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HOME INSPECTION REPORT

1234 Main St.
Alliance OH 44601

Buyer Name
12/06/2018 9:00AM

Inspector
Todd Hoffmeyer
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Thank you for choosing Top Choice Home Inspections to perform your home inspection!

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

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

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

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

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

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

Recommendations are organized into three categories by level of severity:

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

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

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

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

Call/text 330-614-0054 or email todd@topchoice-homeinspections.com

SUMMARY

15 MINOR/MAINTENANCE/UPGRADE ITEM

6 MODERATE ITEM

7 SIGNIFICANT AND/OR SAFETY CONCERNS

2.2.1 Roof - Roof Drainage Systems: Downspout discharge onto lower roof
3.1.1 Exterior - Siding, Flashing & Trim: Steel lintel rusted
3.4.1 Exterior - Windows: No window well covers
3.6.1 Exterior - Decks, Balconies, Porches & Steps: No Hand-railing - Exterior Steps
3.8.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Planter box/shrubs too close to Building
4.5.1 Garage - Garage Door Opener: Door Emergency Release Rope - Missing
4.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing
5.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Poured concrete foundation Cracks - Minor
6.1.1 Heating - Equipment: Filter Dirty
6.1.2 Heating - Equipment: Servicing Annually - Gas
7.1.1 Cooling - Cooling Equipment: No winter cover
7.1.2 Cooling - Cooling Equipment: Service Annually
8.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Corrosion
8.2.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Saddle valve
8.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Dielectric Unions - Missing
8.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Drip Pan - Missing
8.5.1 Plumbing - Drain, Waste, & Vent Systems: Basement Floor Drain - No Backwater Valve
8.6.1 Plumbing - Sump Pump: No back up source
9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Loose outlet
9.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Missing cover plate
9.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
9.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
9.6.1 Electrical - Smoke Detectors: Test smoke detectors
9.7.1 Electrical - Carbon Monoxide Detectors: No CO Detector - near bedrooms or room with fireplace
10.5.1 Attic, Insulation & Ventilation - Exhaust Systems: Dryer Exhaust Pipe - lint buildup

- 11.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Handrail loose
- 11.8.1 Doors, Windows & Interior - Laundry Area: Washing Machine Tray Missing
- 12.3.1 Built-in Appliances - Range/Oven/Cooktop: Anti-tip Missing

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent, Home Owner

Type of Building
Detached, Single Family

Style
Colonial

Year built (approximate)
2013

Utilities On
Yes

Occupancy
Furnished, Occupied

Weather Conditions
Clear

Temperature (approximate degrees)
45 Fahrenheit (F)

Rain within the last 2 days
Yes

Ancillary Services
WDI Inspection

General Recommendations:
Home Set-Up and Maintenance Guide

Click Here for Your Home Set-Up and Maintenance Guide

2: ROOF

		IN	NI	NP	F
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings & Recommendations

Information

Roof Type/Style
Gable

Age determined by
Visual inspection from roof surface

Inspection Method
Ladder, Camera on extension pole

Coverings: Material
Asphalt, Laminated

Coverings: Underlayment
Present

Underlayment was inspected in representative areas only.

Coverings: Roof cover age (approximate)
5-10 years

Coverings: Typical Life Expectancy
25-30 years

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Downspout discharge
Below grade

Flashings: Material
Metal

Skylights, Chimneys & Other Roof Penetrations: Chimney

None

Skylights, Chimneys & Other Roof Penetrations: Plumbing vent pipe(s)
Present, 1

Skylights, Chimneys & Other Roof Penetrations: Skylights
Not present

General View of the Roof





Limitations

General

INSPECTION LIMITED/PREVENTED BY

Lack of access (too high/too steep), Wet surface hide flaws

Findings & recommendations

2.2.1 Roof Drainage Systems

Minor/Maintenance/Upgrade Item

DOWNSPOUT DISCHARGE ONTO LOWER ROOF

GARAGE

Downspout discharge from upper roof may cause premature wear on the lower roof covering. **Consider connecting downspout to lower gutter.**

Recommendation

Contact a qualified gutter contractor

3: EXTERIOR

		IN	NI	NP	F
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Door bell	X			
3.4	Windows	X			X
3.5	Walkways, Patios & Driveways	X			
3.6	Decks, Balconies, Porches & Steps	X			X
3.7	Eaves, Soffits & Fascia	X			
3.8	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings & Recommendations

