



K & M HOME INSPECTIONS LLC



RESIDENTIAL REPORT

1234 Main St.
Guyton GA 31312

Buyer Name
05/23/2019 9:00AM



Inspector
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Please Read Carefully**General Information**

1) This Inspection was completed using the Standards of Practice of ASHI as a Guideline. The inspection contracts and the limitations and standards specified therein are an integral part of this report.

[Click here](#) for ASHI's Standards of Practice.

2) This inspection will not result in the information of presence of any environmental hazard that may be present, although if noticed in the course of my inspection I may report it as a possible concern. Environmental issues are out of the scope of today's inspection and should be addressed separately by a qualified environmental control contractor. There might be environmental issues that might have been present, but were not seen by myself today, as environmental issues are not in the Standards of Practice to inspect.

3) Due to water's destructive power, there should be control on the outside of the home to reduce problems that may go undetected. Water drainage near the base of the home could cause material defects in the foundation slab as well as deterioration to the soil the slab/house lays upon, to name a few. Drainage patterns should be monitored and improved as needed to carry water away from foundation. A very cost effective way to do this is extending gutter spouts to discharge at least 6' away from the house. This reduces moisture penetration and possible foundation damage.

Not a Code Inspection

The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. Your Inspection Report may comment on and even identify as problems with systems, components and/or conditions which may violate building codes, but, although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this report, and lies beyond the scope of the Standards of Practice. If you wish to determine how the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

Estimates/Repairs

In the case there are defects/concerns with the home, it is advised that the client seeks at least two professional opinions and acquire estimates of repairs as to any defects, comments, mentions, and recommendations in report. I recommend professionals making any repairs, inspect the property further in order to discover and repair related problems that could not be identified in the report. I also recommend that all repair concerns and cost estimates be completed and documented prior to closing or purchasing the property.

Foundation Cracks

In accordance with the Standards of Practice, I identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did

not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less repeated movement. I will certainly alert you to any suspicious cracks if they are clearly visible. However, I am not a foundation specialist, and in the absence of any major defects, I may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Pictures

Pictures are a great way to inform everyone involved about what was inspected, and defects/areas of concern that I have observed during my inspection. These are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. I usually provide two pictures for the same defect/area of concern, one being the area picture to establish location, and the second being the close up of the defect/area to provide detail. Also, note that not all areas of concern will be photographed. Do not rely on pictures alone. Please read the complete inspection report.

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Creased or Torn Tab Damage (Wind)
- ⊖ 2.1.3 Roof - Coverings: Exposed Nails
- ⊖ 2.3.1 Roof - Flashings: Exposed Flashing Edges
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Mildew/Algae
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Gaps At Exterior Wall Penetrations
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Trim/Siding Damage
- ⊖ 3.1.4 Exterior - Siding, Flashing & Trim: Loose Light Fixtures
- ⊖ 3.2.1 Exterior - Exterior Doors: Paint/Refinish Needed
- ⊖ 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Unstable Support
- ⊖ 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Improper Deck Construction Practices
- ⊖ 3.5.3 Exterior - Decks, Balconies, Porches & Steps: Paint/Refinish Needed
- ⊖ 3.5.4 Exterior - Decks, Balconies, Porches & Steps: Tripping Hazard
- ⊖ 3.5.5 Exterior - Decks, Balconies, Porches & Steps: No Railing Installed
- ⊖ 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Sprinkler Control Head - No Power
- ⊖ 4.1.1 Basement, Foundation, Crawlspaces & Structure - Foundation: Foundation Cracks - Minor
- ⊖ 5.1.1 Heating - Equipment: Heat Exchanger Corrosion
- ⊖ 5.3.1 Heating - Distribution Systems: Duct Leaking
- ⊖ 6.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged
- ⊖ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Sink Fixture - Loose Handle
- 🔧 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Hot Water Heater - Near End of Life Expectancy
- ⊖ 7.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater Leaking
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Loose Electrical Outlets
- ⊖ 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Outlet Damaged
- ⊖ 8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Un-Usable for Three-Prong Plugs
- ⊖ 8.5.1 Electrical - GFCI & AFCI: GFCI Will Not Trip

- ⊖ 8.6.1 Electrical - Smoke Detectors: Not Hard Wired
- ⊖ 10.1.1 Attic, Insulation & Ventilation - Attic Insulation: Signs of Pests
- ⊖ 11.1.1 Doors, Windows & Interior - Doors: Poor Weather-stripping
- 🔧 11.1.2 Doors, Windows & Interior - Doors: Damaged Door Trim
- ⊖ 11.2.1 Doors, Windows & Interior - Windows: Missing Screen
- ⊖ 11.5.1 Doors, Windows & Interior - Ceilings: Stain(s) on Ceiling
- ⊖ 11.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinet Hinge Loose

