

COULD NOT TRAVERSE

Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to the type of roof covering, the height (>17'),the steep configuration, or the slippery conditions, the inspector was unable to traverse the entire roof and wasn't able to fully evaluate the entire roof surface. The roof was still inspected with other methods ie... pole camera, from the eaves, and/or from the ground with binoculars.

Observations

2.1.1 General

Recommendation

NEAR LIFE EXPECTANCY

The roof surface appeared to be the original roof and would be approx 15 years old. Recommend budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor issue a "5 year roof certificate."

Recommendation

Contact a qualified roofing professional.

2.2.1 Roof Drainage Systems

Maintenance Item

EXTENSIONS SUBSTANDARD

Extensions such as splash blocks or drain pipes for one or more downspouts were missing, misaligned, sloped poorly, and/or substandard. Water can accumulate around the building foundation or inside sub structures as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Recommendation

Recommended DIY Project




2.2.2 Roof Drainage Systems

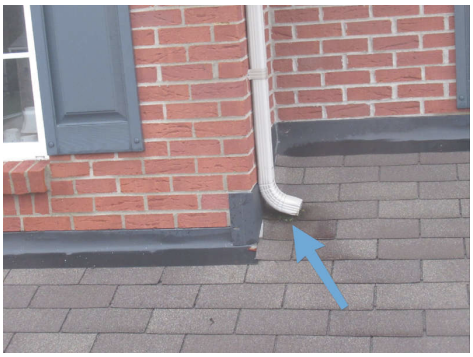
Maintenance Item

DRAIN ONTO ROOF

One or more downspouts terminated onto a roof surface, and rainwater from the downspouts washes over the roof surface below. This is a common configuration, but in some cases large quantities of rainwater can damage shingles by removing granules and reduce the life of the roof surface. Consider installing extensions to route the rainwater directly to the closest gutter below to prevent such damage.

Recommendation

Contact a handyman or DIY project



2.4.1 Shingles

Maintenance Item

SHINGLES DAMAGED

One or more composition shingles were lifting and or curling. This appears to be typical for the age of the roof. No leaks were observed on the day of the inspection.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

Information

Appurtenance
Covered Porch, Deck, Sidewalk

Driveway Material
Concrete

Fencing Material
Wood

Siding Material
Brick Veneer, Vinyl

Deck/Porch Material
Concrete, Wood

Sidewalk / Patio Material
Concrete

Foundation Material
Concrete

Exterior Wall Structure
Wood Frame

Grading / Lot Drainage: **Grading Lot Drainage**
Mostly, Slopes Away From House

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.

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. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. 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 Foundation

FOUNDATION WALLS ABOVE OBSCURED

Some above-grade foundation walls were obscured by vegetation, stored items, snow, or debis. The inspector was unable to evaluate these areas. They are excluded from this inspection.

Decks, Balconies, Porches & Steps

DECK OR PORCH SURFACES OBSCURED

Some decks, patios, and/or porches were obscured by stored items, carpeting, and/or snow and couldn't be fully evaluated.

Observations

3.2.1 Exterior Foundation

Maintenance Item

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend sealing them to prevent water infiltration and monitor them in the future. Monitor all cracking for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation

Contact a handyman or DIY project

3.3.1 Walkways, Patios & Driveways

Maintenance Item

DRIVEWAY SETTLEMENT

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

3.4.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

VEGETATION CONTACT

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Recommendation

Contact a handyman or DIY project



3.5.1 Siding, Flashing & Trim

Maintenance Item

SIDING MISSING, LOOSE, DAMAGED

LEFT EXTERIOR

Some sections of siding and/or trim were missing, loose, and or damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Recommendation

Contact a handyman or DIY project

3.5.2 Siding, Flashing & Trim

Maintenance Item

MILDEW/ALGAE

RIGHT EXTERIOR

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned or a regular basis.

Recommendation

Contact a handyman or DIY project

3.7.1 Decks, Balconies, Porches & Steps

Maintenance Item

DECK - OVERDUE MAINTENANCE

Wooden decks were due for normal maintenance. Recommend that a qualified person clean and paint or stain as necessary.

