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RESIDENTIAL INSPECTION

1234 Main St.
Kansas City MO 64151

Buyer Name
03/06/2019 9:00AM

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Thank you for choosing **KC Property Experts.** Please take the time to read through your report. It is ultimately up to you to interpret its findings and to act accordingly.

Orientation

For the sake of this inspection the front of the home will be considered as the portion of the home with the front door. Anything stated "left" or "right" will be as if you were facing the front door.

KC Property Experts makes every effort to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). NACHI.ORG/SOP. As such, we inspect the readily accessible, visually observable, installed systems and components of a home. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, nor can we predict future conditions, or determine if latent or concealed defects are present. 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 or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor. The statements made in this report reflect the conditions as existing at the time of Inspection only and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH.**

Notice to Third Parties: This report is the property of **KC Property Experts** and the Client named herein and is **non-transferable** to any and all third-parties or subsequent buyers. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations and exclusions.

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.

Observations and Recommendations are organized into three categories.

1) Minor/Maintenance Issues - : Primarily comprised of small cosmetic items and includes items or components that were found to be in need of routine or basic general maintenance to protect the life/functionality of the item or component. Also included in this section are items that were beginning to show signs of wear, but were still functional at the time of inspection. Typically, these items are considered to be a **DIY/HANDYMAN** issue.

2) Recommendations - Include items or components that were found to have a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal, repairs are recommended for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a **Qualified Licensed Professional** and are ***not*** considered routine maintenance or DIY repairs.

3) Significant Defects and/or Safety Hazards - Include items or components that were found to have significant defects and or pose an immediate threat to the safety of the occupants or property. These will typically fall into one of the following four categories: and should be addressed immediately by a **Qualified Licensed Professional**

1. Significant defects. An example of this would be a structural failure like a broken roof rafter
2. Things that may lead to Significant defects, such as a small roof leak.
3. Things that may hinder your ability to finance, legally occupy, or insure the home such as a severely deteriorated foundation.
4. Safety hazards, such as a loose railing on a deck

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be 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.

SUMMARY

21 MINOR/MAINTENANCE ITEM

51 MODERATE ITEM

5 SIGNIFICANT AND/OR SAFETY CONCERN

6.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged
6.1.2 Cooling - Cooling Equipment: Too cold to test
7.1.1 Heating - Equipment: Corrosion
7.1.2 Heating - Equipment: Needs Servicing/Cleaning
7.1.3 Heating - Equipment: Humidifier pad needs replaced
7.1.4 Heating - Equipment: Possible Rust and/or cracks in the heat exchanger
7.1.5 Heating - Equipment: Needs Sealed
7.1.6 Heating - Equipment: Condensation Stain
7.1.7 Heating - Equipment: Condensate line leak
7.4.1 Heating - Vents, Flues & Chimneys: Condensation - Flue Issue
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8.2.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Shower head leaks
8.2.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Shut off valve leak
8.3.1 Plumbing - Sewage & Drain, Waste, & Vent (DWV) Systems: Stopper Malfunctioning
8.3.2 Plumbing - Sewage & Drain, Waste, & Vent (DWV) Systems: PVC connected to ABS with adhesive can leak
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8.6.2 Plumbing - Fuel Storage & Distribution Systems: CSST Not Bonded
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9.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
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11.3.1 Interior - Ceilings: Nail Pops
11.3.2 Interior - Ceilings: Poor Patching
11.3.3 Interior - Ceilings: Paint cracking
11.3.4 Interior - Ceilings: Water stain(s)
11.4.1 Interior - Walls: Minor Corner Cracks
11.4.2 Interior - Walls: Nail Pops
11.4.3 Interior - Walls: Minor Damage and Deterioration- General
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- 11.5.1 Interior - Trim: Trim Damage/Deterioration- Minor
- 11.5.2 Interior - Trim: Trim water damage
- 11.6.1 Interior - Steps, Stairways & Railings: Loose Railing
- 11.7.1 Interior - Countertops & Cabinets: Cabinet Separating From Wall
- 12.1.1 Garage - Ceiling: Ceiling Cracks
- 12.3.1 Garage - Walls & Firewalls: Cracks - Minor
- 12.5.1 Garage - Garage Door Opener: Extension cord used for openers
- 12.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing
- 13.1.1 Built-in Appliances - Dishwasher: No High Loop
- 13.5.1 Built-in Appliances - Exhaust Fan: Exhaust System Missing

1: INSPECTION DETAILS

Information

General: In Attendance
Inspector(s), Client, Buyers Agent, Sewer Inspector

General: Occupancy
Occupied

General: Type of Building
Single Family

General: Weather Conditions
Cloudy, Freezing

General: Utilities
All Utilities On

General: Temperature (approximate)
34 Fahrenheit (F)
The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the A/C. If too warm, same goes for the furnace. Also, ideally we would like an indoor/outdoor temperature differential of 20 or more for best results on portions of an Infrared inspection.

General: REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

Conditions during inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

This wisdom of hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.

A long look; If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An invasive look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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Limitations

General

DETACHED GARAGE/BUILDING/SHED/STRUCTURE NOT INSPECTED

General

SEWER SCOPE, MOLD, WOOD DESTROYING INSECTS, SEPTIC, RADON

Whole Home Inspection does not cover Radon Testing, Termite Inspection, Sewer Camera Inspection or Mold Inspection. These are ancillary services and must be added on. If you have not chosen to do a radon test, it is recommended to do so. The EPA sees Radon gas as a possible health risk. There is no way to know what the levels of the home are without a test. Here is a link to the EPAs website regarding Radon for further information https://www.epa.gov/radon.

We highly recommend mold inspections because mold is probably the #1 thing that goes undetected in a real estate transaction. Mold detection requires a totally different area of expertise. The whole house inspector is checking electrical, plumbing, mechanical & such. They are not looking for mold. If they see something that may be mold growth they will mention it but even then they will recommend that you have a professional mold assessor come out. The mold inspector will check the entire house from the basement to the attic strictly looking for mold, then they will bring through the mold detection dog, and walk him through every room in the house. You will get a written report that list all the findings and if there is professional treatment required they will also give you a bid for that so that you can negotiate with the seller.

Sewer camera inspections are always recommended no matter the age of the home during the home inspection period. There is no way to know the condition of the main line from the house to the city sewer connections without it. Many issues can go undetected for long periods of time. Running water during a home inspection can not and does not stress the system under its normal use. Sewer line repairs can be very expensive and sewage backups can cause damage to the home and/or its contents, finishes and structure.

Please note that if you have not scheduled a termite inspection that one is recommended. Most lenders require a WDI (Wood Destroying Insect) Inspection be completed, please be sure to check with them before skipping this. Termites and other Wood Destroying Insects will not be inspected for if it has not been added. Wood destroying insects can go undetected for long periods of time and cause significant structural issues which can be very expensive to repair.

If the home has a septic tank or septic system, you will need to contact the local authorities of that property. Typically they will be the ones (or an approved vendor) to inspect it. They may require one be done as part of the real estate transaction process. If one is not completed, they may charge you later and still require a septic inspection to be done. Any issues found at that time would be past the due diligence period, requiring you to pay for any repairs needed. Septic repairs can be very costly.

General

HOME INSPECTION REPORT IS NOT AN EXHAUSTIVE LIST OF ALL REPAIRS

This is a visual only (non destructive) inspection. Issues noted in the report are a sampling of what was observed at the time of inspection. To obtain an exhaustive list of all issues, qualified professionals for each trade in regards to home construction, repair, etc will need to be contacted.

Recommendations

1.1.1 General

Moderate Item

RODENT FECES AND/OR TRAPS

Health hazard

Recommendation

Contact a qualified pest control specialist.

Various locations Throughout Attic

2: ROOF

Information

Coverings: Inspection Method
Binoculars, Ground, Ladder

Coverings: Material
Asphalt

Coverings: Approximate Age In Years (Visual Only)
5-10

Coverings: Architectural

Roof Drainage Systems: Gutter Material
Aluminum

Chimney (Fireplace): Chimney Cap Material
Wall vent (metal)

Left Side

General Introduction

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

Flashings: General Flashing Description

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Chimney (Fireplace): Flue inspection disclaimer

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

Limitations

General

LIMITED INSPECTION - WEATHER CONDITIONS - SAFETY

The Inspector was unable to safely walk the roof due to weather conditions at time of inspection. The roof-covering materials and components were inspected from a ladder and from the ground where accessible. Not all portions of the roof were visible. A full roof inspection will require dry weather conditions and a dry roof surface to safely walk upon. If you wish to have a more detailed roof inspection, the Inspector recommends that before the expiration of your Inspection Objection deadline, you hire a qualified roofing contractor with the equipment required to safely access the entire roof.