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Vacant

Style

Traditional

Temperature (approximate)

39 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear

Ground Conditions

Dry

Limitations

2: ROOF

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

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Ladder, Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

None Installed

Flashings: Material

Asphalt

Roof Drainage Systems: Rain Gutter Importance

Rain Gutters are a important part of maintaining a home. Gutters help prevent foundation erosion, protects the siding of the home from water damage and mold/mildew. They also help prevent settling of walkways and driveways, as well as preserves exterior doors and garage doors. With the amount of rain we receive here in the Coastal Georgia area, I highly recommend gutters be installed by a qualified gutter contractor, to preserve the home.

Limitations

Deficiencies

2.1.1 Coverings

DAMAGED (GENERAL)



Recommendation

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

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

 Recommendation

CREASED OR TORN TAB DAMAGE (WIND)

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

Recommendation

Contact a qualified roofing professional.



2.1.3 Coverings

 Recommendation

EXPOSED NAILS

Exposed nails through roofing materials can allow for water intrusion, causing further damage to underlying structure. Recommend further evaluation and remediation by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

EXPOSED FLASHING EDGES

 Recommendation

The edge of the flashing is exposed, which could lead to water damage to the home. Recommend further evaluation and remediation by a qualified Roofing Contractor.

Recommendation

Contact a qualified professional.



3: EXTERIOR

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

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Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Vinyl

Siding, Flashing & Trim: Siding Style

Batten

Exterior Doors: Exterior Entry Door

Metal

Walkways, Patios & Driveways: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Deck



Decks, Balconies, Porches & Steps: Material

Wood

Limitations

Deficiencies

3.1.1 Siding, Flashing & Trim

 Recommendation

MILDEW/ALGAE

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon, especially on shaded portions of the home. Recommend mold be cleaned by a house exterior washing contractor.

Recommendation

Contact a qualified professional.

3.1.2 Siding, Flashing & Trim

 Recommendation

GAPS AT EXTERIOR WALL PENETRATIONS

At the time of the inspection, gaps were noticed around the exterior of the home. These gaps are usually around pipes associated with faucets, drains, HVAC lines, gas/electrical. These areas should be sealed to protect the home from moisture penetration and pest infestations.

Recommendation

Contact a handyman or DIY project



3.1.3 Siding, Flashing & Trim

 Recommendation**TRIM/SIDING DAMAGE**

Portions of the trim/Siding are damaged. This damage can allow for water intrusion causing water damage to the underlying structure. I recommend evaluation and repair by a qualified siding contractor.

Recommendation

Contact a qualified siding specialist.



3.1.4 Siding, Flashing & Trim

 Recommendation**LOOSE LIGHT FIXTURES**

At the time of the inspection, one or more exterior light fixture mounts were found to be loose. Recommend remediation by a qualified Handyman or DIY if able.

Click [here](#) for an article on how to tighten or replace exterior lights.

Recommendation

Contact a qualified professional.



3.2.1 Exterior Doors

 Recommendation**PAINT/REFINISH NEEDED**

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

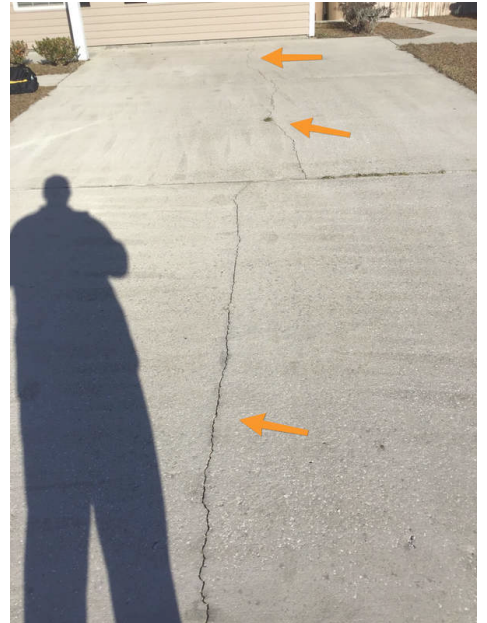
3.4.1 Walkways, Patios & Driveways



Recommendation

DRIVEWAY CRACKING - MINOR

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



3.5.1 Decks, Balconies, Porches & Steps



Recommendation

DECK - UNSTABLE SUPPORT

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.