Here is a helpful article on staining & sealing your deck.

Recommendation

Contact a handyman or DIY project

4: GARAGE

Information

Garage Type
Attached, Garage

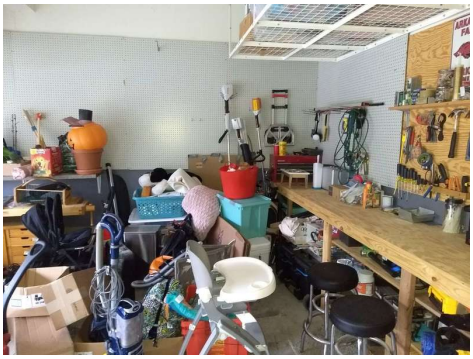
Door Type
Sectional, Automatic

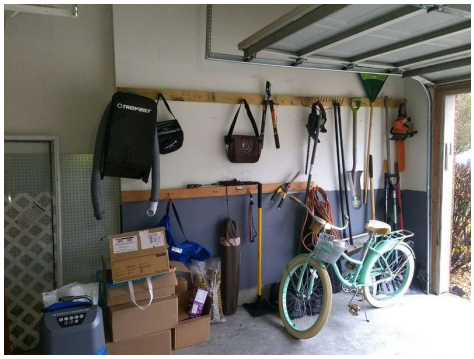
Limitations

General

STORED ITEMS

Some floor & wall areas were obscured by vehicles and/or stored items and couldn't be fully evaluated.





5: KITCHEN

Information

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Exhaust Hood Type
None

Appliances Present
Refrigerator, Range, Dishwasher, Garbage Disposal


Limitations

General

ITEMS UNDER SINK

The areas below the sink were obscured by stored items or dishes and couldn't be fully evaluated.

Observations

5.3.1 Range/Oven/Cooktop

Recommendation

EXHAUST SYSTEM MISSING

No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

Here is a resource on choosing a range hood .

Recommendation

Contact a qualified professional.

6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation Material
Concrete

Inspection Method
Visual

Floor & Sub Floor Structure: Material
Steel Support, Steel I-Beams, Wood Joists

Floor & Sub Floor Structure: Sub-floor
Plywood

Floor & Sub Floor Structure: Basement/Crawlspace Floor
Concrete

Limitations

Foundation

FOUNDATION WALLS BELOW OBSCURED

Foundation walls below the house were obscured by stored items, insulation, or a fixed wall covering. The inspector was unable to evaluate these areas. They are excluded from this inspection


Basements & Crawlspaces

LIMITATIONS

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation or ceiling coverings are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl space and/or basement in the future. Complete access to all areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

7: DOORS, WINDOWS & INTERIOR

Information

Exterior Doors: **Exterior Entry Door**
Wood, Steel

Windows: **Window Type**
Double-hung, Drop-down

Walls: **Wall Material**
Drywall or Plaster

Ceilings: **Ceiling Material**
Drywall or Plaster

Windows: **Failed Seals**

Signs of lost seals in thermal pane windows may appear and disappear as the temperature and humidity chang es. Windows with lost seals may not have been evident at the time of the inspection. Thermal windows are only checked for obvious clouding at the time of the inspection.

Observations

7.1.1 Doors

Maintenance Item

DOOR STOPS

LAUNDRY

Door Stops were missing and/or needs adjusted in one or more areas. Recommend that a qualified person install missing fixtures per standard building practices.

Recommendation

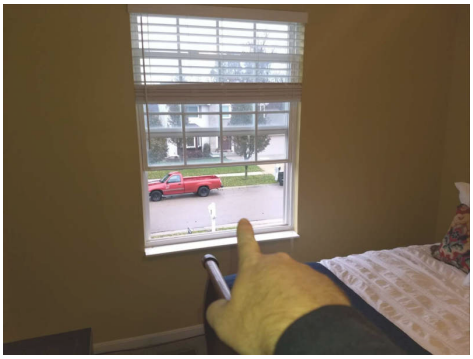
Contact a handyman or DIY project

7.3.1 Windows

Maintenance Item

SCREEN MISSING / DAMAGED

Screens were missing and/or damaged from some windows. These windows may not provide ventilation during months when insects are active.