Underlayment

DISCLAIMER- COMPLETELY HIDDEN

The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

Recommendations

2.1.1 Coverings

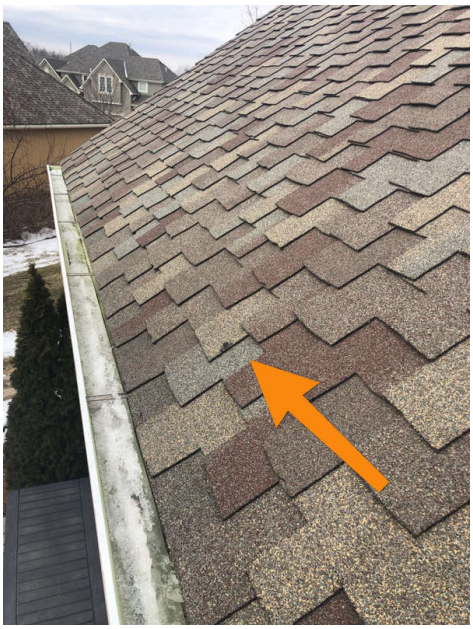
Moderate Item

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



Back

Back

2.1.2 Coverings

LIFTING

Moderate Item

Possible water entry. Possible damage to roof.

Recommendation

Contact a qualified roofing professional.


Back


Back


Back


Back

2.3.1 Roof Drainage Systems

Minor/Maintenance Item

DOWNSPOUT TO PERIMETER DRAIN

Downspouts at the home were connected to (underground) perimeter drains. Any blockage in the perimeter drain pipes may cause roof drainage to be diverted to soil around and beneath the home foundation.

Recommendation

Recommend monitoring.

One or more locations

2.4.1 Flashings

Moderate Item

MISSING KICKOUT FLASHING

Kick-out flashingwas missing where walls extended past roof edges. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eve. This condition may allow moisture intrusion of the exterior wall covering. Moisture intrusion of the wall structure can damage home materials and encourage the growth of mold. Long term moisture intrusion can cause structural damage from wood decay. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.

Recommendation

Contact a qualified roofing professional.

Right Side


Left Side


Left Side

3: EXTERIOR

Information

Siding, Flashing & Trim: **Exterior**

Wall Covering Material

Fiber Cement, Stucco

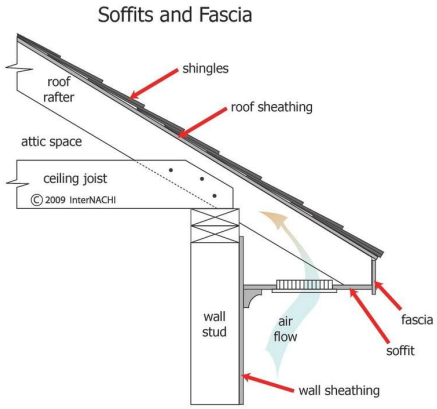
Inspection Method

Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Eaves, Soffits & Fascia: **Eaves, Soffits and Fascia**

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Limitations

Patios

LIMITED VISIBILITY

Due to weather conditions and snow cover, not all portions of the patio(s) were able to be inspected.

Recommendations

3.1.1 Driveways

Moderate Item

DRIVEWAY CRACKING/DETERIORATION - MINOR

Minor cosmetic cracks/deterioration observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal to prolong the life of the concrete.

Recommendation

Contact a qualified concrete contractor.

3.1.2 Driveways

Minor/Maintenance Item

SEALANT NEEDED

Recommendation

Contact a qualified handyman.

3.2.1 Walkways

Moderate Item

WALKWAY CRACKING/SETTLING - MODERATE

Moderate cracking and or settling was observed at the time of inspection. Recommend concrete contractor evaluate and correct to prevent trip hazards, further settling, functionality & preserve appearance.

Recommendation

Contact a qualified concrete contractor.

Front

3.3.1 Steps & Stoops

Minor/Maintenance Item

SIDING/FINISHES IN CONTACT WITH CEMENT

Recommendation

Recommend monitoring.

3.8.1 Vegetation and Trees

Minor/Maintenance Item

VEGETATION CONTACT

At the time of inspection, overgrown bushes/shrubs were in contact with one or more exterior areas of the home. Vegetation too close to the structure can potentially cause damage through moisture retention/intrusion which can lead to decay, rot, and or wood destroying insects. Recommend evaluation by a qualified Landscape contractor to remedy. Shrubs and bushes should be trimmed back 18 inches from structure.

Recommendation

Contact a handyman or DIY project

Front

Front

Front Left Corner

Left Side

3.9.1 Grading and Drainage

Moderate Item

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified landscaping contractor

Front

Front

Front

Left Side

Back

Right Side

4: STRUCTURE

Information

Foundation & Basement: Inspection Method
Visual

Foundation & Basement: Material
Concrete

Foundation & Basement: Type
Full Basement

Foundation & Basement: Floor Type
Concrete

Overhead Floor Structure: Material
Engineered Floor Trusses

Overhead Floor Structure: Location To Access To View
Basement

Wall Structure: Type of framing
Wood

Roof & Ceiling Structure (attic): Material
Conventional Rafter Framing, OSB

Roof & Ceiling Structure (attic): Inspection Method
Entered With Limited Access

Limitations

Foundation & Basement

LIMITED VISIBILITY

Access to visually inspect one or more areas of the structure was limited at time of inspection.

Overhead Floor Structure

FLOOR STRUCTURE

The overall floor structure of the home can only be seen and evaluated if the structure is visible. ex; unfinished basement ceiling. The general home inspection does not include evaluation of structural components hidden behind finishing materials, but is visual and non-invasive only.

Wall Structure

WALL STRUCTURE

The exterior wall structure was not visible to inspect. The general home inspection does not include evaluation of structural components hidden behind finishing materials, but is visual and non-invasive only.

Roof & Ceiling Structure (attic)

PORTIONS OF ATTIC INACCESSIBLE

Recommendations

4.1.1 Foundation & Basement

Moderate Item

FOUNDATION CRACKS - MODERATE

Moderate cracking was noted at the foundation.

Here is an informational article on foundation cracks. Recommend further evaluation by qualified professional.

Recommendation

Contact a qualified professional.



Front Right Corner

4.1.2 Foundation & Basement

Moderate Item

WATER STAIN(S) AND/OR EFFLORESCENCE

Efflorescence (which means "to flower out" in French) is the dissolved salts deposited on the surface of a porous material (such as concrete or brick) that are visible after the evaporation of the water in which it was transported. The moisture that creates efflorescence often comes from groundwater, but rainwater can also be the source. Efflorescence alone does not pose a major problem, but it can be an indication of moisture intrusion, which may compromise the structural material.

Recommendation

Contact a qualified professional.



Front Right Corner

4.1.3 Foundation & Basement

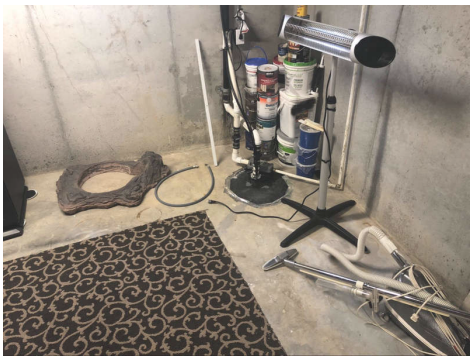
Moderate Item

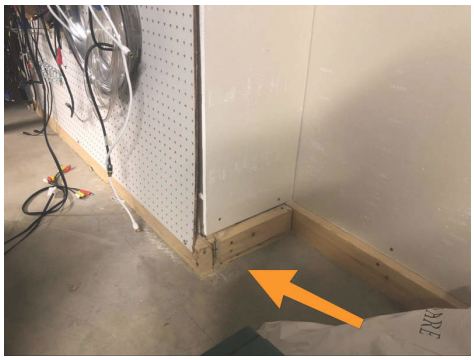
WET BASEMENT AND/OR CRAWLSPACE EVIDENCE

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a qualified professional.






4.1.4 Foundation & Basement

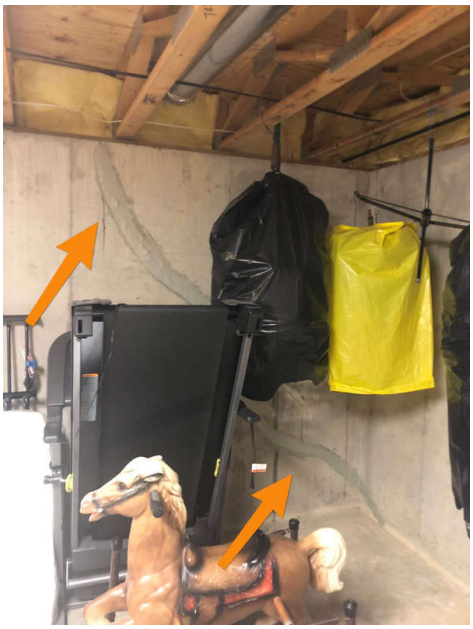
Moderate Item

PRIOR REPAIRS

Possible weakend structure. Recommend requesting disclosure from owners and consulting with qualified professional.