3.5.2 Decks, Balconies, Porches & Steps



Recommendation

IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.

3.5.3 Decks, Balconies, Porches & Steps



Recommendation

PAINT/REFINISH NEEDED

Exterior paint/stain is worn, chipping/flaking. Recommend refinish and/or paint to minimize water damage, and maximize service life.

3.5.4 Decks, Balconies, Porches & Steps

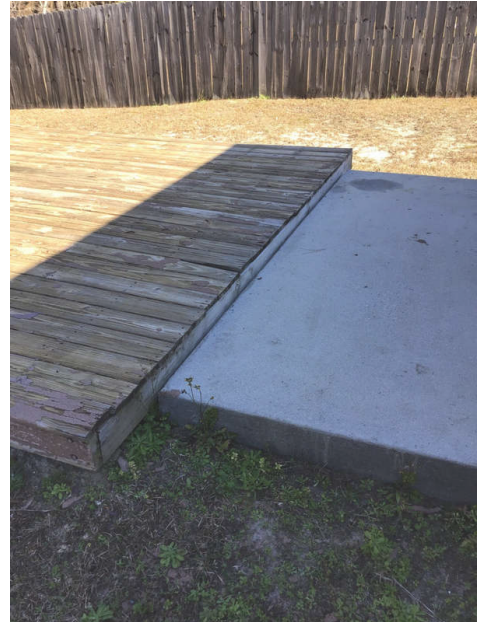


TRIPPING HAZARD

The odd height of the deck transition to the concrete patio could pose as a possible tripping hazard. I recommend further evaluation by a qualified Deck/Patio Contractor.

Recommendation

Contact a qualified deck contractor.



3.5.5 Decks, Balconies, Porches & Steps



NO RAILING INSTALLED

Decks and patios higher than 30" above the ground require a guardrail to be installed for safety. This deck is at 31". Recommend further evaluation by a qualified Deck/Patio Contractor.

Recommendation

Contact a qualified deck contractor.



31 inches from ground

3.7.1 Vegetation, Grading, Drainage & Retaining Walls



SPRINKLER CONTROL HEAD - NO POWER

The control head for the sprinkler system has no power. Recommend further evaluation by a qualified Landscape Contractor or Handyman.

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			X
4.2	Basements & Crawlspace			X	
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Attic Access, Visual

Foundation: Material

Slab on Grade

Floor Structure:

Basement/Crawlspace Floor

N/A

Floor Structure: Material

Inaccessible

Floor Structure: Sub-floor

N/A

Limitations

Deficiencies

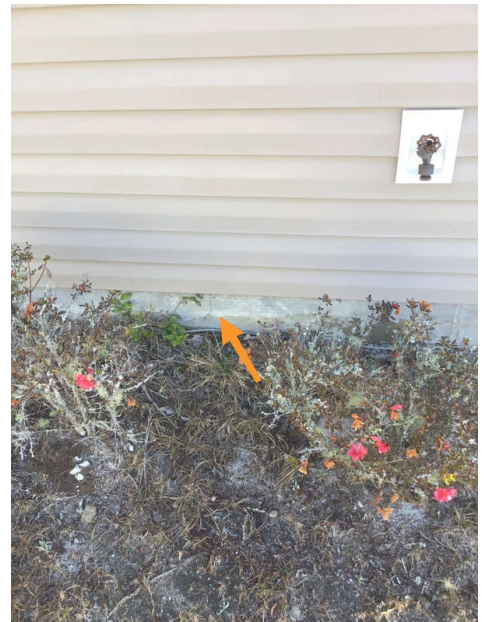
4.1.1 Foundation

 Recommendation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.



5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			X
5.4	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Brand

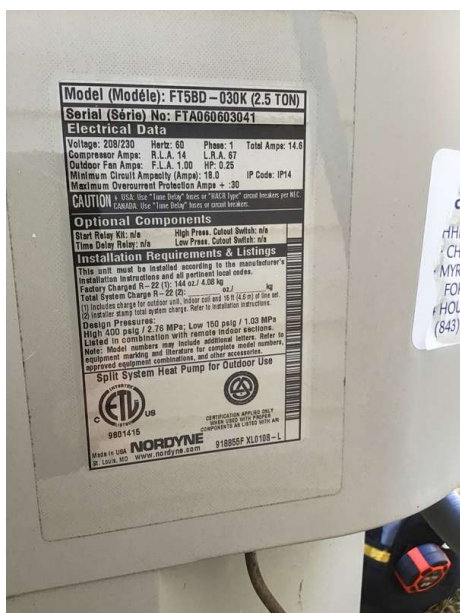
Nordyne

Equipment: Energy Source

Electric

Equipment: Heat Type

Heat Pump



Normal Operating Controls: Thermostat Functions

Cool, Heat, EmHeat, Fan On, Fan Off, Fan Auto

Distribution Systems: Ductwork

Insulated

AFUE Rating

0

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

[Click here for more information.](#)