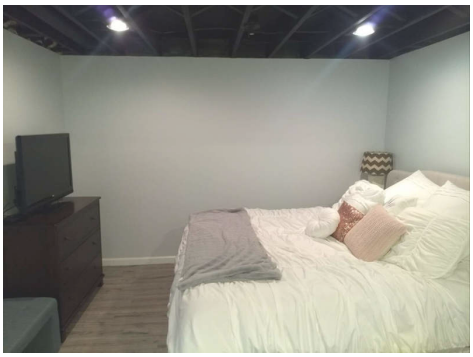


7.3.2 Windows

Recommendation

EMERGENCY EGRESS MISSING

BASEMENT BEDROOM



One or more bedroom windows had substandard egress by today's standard building practices. Adequate egress is important in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Bedroom windows were missing. This is a potential safety hazard. Standard building practices require that every bedroom have at least one egress window or an exterior entry door. Egress windows must comply with these requirements:

Minimum width of opening: 20 inches
Minimum height of opening: 24 inches
Maximum height of base of opening above interior side floor: 44 inches
Windows should open easily without the use of keys or tools

Where windows are too high, at a minimum, keep something that serves as a ladder below the window at all times. Recommend that a qualified contractor repair or make modifications per standard building practices.

Recommendation

Contact a qualified professional.

7.6.1 Ceilings

Maintenance Item

CRACKS / NAIL POPS

Cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage, minor settlement, or normal wear and tear. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

Recommendation

Contact a qualified professional.

8: BATHROOM

Information

Routine Caulking

Tile, caulk and/or grout in the in bathrooms should be checked and maintained on a routine basis. If grout or caulk starts to deteriorate, water can leak through gaps and damage the wall or floor structure as a result. Caulking can make tubs, sinks, and showers impervious to water. Some examples of areas to check include:

Along the seams of a tub/shower surround;

Along the wall, where a tub/shower surround terminates;

Along the top of a tub, where the tile meets the tub;

Along the ceiling, where the tile meets the ceiling;

Along the floor, where a tub/shower meets flooring;

Along the top of a vanity, where a backsplash meets the vanity top;

Along the top of a backsplash or counter, where it meets the wall; and

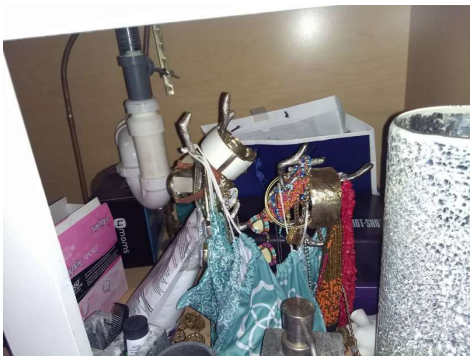
Around faucets, shower heads, hot/cold knobs, and spouts.

Limitations

General

ITEMS BELOW THE SINKS

The areas below some sinks were obscured by stored items and couldn't be fully evaluated.



Observations

8.2.1 Toilet

Recommendation

TOILET LOOSE

1ST FLOOR BATHROOM

A toilet was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that the toilet be tightened by a qualified person. A new wax ring may need to be installed to the floor to prevent movement and leaking.

Recommendation

Contact a handyman or DIY project

8.4.1 Floor / Cabinets / Counters

Recommendation

NO EXHAUST

BASEMENT BATHROOM

The bathroom with a shower or bathtub didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing.

Recommendation

Contact a qualified professional.

9: COOLING

Information

Cooling Equipment: Estimated Age
2003

Cooling Equipment: Brand
Carrier

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Estimated Tonnage
3.0

Cooling Equipment: What's Inspected

Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. The system should be serviced at the beginning of every cooling season.

Observations

9.1.1 Cooling Equipment

Recommendation

AGE 10-15 YEARS

The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be at this age and may need replacing or significant repairs at any time. Recommend budgeting for repairs and/or replacement in the near future.