Recommendation

Contact a qualified professional.


Basement Back Right Corner


Basement Back Right Corner


Basement Back Right Corner

4.2.1 Overhead Floor Structure

Minor/Maintenance Item

PRIOR REPAIRS AND/OR ADDITIONAL SUPPORT

Possible structural movement and/or damage.

Recommendation

Recommend monitoring.


Basement Left Side

4.2.2 Overhead Floor Structure

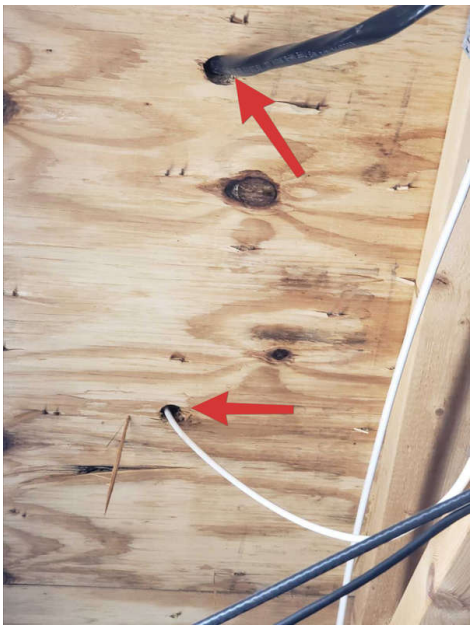
Significant and/or Safety Concern

PENETRATIONS NOT FIRE STOPPED/SEALED

Possible fire hazard.

Recommendation

Contact a qualified professional.



Basement Multiple locations

4.4.1 Roof & Ceiling Structure (attic)

Moderate Item

EVIDENCE OF MOISTURE INTRUSION

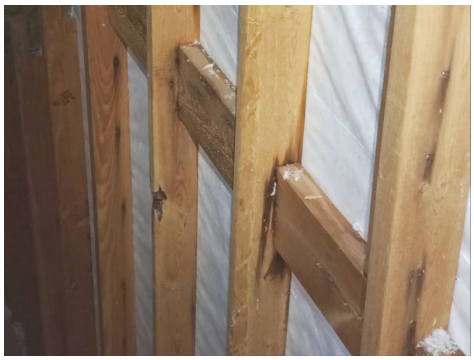
Rood/Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified professional.

From attic facing front, Right corner lower attic area

Attic Above Master Closet



Attic Front Right wall

Attic Above Master Closet


Attic Above Master Closet

4.4.2 Roof & Ceiling Structure (attic)

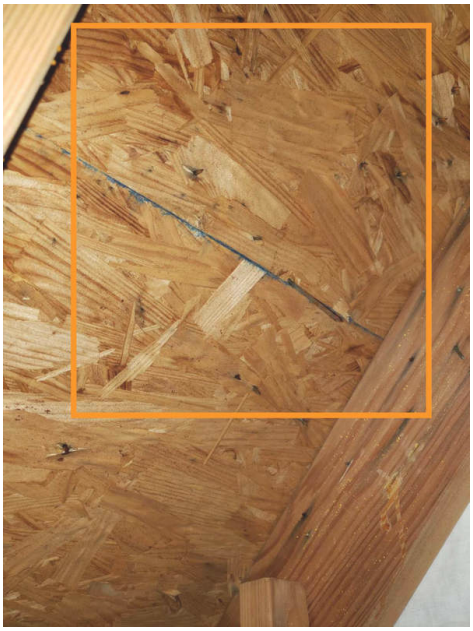
Moderate Item

SHEATHING/SUBSTRATE DAMAGE

Possible water damage to contents, finishes and or structure. Possible structural movement.

Recommendation

Contact a qualified professional.


Attic Above Master Closet buckked

4.4.3 Roof & Ceiling Structure (attic)

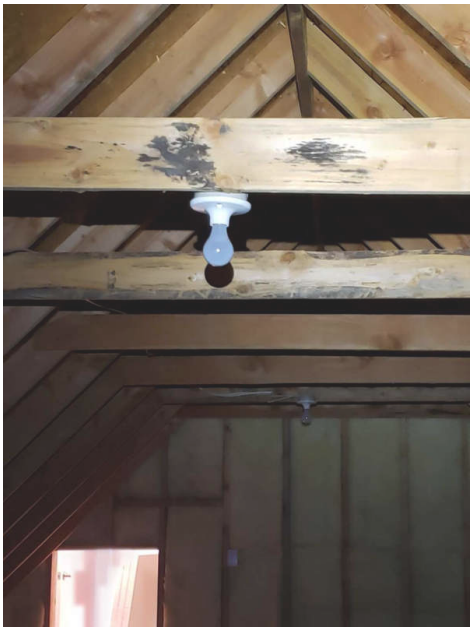
Moderate Item

POSSIBLE BIOLOGICAL GROWTH

Possible structural movement and or damage. Possible health hazard.

Recommendation

Contact a qualified mold inspection professional.



Attic Above Garage

Attic Above Master Closet

Various locations Throughout

Attic Above Garage

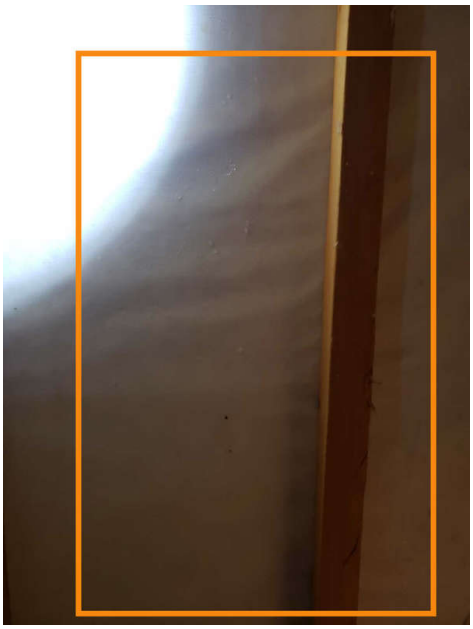
4.4.4 Roof & Ceiling Structure (attic)

Moderate Item

CONDENSATION

Recommendation

Contact a qualified professional.


Attic Above Master Closet


Attic Above Master Closet

4.4.5 Roof & Ceiling Structure (attic)

GAP / DAYLIGHT

Moderate Item

Possible water and/or pests entering the home.

Recommendation

Contact a qualified professional.


Attic Above Garage

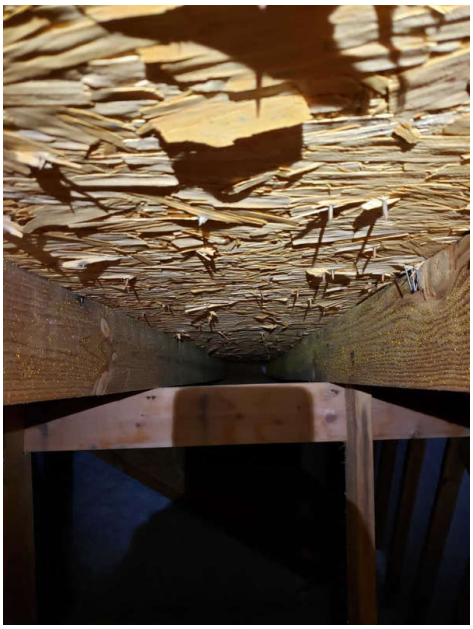
4.4.6 Roof & Ceiling Structure (attic)

DELAMINATION

Moderate Item

Recommendation

Contact a qualified professional.



Attic Throughout

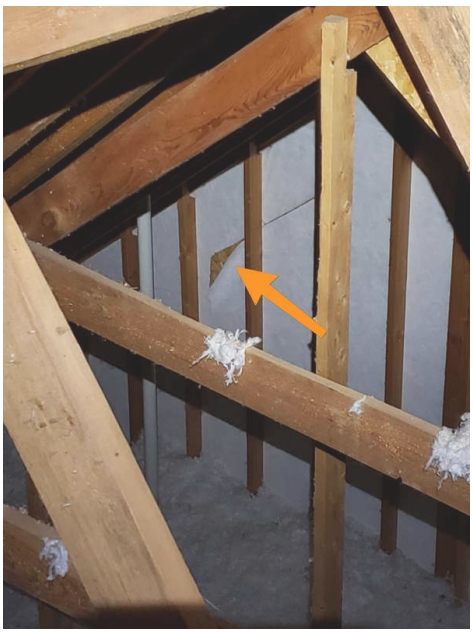
4.4.7 Roof & Ceiling Structure (attic)

Moderate Item

HOUSE WRAP DAMAGE

Recommendation

Contact a qualified professional.