The Heating Seasonal Performance Factor (HSPF)

8.5 %

The Heating Seasonal Performance Factor (HSPF) is specific to heat pumps. A higher HSPF rating identifies a more efficient unit. When operating as an air conditioner, heat pumps are evaluated according to their SEER rating.

[Click here for more information about Efficiency Ratings related to home heating and cooling equipment.](#)

Limitations

Deficiencies

5.1.1 Equipment

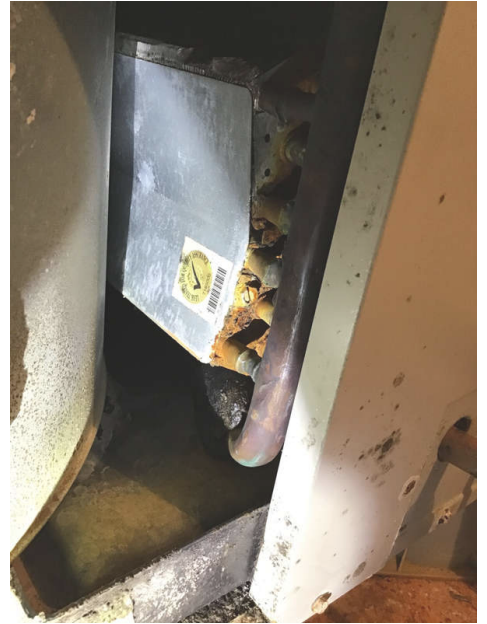
 Recommendation

HEAT EXCHANGER CORROSION

The heat exchanger inside the air handler, has excessive corrosion. Recommend further evaluation by a qualified Heating and Air Contractor.

Recommendation

Contact a qualified professional.



5.3.1 Distribution Systems

 Recommendation

DUCT LEAKING

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair.



6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: Brand

Tappan, Nordyne

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior West



Distribution System:

Configuration

Central

The Seasonal Energy Efficiency Ratio (SEER)

14

A higher SEER rating means greater energy efficiency. The minimum standard SEER is 13 for air conditioners. Most modern air conditioners have a SEER that ranges from 13 to 21

Recommend a HVAC System Servicing

I recommend a whole HVAC system servicing prior to your closing. Also, an annual service or maintenance contract with your local HVAC contractor is a small investment to protect your HVAC system. Most contractors conduct inspections biannually in the spring for air-conditioning units and the fall for furnaces. At the time of inspection, the HVAC contractor could also make any small repairs and lubricate all the system's moving parts.

Cooling Equipment: SEER Rating

14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](http://Energy.gov).

Limitations

Deficiencies

6.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

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



Recommendation



7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Hot Water Systems, Controls, Flues & Vents	X			X
7.5	Fuel Storage & Distribution Systems			X	
7.6	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Front Yard



Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

Unknown

Water Supply, Distribution Systems & Fixtures: Distribution

Material

Pex

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

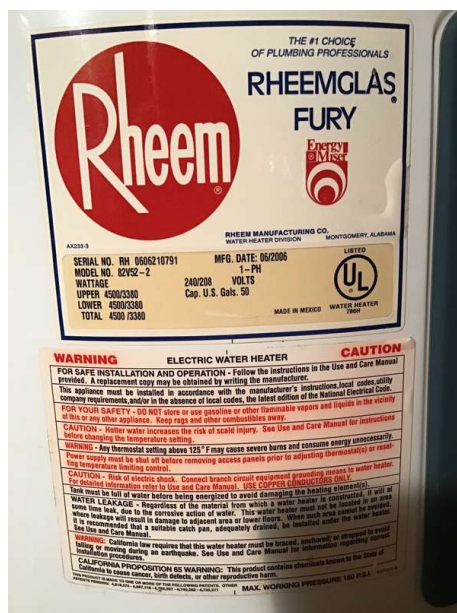
PVC

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Attic



Hot Water Systems, Controls, Flues & Vents: Power

Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures



SINK FIXTURE - LOOSE HANDLE

At the time of the inspection, the kitchen sink faucet handle was loose. Recommend further evaluation and repair by a qualified Plumber, Handyman or DIY if able.