Information

Appurtenance
Covered Porch, Patio

Siding, Flashing & Trim: Siding Material
Brick, Vinyl

Siding, Flashing & Trim: Siding Style
Dutch lap, Brick Veneer

Exterior Doors: Exterior Entry Door
Steel, Sliding patio glass door

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Walkway Material
Concrete

Walkways, Patios & Driveways: Patio Material
Stamped concrete

Decks, Balconies, Porches & Steps: Material
Concrete

Eaves, Soffits & Fascia: Material
Vinyl

Vegetation, Grading, Drainage & Retaining Walls: Lot slope
Most areas sloped away

Vegetation, Grading, Drainage & Retaining Walls: Retaining walls
N/A

General View of the Home



Findings & recommendations

3.1.1 Siding, Flashing & Trim
STEEL LINTEL RUSTED
FRONT SIDE

Minor/Maintenance/Upgrade Item

Steel lintel supporting the brick veneer, had surface rust developing. Implications: Weakened structure, Chance of structural movement. **Recommend lintels to be cleaned, sanded/brushed, primed and painted with a quality rust inhibiting paint.**

Recommendation

Contact a qualified painter.

3.4.1 Windows

Minor/Maintenance/Upgrade Item

NO WINDOW WELL COVERS

BASEMENT

Consider providing a clear plastic dome cover over window wells, sealed to the wall. **Covers can prevent debris from collecting and deflect water away.**

Here is helpful window well information.

Recommendation

Contact a handyman or DIY project

3.6.1 Decks, Balconies, Porches & Steps

Significant and/or Safety Concerns

NO HAND-RAILING - EXTERIOR STEPS

REAR SIDE

Exterior steps vary in height and had no handrail installed. Safe building practices dictate that stairs with 3 or more risers should have a handrail. **A fall or injury could occur if not corrected.**

Recommendation

Contact a qualified carpenter.

3.8.1 Vegetation, Grading, Drainage & Retaining Walls

Minor/Maintenance/Upgrade Item

PLANTER BOX/SHRUBS TOO CLOSE TO BUILDING

A planter box and shrubbery had inadequate clearance with exterior walls. Implications: Chance of pests entry to building and/or material deterioration. **Recommend removing and/or to trim vegetation away from the building.**

Recommendation

Contact a handyman or DIY project

4: GARAGE

		IN	NI	NP	F
4.1	Ceiling	X			
4.2	Floor	X			
4.3	Walls & Firewalls	X			
4.4	Garage Door	X			
4.5	Garage Door Opener	X			X
4.6	Occupant Door (From garage to inside of home)	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings & Recommendations

Information

Size/Type
2-Car, Attached

Floor: Drain Present
Yes

Walls & Firewalls: Firewalls
Yes

Garage Door: Material
Metal, Insulated

Garage Door: Type
Automatic

Garage Door Opener: Garage Door Opener - Safety
Reversed with resistance, Sensors reversed door when tested

Garage Door Opener: Door Emergency Rope
Not Present

Occupant Door (From garage to inside of home): Self-closing
No

Limitations

General
STORAGE

Findings & recommendations

4.5.1 Garage Door Opener

Significant and/or Safety Concerns

DOOR EMERGENCY RELEASE ROPE - MISSING

GARAGE

The emergency release rope was missing. This condition may prevent children or those lacking in physical stature from using the manual disconnect to exit the garage during an emergency.

Recommendation

Contact a handyman or DIY project

4.6.1 Occupant Door (From garage to inside of home)

Minor/Maintenance/Upgrade Item

NOT SELF-CLOSING

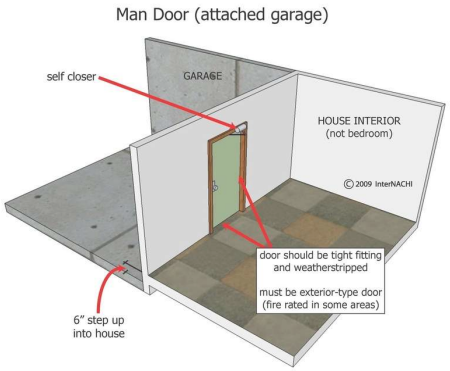
GARAGE

Occupant door from garage to home should have self-closing hinges to help prevent entry of toxic fumes or the spread of a fire to living space. **Consider providing this safety feature.**

DIY Resource Link.