Attic Above Master Closet

5: ATTIC, INSULATION & VENTILATION

Information

Inspection Method
Attic Access

Attic Access Type
Ceiling Hatch, Wall Hatch

Attic Access Location
Closet

Attic Insulation: Insulation Depth
10-15 inches

Attic Insulation: Insulation Material
Fiberglass, Blown

Ventilation: Ventilation Type
Box/Turtle Vents

Exhaust Systems: Exhaust Fans-Bath
Fan Only

Flooring Insulation: Insulation Type
None

Limitations

Ventilation

ATTIC VENTILATION DISCLAIMER

Attic ventilation disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Recommendations

5.1.1 Attic Insulation

Moderate Item

ATTIC ACCESS HATCH NOT INSULATED

The attic access hatch cover was not insulated. The Inspector recommends insulating the attic access hatch cover to reduce unwanted heat loss/gain.

Recommendation

Contact a handyman or DIY project

5.2.1 Ventilation

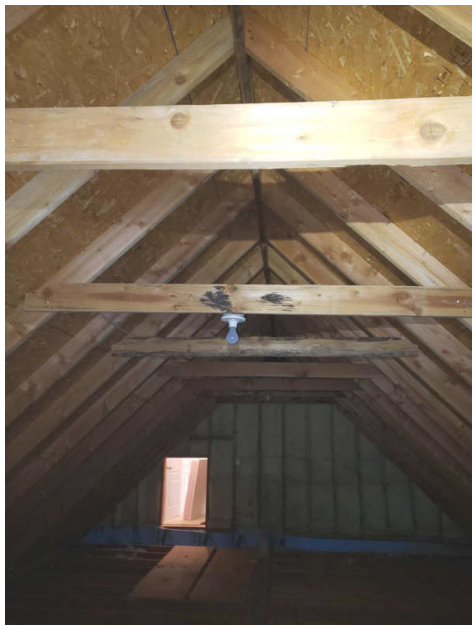
Moderate Item

NO ATTIC EXHAUST VENTS

The attic had no exhaust vents installed. Exhaust vents are installed to exhaust excessive heat and moisture to the outside by promoting natural airflow through the attic. Without exhaust vents of some type installed high in the roof, the performance of the intake vents and overall attic ventilation is greatly reduced. To improve attic ventilation, the Inspector recommends that attic exhaust vents be installed by a qualified contractor.

Recommendation

Contact a qualified roofing professional.



Attic Above Garage

5.2.2 Ventilation

Moderate Item

NO ATTIC INTAKE VENTS

No air intake vents were installed in the attic at the time of the inspection. Intake vents are ventilation devices installed low in the attic roof that introduce cool air to the attic to replace hot air exhausted through ventilation devices installed high in the roof. This airflow through the attic removes excessive heat and moisture. Without a fresh air intakes installed low in the roof, the existing ventilation devices are relatively ineffective. The Inspector recommends that intake ventilation devices be installed low in the roof to improve overall attic ventilation. All work should be performed by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.

Attic Above Garage

5.3.1 Exhaust Systems

Moderate Item

BATHROOM VENTS INTO ATTIC

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

Recommendation

Contact a qualified professional.

6: COOLING

Information

Cooling Equipment: Brand
Lennox

Cooling Equipment: Approximate age
8

Cooling Equipment: Type of free-on
R-410A

Cooling Equipment: Size (Tons)
4, 2.5

Cooling Equipment: Average life expectancy is 12-15 years

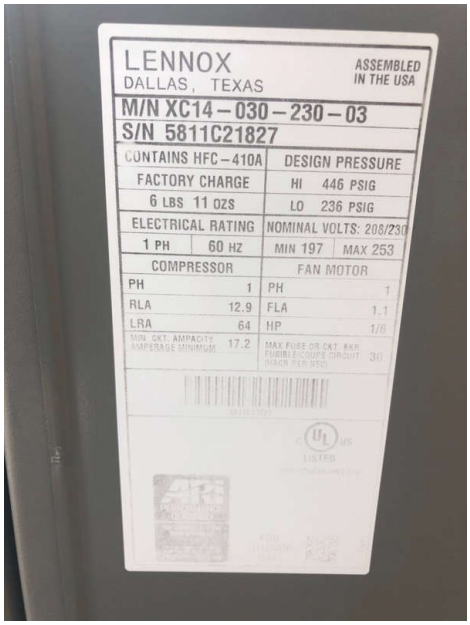
Normal Operating Controls: Thermostat Location
Hallway

Distribution System: Configuration
Central

Disclaimer

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. 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 HVAC contractor.

Cooling Equipment: Data Plate Photo(s)



Distribution System: Disclaimer

A representative sample of the visible heating and cooling distribution components (duct work) were inspected. Full inspection of all duct work is not possible in areas/rooms where there are finished walls, ceilings and floors. Video inspection of duct work is not part of a general home inspection and should be completed if desired by a qualified HVAC contractor who provides such inspections.

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. Operating the unit when then the temperature has been below 65 degrees Fahrenheit for the previous 24 hours may cause damage the unit. It is recommended that you consult your real estate about getting a cold weather addendum if they have not already done so.

Recommendations

6.1.1 Cooling Equipment

Moderate Item

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.

6.1.2 Cooling Equipment

Moderate Item

TOO COLD TO TEST

The A/C unit was not tested due to low outdoor temperature. Operating the unit when then the temperature has been below 65 degrees Fahrenheit for the previous 24 hours may cause damage the unit. It is recommended that you consult your real estate about getting a cold weather addendum if they have not already done so.

7: HEATING

Information

Average life expectancy for high efficiency units is 15-20 years and conventional units is 18-25 years.

Equipment: Approximate age
18

Equipment: Energy Source
Natural Gas

Equipment: Effeciency
High

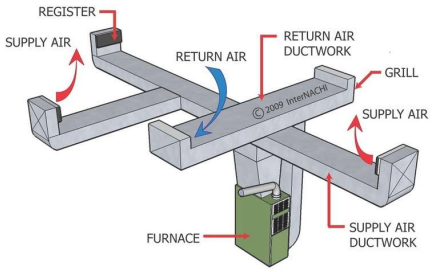
Equipment: Heating Method
Forced Air

Normal Operating Controls: Thermostat Location
Hallway

Distribution Systems: Ductwork
Non-insulated

NG/LP Firelogs & Fireplaces: Fuel
Natural Gas

AIR DISTRIBUTION SYSTEM



Disclaimer

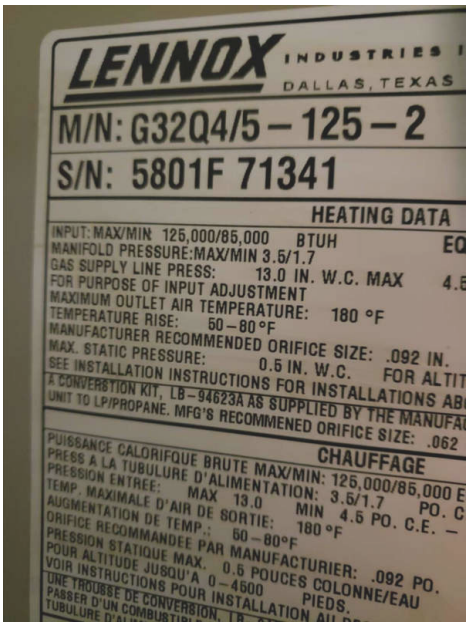
Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

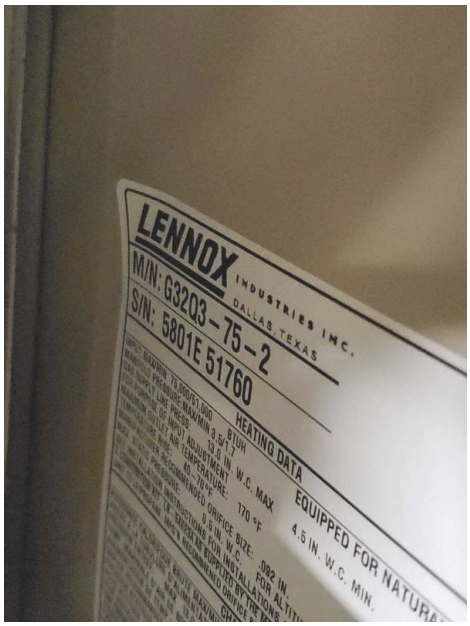
Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- 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**
Lennox

Equipment: **Data Plate Photo(s)**





Larger unit

Limitations

General

NO CARBON MONOXIDE TEST PERFROMED

This is a visual only inspection of the furnace and other combustible gas components in the home. For further evaluation on carbon monoxide levels it is recommended to consult a qualified professional for further testing and evaluation.