Click [here](#) for a good DIY article on how to fix this issue.

Recommendation

Contact a qualified professional.



7.4.1 Hot Water Systems, Controls, Flues & Vents



Maintenance Item

HOT WATER HEATER - NEAR END OF LIFE EXPECTANCY

The hot water heater is near/at the end of its life expectancy, which in accordance with manufacturer's suggested service life, is about 8 to 12 years. Recommend to monitor its heating effectiveness and water quality, and to budget for the future replacement of the water heater.

Recommendation

Recommend monitoring.

7.4.2 Hot Water Systems, Controls, Flues & Vents



Recommendation

WATER HEATER LEAKING

At the time of the inspection, standing water was found inside the drip pan. No water was found leaking from the water lines on top of the unit, and suspect water is coming out of the bottom of the water heater. Recommend further evaluation by a qualified Plumber.

Recommendation

Contact a qualified professional.



8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors	X			X
8.7	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors: Electrical Service Conductors

240 Volts



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

Front, Bedroom



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

225 AMP

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

Cutler Hammer

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

Circuit Breaker

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

N/A

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Limitations

Deficiencies

8.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

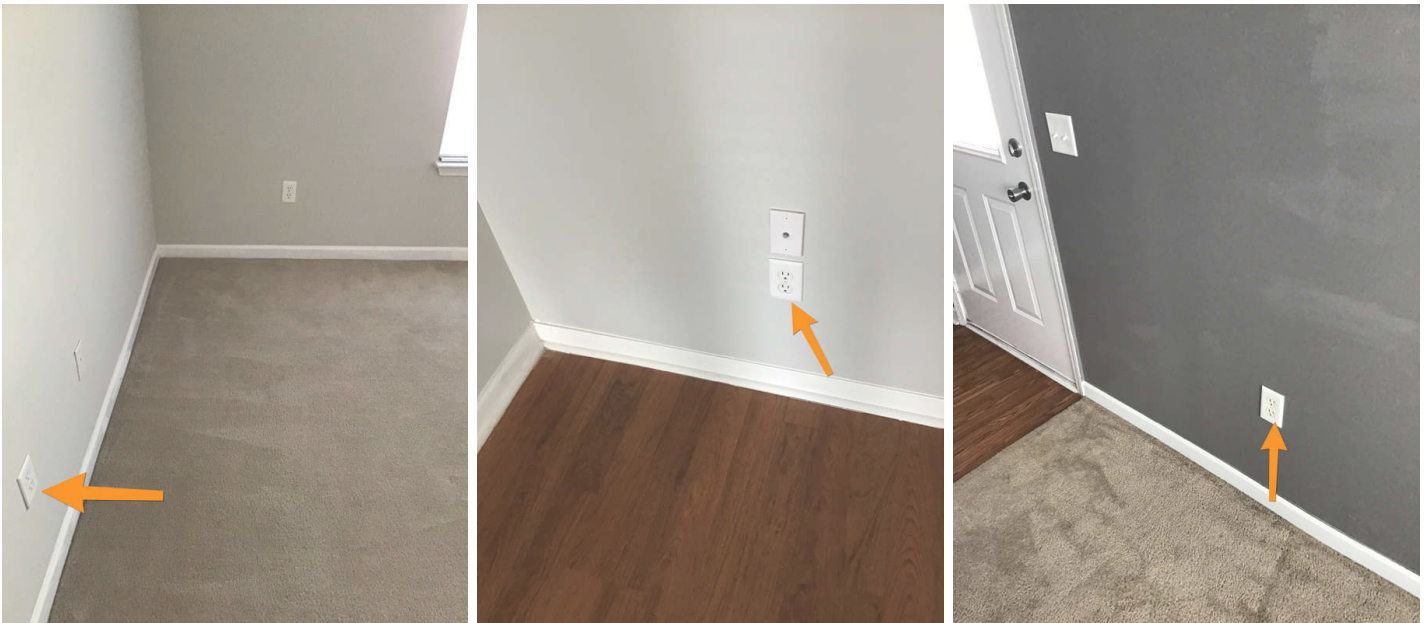
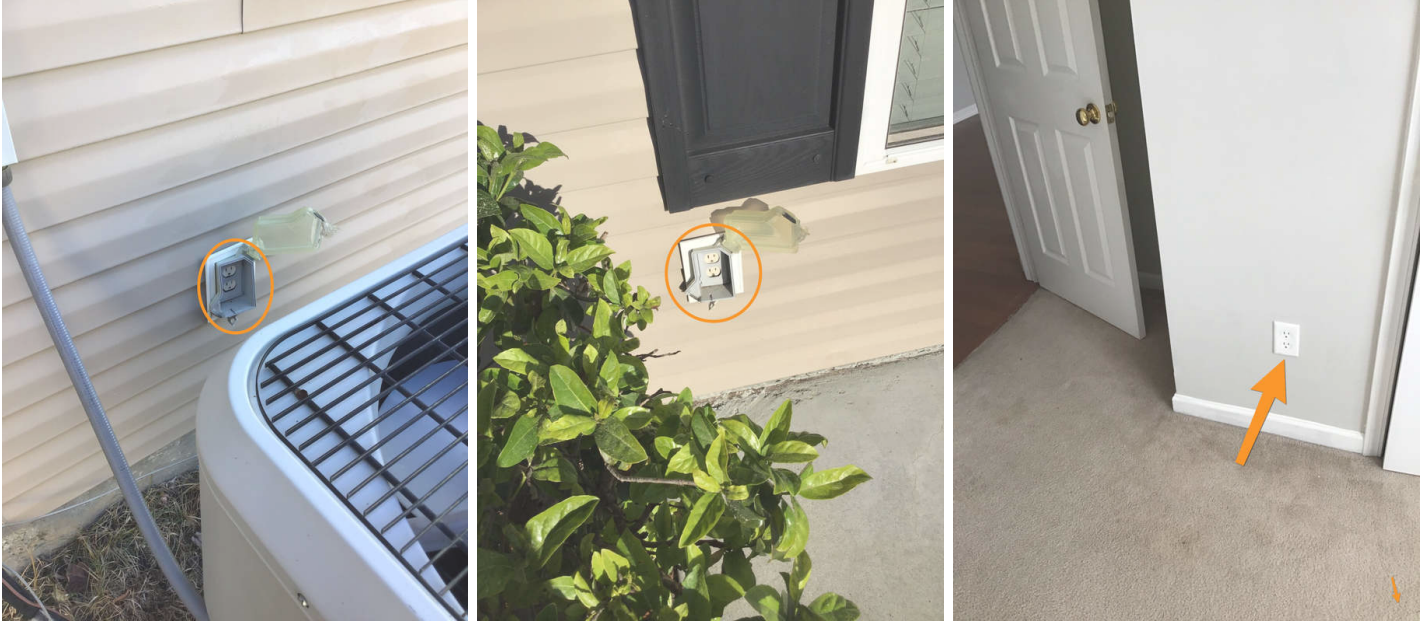
LOOSE ELECTRICAL OUTLETS