Recommendation

Contact a handyman or DIY project



5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	F
5.1	Basements & Crawlspaces	X			
5.2	Foundation	X			X
5.3	Floor Structure	X			
5.4	Columns	X			
5.5	Wall Structure	X			
5.6	Ceiling Structure	X			
5.7	Roof Structure & Attic	X			

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Information

Attic access location & type
Garage, Bedroom closet

Attic Inspection Method
Inspected from access opening

Basements & Crawlspaces: Waterproof system installed
No

Foundation: Material
Poured concrete

Floor Structure: Material
Steel I-Beams, Wood joists

Floor Structure: Sub-floor
OSB

Columns: Support type
Steel

Wall Structure: Wood Frame - Vinyl Siding/Brick Veneer

Roof Structure & Attic: Roof Structure
Trusses

Roof Structure & Attic: Material
OSB

Limitations

General

INSPECTION LIMITED/PREVENTED BY

Insulation, HVAC Ductwork

General

PERCENTAGE OF FOUNDATION NOT VISIBLE

95%

Findings & recommendations

5.2.1 Foundation

Minor/Maintenance/Upgrade Item

POURED CONCRETE FOUNDATION CRACKS - MINOR

RIGHT SIDE - FACING FRONT

A few hairline settlement cracks was observed on foundation walls. These cracks appeared to be typical with the age of the home.

Here is an informational article on foundation cracks.

Recommendation

Recommend monitoring.

6: HEATING

		IN	NI	NP	F
6.1	Equipment	X			X
6.2	Distribution Systems	X			
6.3	Presence of Installed Heat Source in Each Room	X			
6.4	Normal Operating Controls	X			
6.5	Vents, Flues & Chimneys	X			
6.6	Gas/LP Firelogs & Fireplaces	X			
6.7	Solid Fuel Heating Device (Fireplace, Woodstove)			X	

IN = Inspected NI = Not Inspected NP = Not Present F = Findings & Recommendations

Information

Equipment: Brand
ICP

Equipment: Heat Type
Forced Air

Equipment: Energy Source
Gas

Equipment: Efficiency
High

Equipment: Age (per manufacture date)
6

Equipment: Typical life expectancy
Furnace (high efficiency) 15- 20 years

Equipment: HVAC Filter Type and Location
Pleated filter

Equipment: HVAC Filter Size
20”x25”x5”

Equipment: Humidifier
Not present

Equipment: Supply Temperture
130°F

Distribution Systems: Heat distribution
Ducts & registers

Presence of Installed Heat Source in Each Room: Heat Source Each Room
Yes

Normal Operating Controls: Location
Dining room

Vents, Flues & Chimneys: Exhaust venting method
Furnace
Direct vent-sealed combustion

Gas/LP Firelogs & Fireplaces: Type
Gas, Vented

Gas/LP Firelogs & Fireplaces: Damper fixed open for vented gas logs
Yes, Combined combustion air/exhaust vent

Limitations

General

HEAT EXCHANGER

Not visible.

Findings & recommendations

6.1.1 Equipment

Minor/Maintenance/Upgrade Item

FILTER DIRTY

FURNACE

The furnace filter is dirty. Implications: Increased heating costs, Reduced comfort.

Filters need checked monthly and replaced as necessary.

Recommendation

Recommended DIY Project

6.1.2 Equipment

Minor/Maintenance/Upgrade Item

SERVICING ANNUALLY - GAS

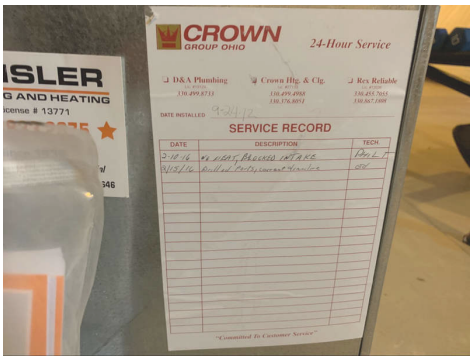
FURNACE

The gas fired furnace provided warm air at supply registers and responded properly when tested. This unit is 6 years of age and had no recent service within the last year recorded on a label. **Recommend service annually by a licensed HVAC contractor to ensure that the unit is operating to the data plate specs.**