Recommendations

7.1.1 Equipment

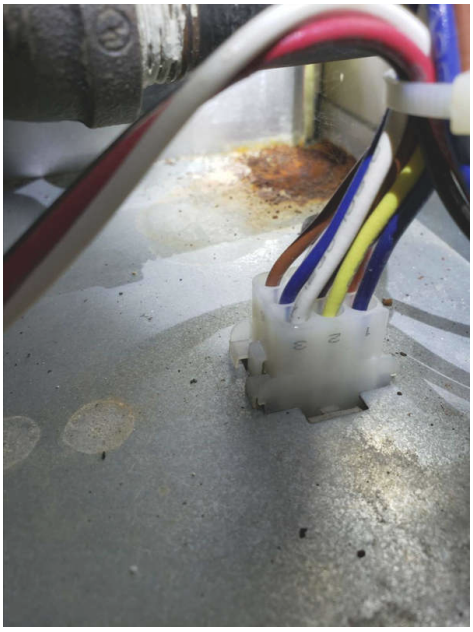
CORROSION

Moderate Item

Furnace was corroded in one or more areas. Recommend a HVAC contractor evaluate.

Recommendation

Contact a qualified HVAC professional.



Small unit

Small unit

7.1.2 Equipment

NEEDS SERVICING/CLEANING

Moderate Item

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

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

7.1.3 Equipment

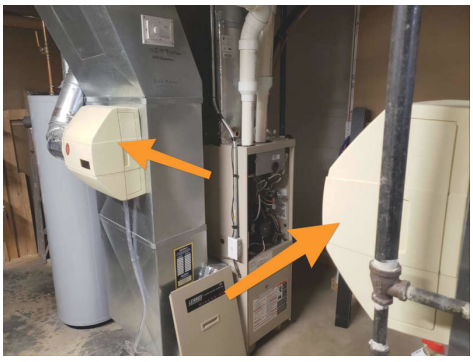
HUMIDIFIER PAD NEEDS REPLACED

Moderate Item

Possible biological growth on humidifier pad(s) too. Recommend a mold inspector evaluate further too.

Recommendation

Contact a qualified HVAC professional.



7.1.4 Equipment

POSSIBLE RUST AND/OR CRACKS IN THE HEAT EXCHANGER

Significant and/or Safety Concern

Potential for carbon monoxide to enter home. Possible health/safety hazard.

Recommendation

Contact a qualified HVAC professional.

Larger unit

Small unit

7.1.5 Equipment

NEEDS SEALED

Moderate Item

Recommendation

Contact a qualified HVAC professional.

Larger unit

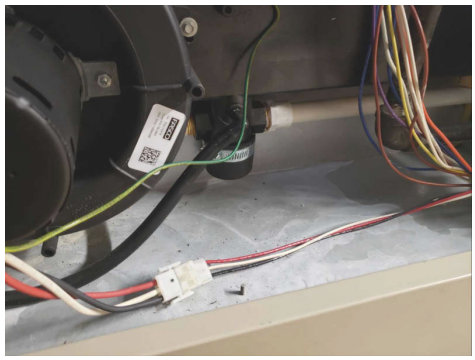
7.1.6 Equipment

CONDENSATION STAIN

Moderate Item

Recommendation

Contact a qualified HVAC professional.



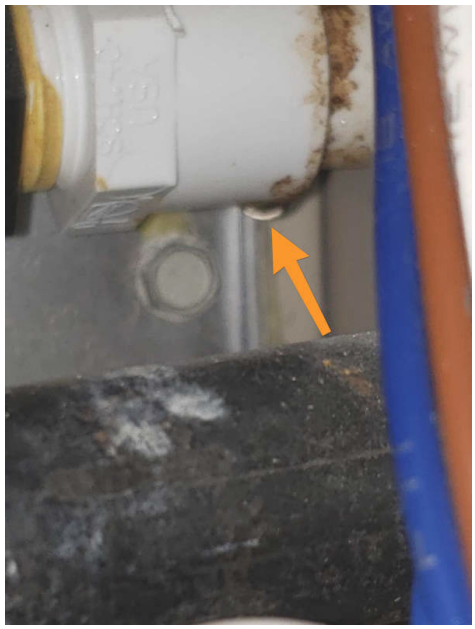
Larger unit

7.1.7 Equipment

CONDENSATE LINE LEAK

Moderate Item

Recommendation
Contact a qualified HVAC professional.


Small unit

7.4.1 Vents, Flues & Chimneys

Moderate Item

CONDENSATION - FLUE ISSUE

Condensation stains can be evidence of a poorly functioning unit.

Recommendation
Contact a qualified HVAC professional.

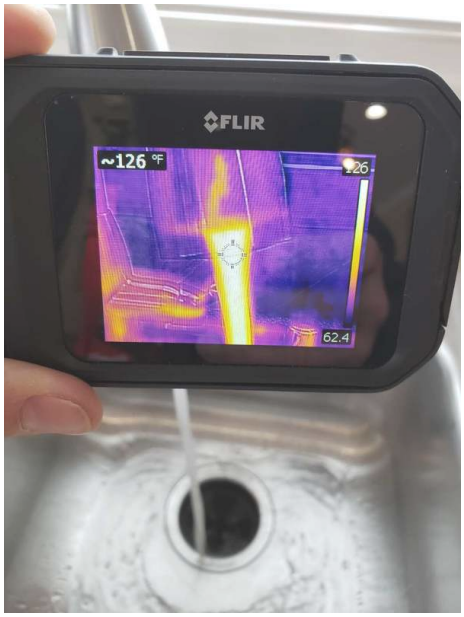
8: PLUMBING

Information

Water Source
Public

Water pressure (typical pressure is between 40-80 PSI)

Thermal Image(s)
Ideal water temperature should be set between 120-130F.

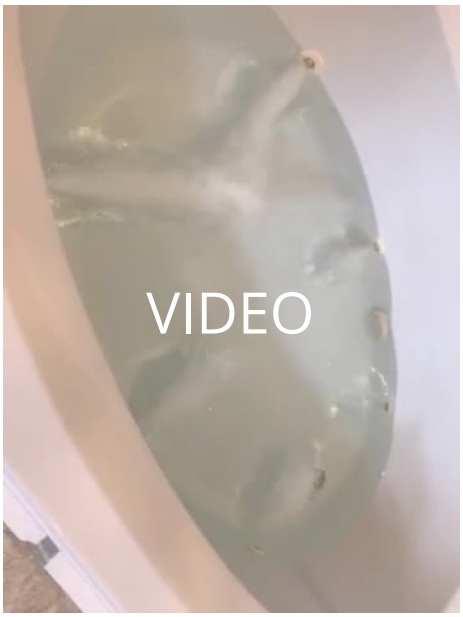


Main Water Shut-off Device: Location
Front of Basement

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

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

Water Supply, Distribution Systems & Fixtures: Jetted Tub



Sewage & Drain, Waste, & Vent (DWV) Systems: Material
PVC

Sewage & Drain, Waste, & Vent (DWV) Systems: Sewage System Type
Public

Sewage & Drain, Waste, & Vent (DWV) Systems: Main Clean Out Location
Basement

Water Heater: Approximate age
7

Water Heater: Fuel
Gas

Water Heater: Location
Basement

Water Heater: Tank Capacity
40

Water Heater: Average life expectancy is 8-12 years.

Sump Pump: Present
Yes

Sump Pump: Location
Basement

Sump Pump: Operational?
Sealed, Unknown (could not test)

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

Fuel Storage & Distribution Systems: Gas Pipe Type
Black Iron Pipe, CSST (Corrugated Stainless Steel tubing)

Fuel Storage & Distribution Systems: Gas Type
Natural Gas

General

Inspection of the plumbing system typically includes visual examination of:
- water supply pipes;
- drain, waste and vent (DWV) system;
- water heater (type, condition and operation);
- sewage disposal system (designation as public or private);
- gas system; and
- sump pump (confirmation of installation/operation).

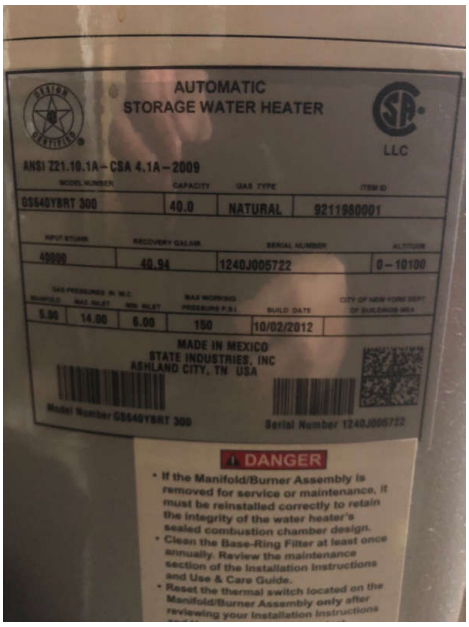
Water Heater: Manufacturer

State

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.