9.1.2 Cooling Equipment

Maintenance Item

LOW TEMPERATURE

The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Recommendation

Contact a qualified professional.

9.1.3 Cooling Equipment

Maintenance Item

ILLEGIBLE DATA PLATE

The data plate was illegible. We weren't able to determine the age size or manufacture of the air-conditioner.

Recommendation

Contact a qualified professional.

10: HEATING

Information

Equipment: Temp @ Register
125

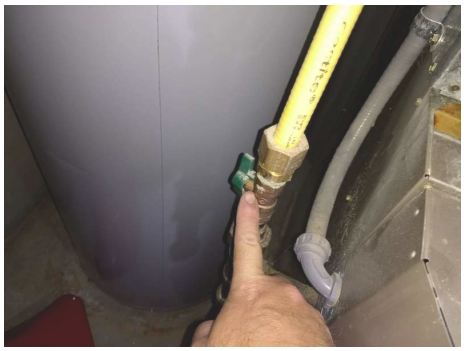
Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air, Gas-Fired Heat

Equipment: Estimated Age
2004

Equipment: Filter Location
Air Handler End

Equipment: Gas Shut Off
Yes



Equipment: Emergency Shut Off
None Found

Equipment: Location
Basement

Normal Operating Controls: Location
Dining Room Wall

Equipment: What's Inspected

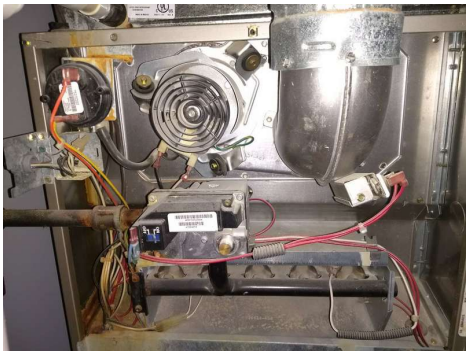
The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.
Inspection of heating systems typically includes:
- system operation: confirmation of adequate response to the thermostat;
- proper location;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

Equipment: **Brand**

Carrier

GENERAL MAINTENANCE NOTE:

All heating systems should be inspected, cleaned, and serviced by a qualified HVAC contractor on an annual basis. I recommend having this done before any "home buyers warranty" expires unless comments in this report recommends to have it done before taking occupancy.

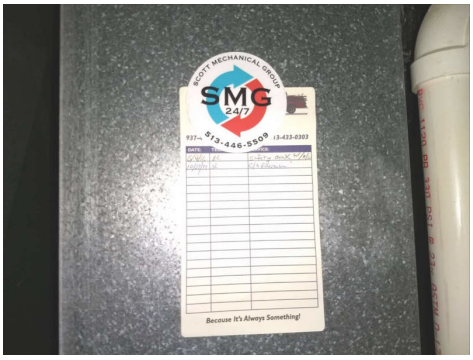


Observations

10.1.1 Equipment

Safety Hazard

NEEDS SERVICING/CLEANING- FUEL FIRED



The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced.

Recommendation

Contact a qualified HVAC professional.

11: PLUMBING

Information

Main Water Shut-off Device: Main Shutoff Location
Basement

Main Water Shut-off Device: Main Material
Copper

Main Water Shut-off Device: Water Source
Public

Drain, Waste, & Vent Systems: Drain Waste Vent Materials
PVC

Drain, Waste, & Vent Systems: Sewage Source
Public

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

Fuel Storage & Distribution Systems: Storage
Gas Meter

Fuel Storage & Distribution Systems: Location
Bldg Exterior

Fuel Storage & Distribution Systems: Main Gas Shutoff
Meter

Sump Pump: Location
Basement

Drain, Waste, & Vent Systems: Sewage Scope Evaluation

Underground utilities are not visible during a standard home inspection, and are therefore specifically excluded from the scope of this report. Waste lines are susceptible to a variety of problems, including blockage and collapse. Tree roots may infiltrate the interior of waste lines, acting as a source of blockage in all pipe and material types. Older drain pipes, which include Orangeburg Pipe and clay tile (pipe) are commonly known to suffer problems like sudden failure, blockage or collapse. Cast Iron pipe can deteriorate from the inside out. For this reason, the Inspector suggests you consider getting a video scan of the sanitary drain line prior to closing.