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



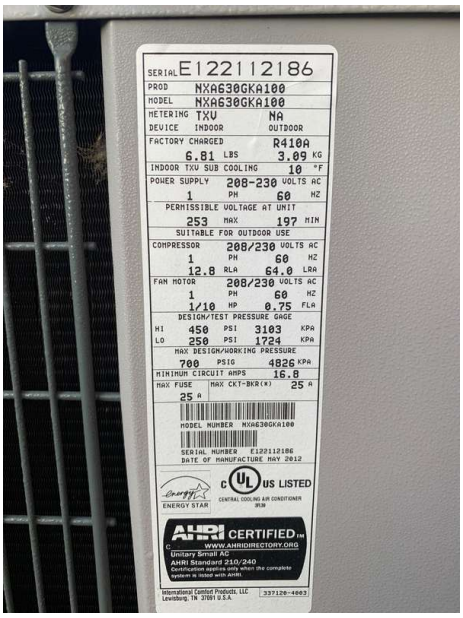
7: COOLING

		IN	NI	NP	F
7.1	Cooling Equipment	X			X
7.2	Distribution System	X			
7.3	Presence of Installed Cooling Source in Each Room	X			
7.4	Normal Operating Controls		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Findings & Recommendations

Information

Cooling Equipment: Brand
ICP



Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Cooling capacity
2.5 Tons

Cooling Equipment: Refrigerant type
R-410A

Cooling Equipment: Age
6

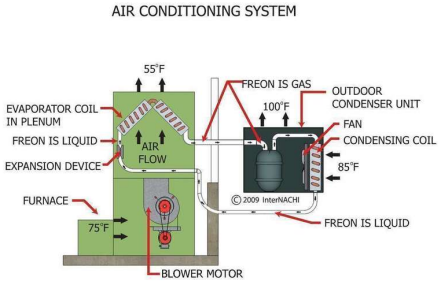
Cooling Equipment: Typical life expectancy
12-15 years

Presence of Installed Cooling Source in Each Room: Cooling source in each room
Yes

Distribution System: Configuration

Split

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



Limitations

General

LOW OUTDOOR TEMPERATURE

Outside air was below 50 degrees. A/C system(s) are not tested for proper operation when the outside air temperature is 65 degrees or less. Colder temps make it difficult to determine proper function and can potentially damage components of an air conditioner.

Findings & recommendations

7.1.1 Cooling Equipment

Minor/Maintenance/Upgrade Item

NO WINTER COVER

A/C CONDENSER

A/C condensers should have a cover when not in use during the winter months. Be sure to turn off the unit's breaker at the main service panel or at the exterior service disconnect to help prevent damage by turning the unit on while covered.

Recommendation

Contact a handyman or DIY project

7.1.2 Cooling Equipment

Minor/Maintenance/Upgrade Item

SERVICE ANNUALLY

A/C CONDENSER

The central air conditioning system should be serviced by a licensed HVAC contractor at the beginning of every cooling season.

Recommendation

Contact a qualified HVAC professional.

8: PLUMBING

		IN	NI	NP	F
8.1	Main Water Shut-off Device	X			
8.2	Water Supply, Distribution Systems & Fixtures	X			X
8.3	Fuel Storage & Distribution Systems	X			
8.4	Hot Water Systems, Controls, Flues & Vents	X			X
8.5	Drain, Waste, & Vent Systems	X			X
8.6	Sump Pump	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings & Recommendations

Information

Water Source
Public

Filters
None

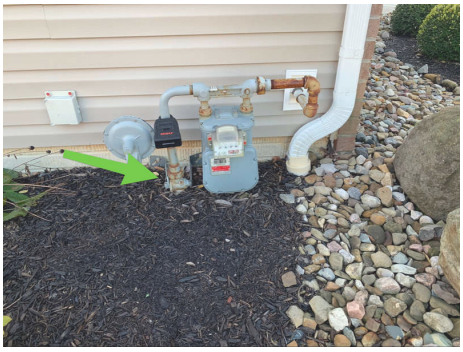
Waste Disposal System
Public sewer system