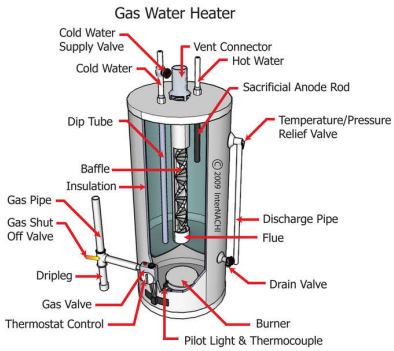
Here is a nice maintenance guide from Lowe's to help.

Water Heater: Data Plate Photo(s)



Water Heater: Gas Water Heater

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.



Gas Water Heater

Limitations

General

HOT TUBS, POOLS AND SPAS NOT INSPECTED (OUT OF SCOPE FOR INSPECTION)

General

WATER PRESSURE VERIFIED VISUALLY ONLY. NO PRESSURE GAUAGE TEST WAS PERFORMED.

General

SPRINKLER SYSTEM NOT INSPECTED/TESTED/OPERATED

Sprinkler systems will need to be inspected and/or tested by a qualified specialist.

Sump Pump

NOT TESTED (SEALED FOR RADON MITIGATION)

Recommendations

8.2.1 Water Supply, Distribution Systems & Fixtures

Moderate Item

HOT AND COLD BACKWARDS

Possible scalding (safety hazard). Left should be hot and right should be cold. In front to back handles the hot should be to the back and cold to the front.

Recommendation
Contact a qualified plumbing contractor.


Kitchen

8.2.2 Water Supply, Distribution Systems & Fixtures

Moderate Item

SHOWER HEAD LEAKS

At time of inspection one or more shower heads were visibly leaking when activated. Recommend repair by qualified contractor.

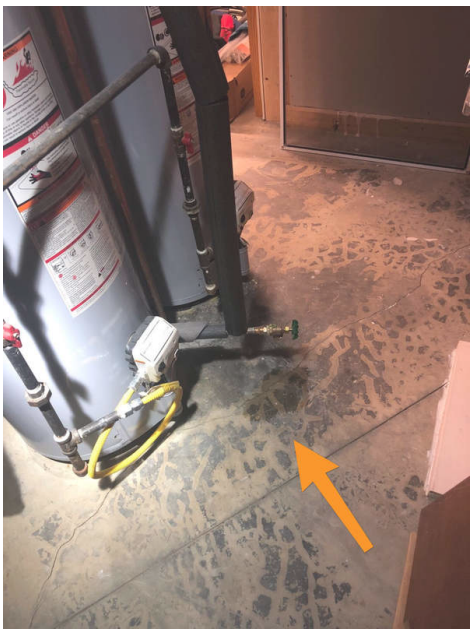
Recommendation
Contact a qualified professional.

8.2.3 Water Supply, Distribution Systems & Fixtures

Moderate Item

SHUT OFF VALVE LEAK

Recommendation
Contact a qualified professional.


Utility Room

8.3.1 Sewage & Drain, Waste, & Vent (DWV) Systems

Minor/Maintenance Item

STOPPER MALFUNCTIONING

The drain stopper and/or control mechanism is not functioning properly. Recommend evaluation and repair by qualified plumbing contractor.

Recommendation

Contact a qualified handyman.

Master Bathroom

8.3.2 Sewage & Drain, Waste, & Vent (DWV) Systems

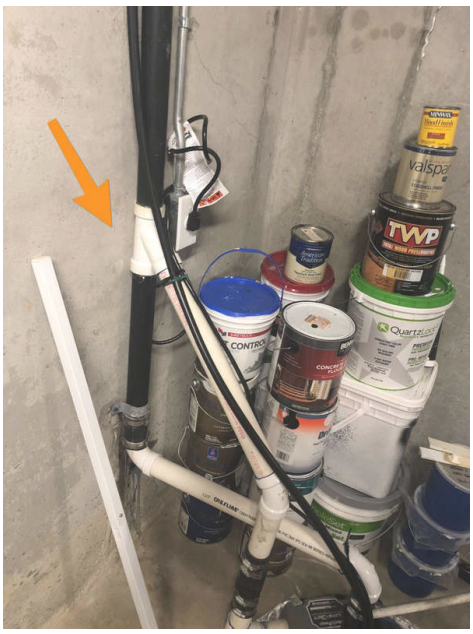
Moderate Item

PVC CONNECTED TO ABS WITH ADHESIVE CAN LEAK

Possible leaks. Possible water damage to contents, finishes and or structure.

Recommendation

Contact a qualified plumbing contractor.



Front Right Corner

8.4.1 Water Heater

Moderate Item

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

8.5.1 Sump Pump

Moderate Item

EVIDENCE OF LEAKS

Recommendation

Contact a qualified plumbing contractor.

Front Right Corner

8.6.1 Fuel Storage & Distribution Systems

Moderate Item

NO BONDING

Gas pipes in the home did not appear to be bonded to the home electrical system. This condition is improper. The Inspector recommends correction by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

8.6.2 Fuel Storage & Distribution Systems

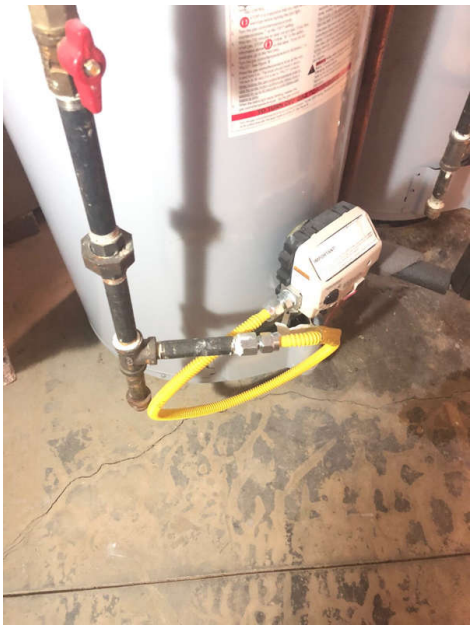
Moderate Item

CSST NOT BONDED

At time of inspection, bonding could not be determined at the CSST (Corrugated Stainless Steel Tubing) gas supply lines. This is a potential safety hazard during lightning strikes. Recommend further evaluation by qualified electrical contractor to verify bonding and or remedy.

Recommendation

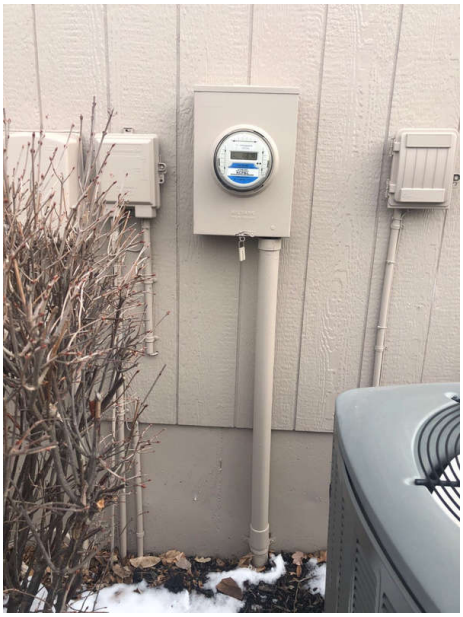
Contact a qualified electrical contractor.



9: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground



Right Side

Service Entrance Conductors: Service Box (Meter Can) Capacity
200 Amp

Service Entrance Conductors: Service/Main Disconnect Location
Inside

Service Entrance Conductors: Service/Main Disconnect Type
Breaker

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

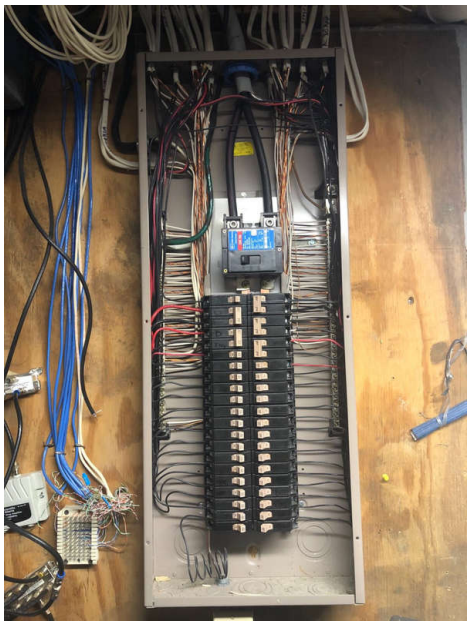
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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

Branch Wiring, Circuits, Breakers & Fuses: Wiring Method
Romex

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

Basement



GFCI & AFCI: **AFCI (Arc Fault Circuit Interrupter)**

An **arc-fault circuit interrupter** (**AFCI**) is a circuit breaker that breaks the circuit when it detects an electrical arc in the circuit it protects to prevent electrical fires.

GFCI & AFCI: **GFCI (Ground Fault Circuit Interrupter)**

A ground-fault circuit interrupter (GFCI) is the only protection device designed to protect people against electric shock from an electrical system.