Limitations

General

SUMP PUMP

A sump pump was installed. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates.

General

WATER SOFTENER OR FILTER

A water softener or filter system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.

Observations

11.4.1 Fuel Storage & Distribution Systems

Maintenance Item

CORROSION / RUST

Steel piping for the gas service was corroded and/or rusted. Gas leaks can result. A qualified person should prep and paint as necessary with a rust-preventative paint. Very corroded pipes should be replaced by a qualified contractor.

Recommendation

Contact a qualified professional.

11.5.1 Sump Pump

Maintenance Item

BATTERY BACKUP

No battery backup system was found for the sump pump. If the power goes out during heavy rains, the sump pump won't be able to eliminate accumulated water. Consider installing a battery backup system for the sump pump.

11.5.2 Sump Pump

Maintenance Item

SEALED COVER

The inspector was unable to fully evaluate the sump pump because of the cover was sealed. Its condition was not determined. If client is concerned, recommend that a qualified person remove sealed cover and verify that pump is working.

Recommendation

Contact a qualified professional.

11.5.3 Sump Pump

Recommendation

RUNNING CONTINUOUS

The sump pump was running continously. This may be a sign that there is an issue with the pump. Recommend that a qualified contractor evaluate and repair or replace if necessary.

Recommendation

Contact a qualified professional.

12: WATER HEATER

Information

Hot Water Systems, Controls, Flues & Vents: Water Temperature
129.3

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

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

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

Hot Water Systems, Controls, Flues & Vents: Estimated Age
2018

Hot Water Systems, Controls, Flues & Vents: Gas Shut Off
Yes

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

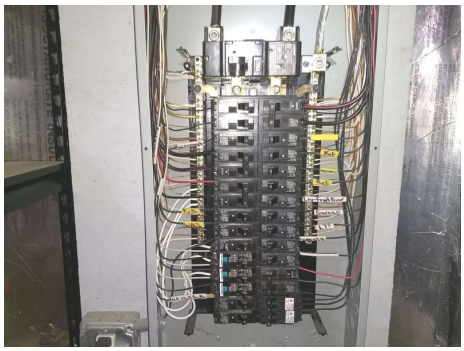
13: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Grounding
Ground Rod

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Service Conductors
Aluminum, 220 Volt, Underground

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



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Shutoff Location
Top

Top

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Branch Wire 15 and 20 AMP
Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Dryer Power Source
220 Electric

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None Observed

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Breakers In Off Position
None

Limitations

Smoke Detectors

SMOKE DETECTORS & CARBON MONOXIDE

The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future. Carbon monoxide alarms should be installed in the vicinity of sleeping areas and on each level.

Observations

13.3.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard

COVER PLATES MISSING

One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Recommendation

Contact a qualified electrical contractor.

13.5.1 Smoke Detectors

Safety Hazard

MISSING / DAMAGED

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

Recommendation

Contact a qualified professional.

14: ATTIC, INSULATION & VENTILATION

Information

Insulation Type
Loose-fill, Cellulose

Ventilation Type
Passive, Soffit Vents

Framing
Trusses

Inspection Method
From Hatch

Exhaust Systems: Ventilation Type
Fan, Window

Attic Photos



Limitations

General

ATTIC INASSESSIBLE

Attic access point(s) were inaccessible because of items blocking the hatch or the hatch was permanently fastened. These areas were not evaluated and are excluded from this inspection. The condition of these areas is unknown.


General

AREAS FROM HATCH

All attic areas and roof structures more than 6-8 foot from the attic hatch were inaccessible due to a lack of walkways, ducts or pipes blocking, limited height, and/or stored items blocking access. These areas were not evaluated and are excluded from the inspection.

STANDARDS OF PRACTICE

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 inspector's 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.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. 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.

Kitchen
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.

Basement, Foundation, Crawlspace & Structure
I. 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.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not

required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

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.

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 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 or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, 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.

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. 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; and E. 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 plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

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. 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 serviceentrance 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 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.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.