Main Water Shut-off Device: Location
Basement

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

Water Supply, Distribution Systems & Fixtures: Distribution Piping Material
CPVC

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter



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

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

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

Hot Water Systems, Controls, Flues & Vents: Hot water temperature (Generally accepted safe temp. is 120 F)
120° F

Hot Water Systems, Controls, Flues & Vents: Age (per manufacture date)
6 years

Hot Water Systems, Controls, Flues & Vents: Typical life expectancy
8-12 years

Drain, Waste, & Vent Systems: Waste Drain Pipe Material
PVC

Drain, Waste, & Vent Systems: Floor Drain Location
Near heating system

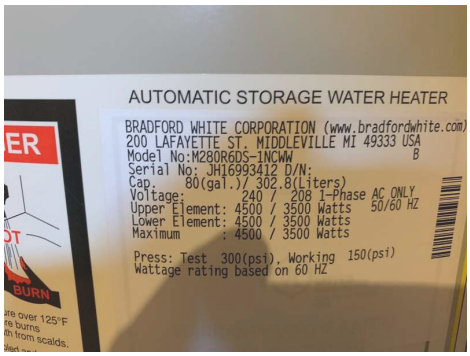
Sump Pump: Location
Basement

Sump Pump: Back-up Source
No

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Bradford & White

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.



Limitations

General

CONCEALED PLUMBING

General

HOSE BIB WAS CONNECTED TO GARDEN HOSE AND I COULD NOT INSPECT FOR CONTINUED DRIP WHEN OFF

General

THE PERFORMANCE OF FLOOR DRAINS OR CLOTHES WASHING MACHINE DRAINS

General

TUB/SINK OVERFLOWS

Findings & recommendations

8.2.1 Water Supply, Distribution Systems & Fixtures

Moderate Item

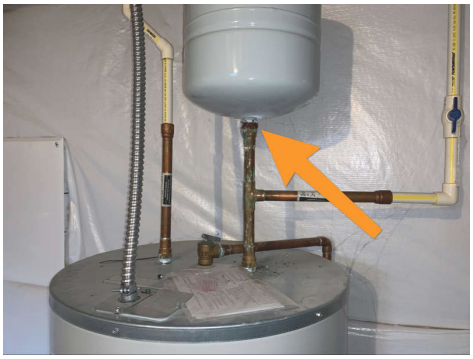
CORROSION

WATER HEATER

Corrosion was visible at the copper water supply pipe and expansion tank above water heater. Implications: Chance of water damage to contents, finishes and/or structure. **A licensed plumbing contractor should evaluate and replace water supply components as necessary.**

Recommendation

Contact a qualified plumbing contractor.



8.2.2 Water Supply, Distribution Systems & Fixtures

Moderate Item

SADDLE VALVE

ABOVE FURNACE

A saddle (piercing needle) shut-off valve was installed on water supply line. **These types of valves can leak without warning and should be replaced with a quarter turn type valve.**

Recommendation

Contact a qualified plumbing contractor.

8.4.1 Hot Water Systems, Controls, Flues & Vents

Moderate Item

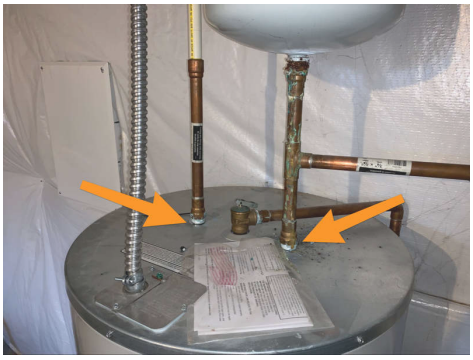
DIELECTRIC UNIONS - MISSING

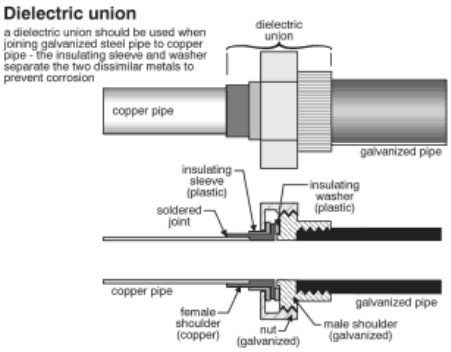
WATER HEATER

No dielectric unions were installed on water supply lines. Implications: Galvanic corrosion or electrolytic action, chance of water damage to contents, finishes and/or structure.

Recommendation

Contact a qualified plumbing contractor.