Carbon Monoxide Detectors: **Carbon Monoxide**

Carbon monoxide (CO) is a colorless, odorless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal.

Limitations

Lighting Fixtures, Switches & Receptacles

DISCLAIMER- SWITCHES

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

Smoke Detectors

REPLACE SMOKE ALARM BATTERIES

All smoke alarm batteries should be replaced twice a year. Recommend replacing all batteries upon moving in to the home to be sure the are new and functional.

Smoke Detectors
INACCESSIBLE

Recommendations

9.1.1 Service Entrance Conductors

Significant and/or Safety Concern

DAMAGED CONDUIT

Possible water entry. Possible electric shock and/or fire hazard

Recommendation

Contact a qualified electrical contractor.

9.3.1 Branch Wiring, Circuits, Breakers & Fuses

Moderate Item

MISSING STRAIN RELIEF CLAMPS

ONE OR MORE LOCATIONS

Possible electric shock and or fire hazard.

Recommendation

Contact a qualified electrical contractor.

Basement Left Side Middle

9.4.1 Lighting Fixtures, Switches & Receptacles

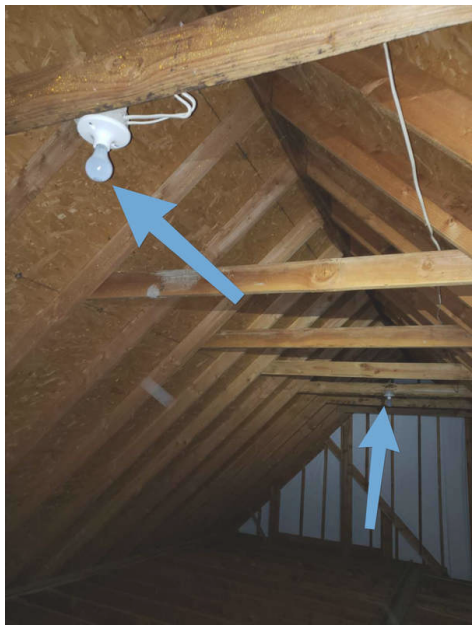
Minor/Maintenance Item

LIGHT INOPERABLE

Light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. *If bulb replacement does not correct the issue* , this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

Recommendation

Contact a handyman or DIY project



Attic Above Garage

9.4.2 Lighting Fixtures, Switches & Receptacles

Moderate Item

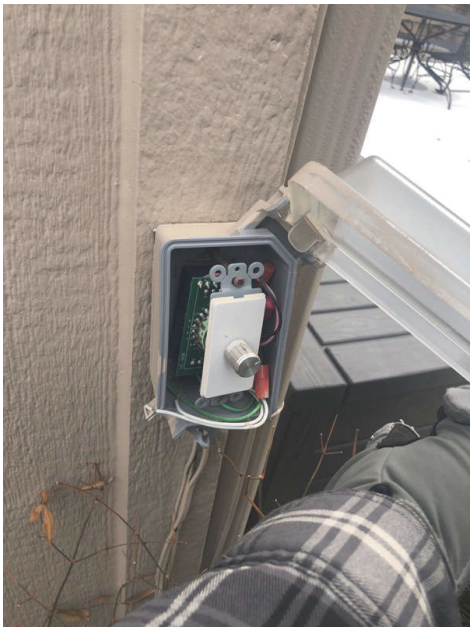
COVER PLATES MISSING

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

Recommendation

Contact a qualified electrical contractor.

Left Side



Right Side

9.5.1 GFCI & AFCI

Moderate Item

GFCI FAILURE

A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

Back

10: DOORS & WINDOWS

Information

Doors: Type/Style
Hinged

Recommendations

10.1.1 Doors

DOOR DOESN'T LATCH

Minor/Maintenance Item

Door does not close or latch properly. Recommend qualified handyman adjust strike plate and/or lock.

Here is a DIY troubleshooting article on fixing door issues.

.

Recommendation
Contact a qualified handyman.


2nd Floor Bedroom

10.2.1 Windows

MISSING/TORN/DAMAGED SCREEN

Minor/Maintenance Item

MULTIPLE THROUGHOUT

One or more windows had missing,torn, and or damaged screens. Recommend replacement.

Recommendation
Contact a qualified handyman.




2nd Floor Office

10.2.2 Windows

PEELING PAINT

Minor/Maintenance Item

Windows in the home had peeling paint.

Recommendation
Contact a qualified painting contractor.

Master Bedroom

10.2.3 Windows

Moderate Item

WINDOW WELL AT OR BELOW GRADE

Potential water damage to contents, finishes and or structure.

Recommendation

Contact a qualified landscaping contractor

Left Side

10.2.4 Windows

Moderate Item

WINDOW SEALED SHUT

Sealant has been used to keep window closed.

Recommendation

Contact a qualified professional.

1st Floor Office

11: INTERIOR

Information

Air Quality: **Odor**
Normal

Recommendations

11.2.1 Floors

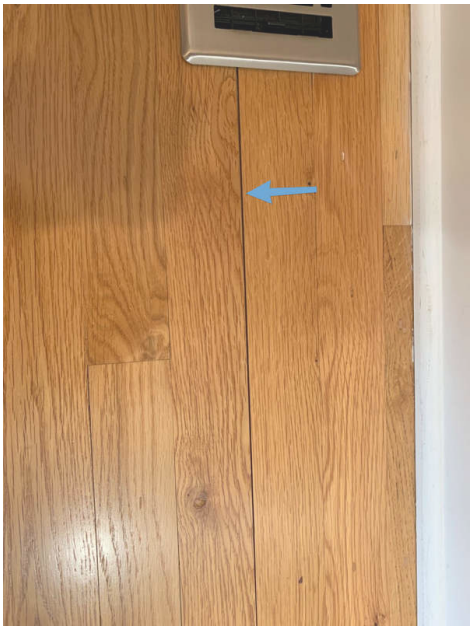
Minor/Maintenance Item

FLOOR-MINOR WEAR

At time of inspection floors throughout home exhibited minor wear consistent with age.

Recommendation

Contact a qualified professional.



Front Hallway

11.3.1 Ceilings

Minor/Maintenance Item

NAIL POPS

MULTIPLE THROUGHOUT

Recommendation

Contact a qualified handyman.

2nd Floor Bedroom

Kitchen Closet

11.3.2 Ceilings

Minor/Maintenance Item

POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified handyman.

Front Hallway

11.3.3 Ceilings

Moderate Item

PAINT CRACKING

Recommendation

Contact a qualified painting contractor.

Front Hallway

11.3.4 Ceilings

Moderate Item

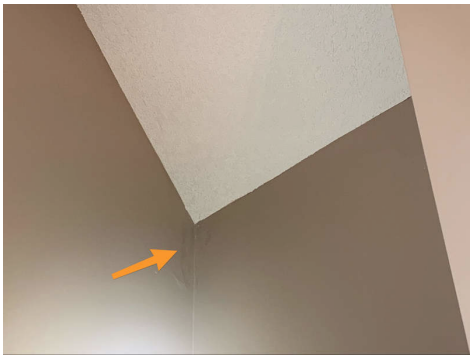
WATER STAIN(S)

Recommend further evaluation by a qualified professional. Possible water damage to contents, finishes and or structure.

Recommendation

Contact a qualified professional.

1st Floor Office



1st Floor Office

Laundry Room

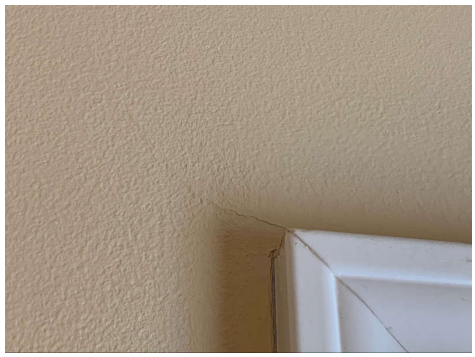
11.4.1 Walls

Minor/Maintenance Item

MINOR CORNER CRACKS

Recommendation

Contact a qualified handyman.



2nd Floor Bedroom

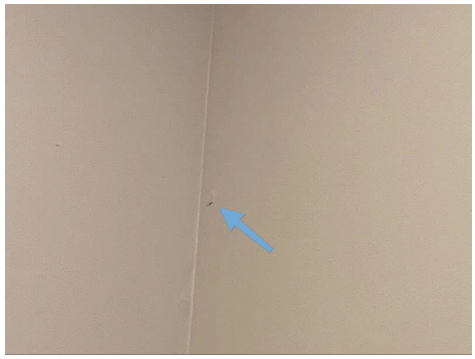
11.4.2 Walls

Minor/Maintenance Item

NAIL POPS

Recommendation

Contact a qualified handyman.



Master Bathroom

11.4.3 Walls

Minor/Maintenance Item

MINOR DAMAGE AND DETERIORATION- GENERAL

Interior walls in the home exhibited general minor damage or deterioration at the time of the inspection.