8.4.2 Hot Water Systems, Controls, Flues & Vents

Minor/Maintenance/Upgrade Item

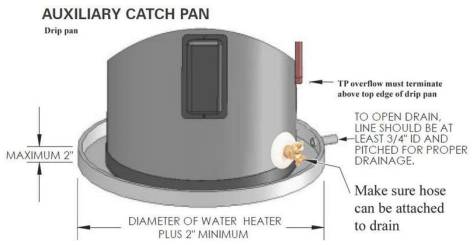
DRIP PAN - MISSING

WATER HEATER

No drip pan was present. Implications: Chance of water damage to contents, finishes and/or structure. **Install as necessary.**

Recommendation

Contact a qualified plumbing contractor.

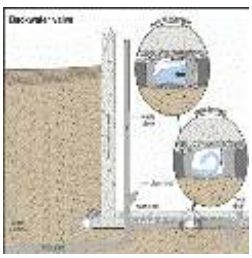


8.5.1 Drain, Waste, & Vent Systems

Minor/Maintenance/Upgrade Item

BASEMENT FLOOR DRAIN - NO BACKWATER VALVE

BASEMENT



The floor drain in basement appeared to have no backwater valve. This type of valve helps prevent sewer backup. Many insurance companies insist these to be installed before they will offer a sewer backup endorsement. **Recommend considering further evaluation and the installation of a backwater valve as needed by a licensed plumbing contractor.**

Recommendation

Contact a qualified plumbing contractor.

8.6.1 Sump Pump

Minor/Maintenance/Upgrade Item

NO BACK UP SOURCE

SUMP PUMP

Consider the installation of a backup power source for the sump pump, which is not a requirement, just a recommendation. Power outages are most likely to happen during heavy rains and floods, which are situations when the sump pump is most needed. For this reason, combined with the nuisance-tripping from GFCIs, sump pumps should have a backup power source to rely on.

Recommendation

Contact a qualified plumbing contractor.

9: ELECTRICAL

		IN	NI	NP	F
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
9.3	Branch Wiring Circuits, Breakers & Fuses	X			
9.4	Lighting Fixtures, Switches & Receptacles	X			X
9.5	GFCI & AFCI	X			X
9.6	Smoke Detectors	X			X
9.7	Carbon Monoxide Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings & Recommendations

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Aluminum, 240 Volts

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Eaton

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: System grounding material and type
Main Service Panel
Copper - ground rod

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Non-metallic sheathed

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Lighting Fixtures, Switches & Receptacles: Type of outlets (receptacles)
Grounded - typical

Lighting Fixtures, Switches & Receptacles: Clothes Dryer Power Source
240 volts (4-prong outlet)

GFCI & AFCI: GFCI protection
Kitchen, Bathrooms, Garage, Outside, Unfinished basement

GFCI & AFCI: AFCI Protection
AFCI breakers - main service panel

Smoke Detectors: Smoke Detectors
Present

Carbon Monoxide Detectors: Carbon Monoxide Detectors
Not present

Fire Extinguishers
None observed

How to Choose and Use Fire Extinguishers

General View of the Electrical System


Smoke Detectors: **Smoke Detectors - Ionization vs Photoelectric**

There are two basic types of residential smoke alarms - ionization and photoelectric. The vast majority of smoke alarms in use today are the ionization type, but they're being questioned more and more as a valid detection method; today they're no longer allowed as the only type of residential smoke alarms in Iowa, Vermont, and Massachusetts. Recommend further evaluation to confirm which type is in your home.

Findings & recommendations

9.4.1 Lighting Fixtures, Switches & Receptacles

Significant and/or Safety Concerns

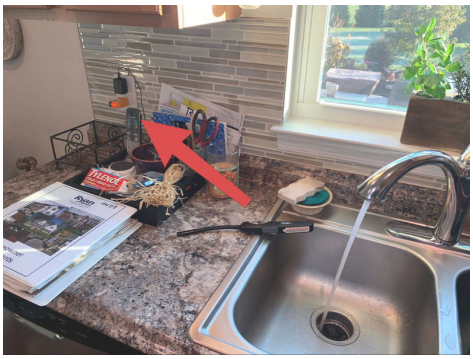
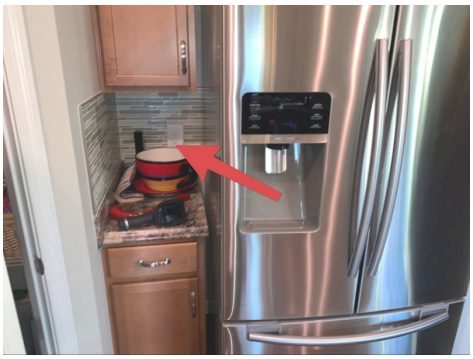
LOOSE OUTLET

KITCHEN (LEFT OF SINK AND REFRIGERATOR)

Two outlets were loose from the wall box. Implications: electrical shock. **Recommend correction by a licensed electrician.**

Recommendation

Contact a qualified electrical contractor.

9.4.2 Lighting Fixtures, Switches & Receptacles

Significant and/or Safety Concerns

MISSING COVER PLATE

BASEMENT (ABOVE FURNACE)

Implications: Electric shock. **Install cover plate.**

Recommendation

Contact a qualified electrical contractor.

9.4.3 Lighting Fixtures, Switches & Receptacles

Moderate Item

LIGHT INOPERABLE

HALLWAY BATHROOM

One or more lights are not operating. Try replacing light bulb first.

Recommendation

Contact a qualified electrical contractor.

9.5.1 GFCI & AFCI

Significant and/or Safety Concerns

NO GFCI PROTECTION INSTALLED

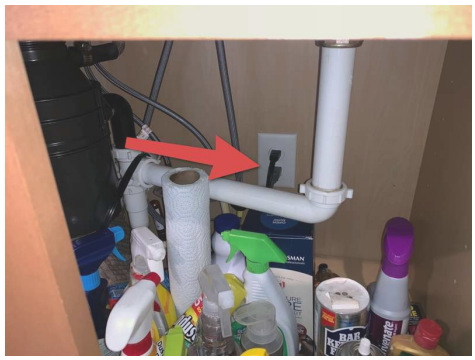
BENEATH KITCHEN SINK, LAUNDRY AREA

Ground Fault Circuit Interrupter (GFCI) protection of electrical outlets was not provided at all wet locations of the home. For safety reasons, GFCI protection should be provided at all of the following outlet locations: Within 6 feet of all plumbing fixtures, Garages, Bathrooms, Outside, Unfinished basement, Kitchens (at counter-tops, including islands & beneath sinks) and Laundry area.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



9.6.1 Smoke Detectors

Minor/Maintenance/Upgrade Item

TEST SMOKE DETECTORS

Test all smoke detectors prior to moving into the home. Implications: Life safety Hazard

Here is a link to read about how smoke detectors keep you safe.

Recommendation

Contact a handyman or DIY project

9.7.1 Carbon Monoxide Detectors

Significant and/or Safety Concerns

NO CO DETECTOR - NEAR BEDROOMS OR ROOM WITH FIREPLACE

No Carbon Monoxide Detector was installed near bedrooms or in a room with a fireplace. **Recommend placing a carbon monoxide detector on each level of your home and installed according to the manufacture's instructions.**

Here is a link to read about how CO detectors keep you safe.

Recommendation

Contact a handyman or DIY project

10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	F
10.1	Attic Insulation	X			
10.2	Basement Insulation	X			
10.3	Vapor Retarders (Crawlspace or Basement)	X			
10.4	Ventilation	X			
10.5	Exhaust Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings & Recommendations

Information

Attic Insulation: Insulation Type
Fiberglass, Loose-fill

Attic Insulation: Average depth of insulation (approximate)
Upper and lower attic
more than 12 inches, R-38 value

Attic Insulation: Above porch/garage insulation material
None

Basement Insulation: Floor Insulation
Batt, Fiberglass, Band/rim joist area, Walls

Vapor Retarders (Crawlspace or Basement): Basement/Crawlspace Floor
Concrete

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Hood Type
Kitchen
Vented

Exhaust Systems: Exhaust Fans
Bathrooms
Fan Only

Exhaust Systems: Dryer Vent
Laundry area
Metal

Limitations

General

WALL INSULATION MATERIAL - NOT VISIBLE

Findings & recommendations

10.5.1 Exhaust Systems

Minor/Maintenance/Upgrade Item

DRYER EXHAUST PIPE - LINT BUILDUP

CLOTHES DRYER

Lint buildup was visible at exterior damper for the clothes dryer exhaust. Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture. **Clean as soon as possible.**

Recommendation

Contact a qualified HVAC professional.