Recommendation

Contact a handyman or DIY project

2nd Floor Bedroom

11.4.4 Walls

Minor/Maintenance Item

PAINT CRACKING

Recommendation

Contact a qualified handyman.

2nd Floor Bedroom

11.4.5 Walls

Minor/Maintenance Item

CRACKS

Cosmetic defect. Recommended to monitor. If crack continues to increase it is recommended to consult a qualified professional for further evaluation.

Recommendation

Recommend monitoring.

2nd Floor Bedroom

Front Hallway

11.5.1 Trim

Minor/Maintenance Item

TRIM DAMAGE/DETERIORATION- MINOR

Trim exhibited minor cosmetic damage/deterioration.

Recommendation

Contact a handyman or DIY project

Kitchen

Kitchen

11.5.2 Trim

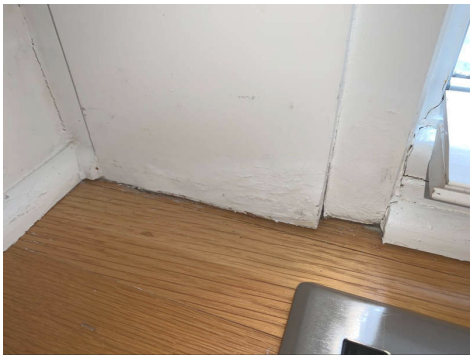
Moderate Item

TRIM WATER DAMAGE

Possible water damage to contents, finishes and or structure.

Recommendation

Contact a qualified professional.



Front Hallway

11.6.1 Steps, Stairways & Railings

Significant and/or Safety Concern

LOOSE RAILING

At time of inspection, one or more of the homes railings were observed to be loose and unstable. This is a safety hazard to the homes occupants and should be repaired as soon as possible by qualified contractor.

Recommendation

Contact a qualified professional.

Hallway

11.7.1 Countertops & Cabinets

Minor/Maintenance Item

CABINET SEPARATING FROM WALL

Cabinets are separating from ceiling or wall. Recommend a qualified cabinet contractor re-fasten cabinets securely.

Recommendation

Contact a qualified cabinet contractor.

Master Bathroom

12: GARAGE

Information

Garage Door Opener: Number of Openers
All Doors

Garage Door Opener: Operation Method
Automatic (motorized)

Limitations

General
LIMITED VISIBILITY

Floor
LIMITED VISIBILITY - COATING


Garage

Walls & Firewalls
FIREWALL UNKNOWN
At time of inspection garage walls were finished with drywall. Inspector was unable to determine the thickness of the drywall.

Recommendations

12.1.1 Ceiling
CEILING CRACKS
Moderate Item
Recommendation
Contact a qualified professional.


Garage

12.3.1 Walls & Firewalls

Minor/Maintenance Item

CRACKS - MINOR

Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Recommend monitoring.


Garage


Garage

12.5.1 Garage Door Opener

Moderate Item

EXTENSION CORD USED FOR OPENERS

Possible fire hazard.

Recommendation

Contact a qualified professional.


Garage

12.6.1 Occupant Door (From garage to inside of home)

Significant and/or Safety Concern

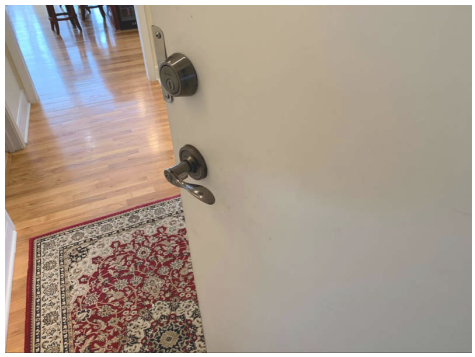
NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

Recommendation

Contact a qualified handyman.

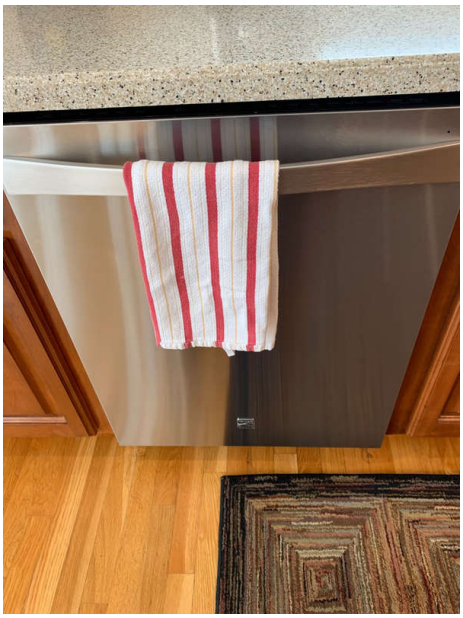


Garage

13: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Kenmore

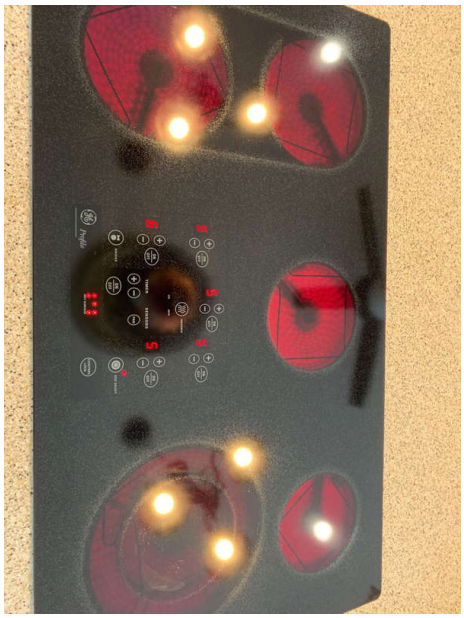


Kitchen

Dishwasher: Data tag photo

Kitchen

Cooktop: Cooktop Brand
Ge



Kitchen

Oven: Oven Brand
Ge

Kitchen

Oven: Oven Type
Wall

Oven: Data tag

Kitchen

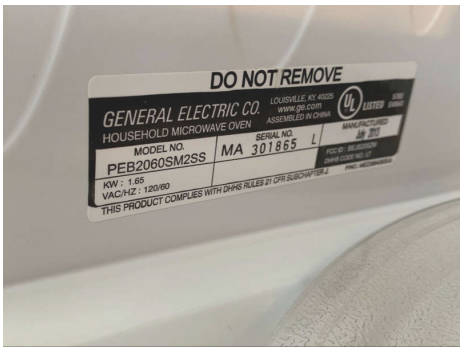
Exhaust Fan: Exhaust Fan Type
None

Built-in Microwave: Microwave Brand
GE

Built-in Microwave: Microwave Type
Door

Kitchen

Built-in Microwave: Data Tag



Kitchen

Garbage Disposal: Disposal OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

Limitations

General

WASHER, DRYER AND FRIDGE ARE NOT INCLUDED IN THE INSPECTION

Oven

LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake features. You should ask the seller about the functionality of any other features.

Exhaust Fan

NO EXHAUST SYSTEM INSTALLED

No range hood or exhaust system was installed at the time of the inspection. The Inspector recommends that an exhaust hood or air filtration system be installed to prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range. All work should be performed by a qualified contractor.

Recommendations

13.1.1 Dishwasher

Moderate Item

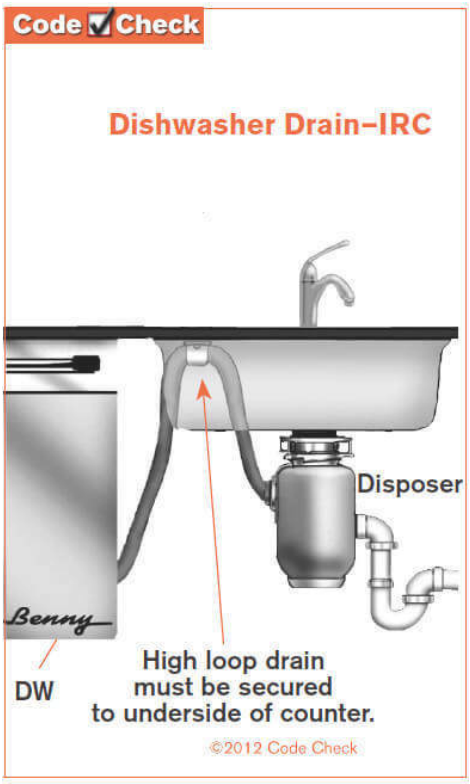
NO HIGH LOOP

The dishwasher drain line was not installed with a " **high loop**". The drain hose must have the **high loop** from the floor to prevent back-flow of water into the **dishwasher** or water siphoning out during operation. The Inspector recommends drain line to be installed in this manner.

Recommendation

Contact a handyman or DIY project

Kitchen



13.5.1 Exhaust Fan

Moderate Item

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.

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.

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.

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.

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.

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.

Doors & Windows

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.

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.