11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	F
11.1	Doors	X			
11.2	Windows	X			
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Steps, Stairways & Railings	X			X
11.7	Countertops & Cabinets	X			
11.8	Laundry Area	X			X

IN = Inspected NI = Not Inspected NP = Not Present F = Findings & Recommendations

Information

Windows: Window Type
Double-hung, Vinyl

Windows: Glazing
Double

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet, Hardwood, Linoleum/Vinyl

Walls: Wall Material
Plaster/drywall

Ceilings: Ceiling Material
Plaster/drywall, Stucco/texture/stipple

Countertops & Cabinets: Countertop Material
Laminate

Countertops & Cabinets: Cabinetry
Wood

Laundry Area: Laundry Facilities
Hot/cold water supply, 120-volt outlet, 240-volt outlet (4-prong), Waste standpipe, No gas connection

Limitations

General

STORAGE/FURNISHINGS

The residence was furnished at the time of my inspection and portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection.

Findings & recommendations

11.6.1 Steps, Stairways & Railings

Moderate Item

HANDRAIL LOOSE

BASEMENT

Handrail for stairway was loose. Implications: Fall Hazard. **Handrail needs properly secured.**

Recommendation

Contact a handyman or DIY project

11.8.1 Laundry Area

Moderate Item

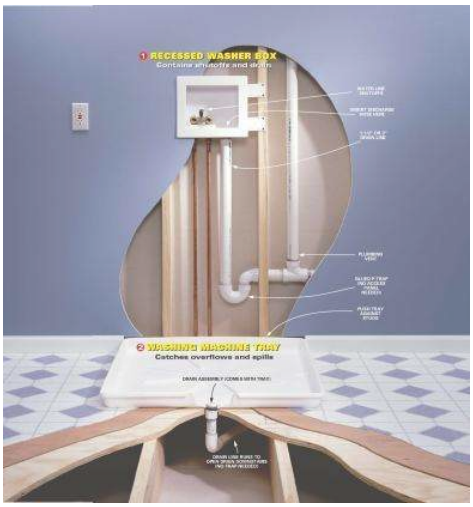
WASHING MACHINE TRAY MISSING

LAUNDRY AREA

The 1st floor laundry room had no washing machine tray to prevent accidental spills from damaging flooring, walls, etc. **Provide tray as necessary.**

Recommendation

Contact a qualified professional.



12: BUILT-IN APPLIANCES

		IN	NI	NP	F
12.1	Dishwasher	X			X
12.2	Refrigerator		X		
12.3	Range/Oven/Cooktop	X			X
12.4	Built-in Microwave	X			
12.5	Garbage Disposal	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Findings & Recommendations

Information

Dishwasher: Brand
GE

Range/Oven/Cooktop: Range/Oven Brand
GE

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

Built-in Microwave: Brand
GE

Built-in Microwave: Built-in Microwave
Present

Garbage Disposal: Brand
InSinkErator

Limitations

Refrigerator
NOT PART OF SALE

Findings & recommendations

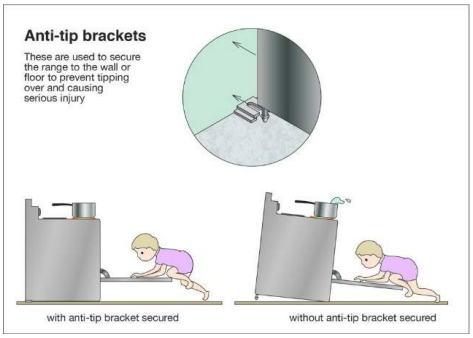
12.3.1 Range/Oven/Cooktop

Significant and/or Safety Concerns

ANTI-TIP MISSING

KITCHEN

No anti tip bracket was installed for a kitchen range. A unit that is not equipped with these devices may tip over if enough weight is applied to its open door, such as that from a large Thanksgiving turkey, or even a small child. A falling range can crush, scald, or burn anyone caught beneath. **Recommend installing anti tip bracket. Contact manufacturing for a free bracket.**



Recommendation
Contact a handyman or DIY project

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.

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.

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.

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.

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.

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.

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.

Built-in 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.