One or more electrical outlets were found to be loose. This could lead to possible electrical arcing and could become very dangerous. Recommend a qualified Electrician, Handyman or DIY, to remediate issue.

Click [here](#) for a excellent article on how to fix electrical outlets.

Recommendation

Contact a qualified electrical contractor.



Bedroom #3

8.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

OUTLET DAMAGED

Electical outlet is damaged. This could become a potential dangerous condition. Recommend replacement by a qualified Electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.3 Lighting Fixtures, Switches & Receptacles

 Recommendation

UN-USABLE FOR THREE-PRONG PLUGS

One or more electrical outlets are un-usable for three pronged plugs. Recommend further evaluation and replacement by a qualified Electrician.

Recommendation

Contact a qualified professional.



8.5.1 GFCI & AFCI

 Recommendation

GFCI WILL NOT TRIP

At the time of the inspection, I found that one or more GFCI's were not working as intended. Recommend further evaluation by a qualified Electrician.

Recommendation

Contact a qualified professional.



8.6.1 Smoke Detectors

 Recommendation

NOT HARD WIRED

At the time of the inspection, it was found that one or more of the smoke alarms are not connected to the hardwired electrical system, and was only powered by the backup batteries. I recommend to my client, that they get with the current owner of the home about this, and to have a qualified Electrician evaluate the smoke detector wiring.

Recommendation

Contact a qualified electrical contractor.

9: FIREPLACE

		IN	NI	NP	D
9.1	Vents, Flues & Chimneys			X	
9.2	Lintels			X	
9.3	Damper Doors			X	
9.4	Cleanout Doors & Frames			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type

N/A

Limitations

10: ATTIC, INSULATION & VENTILATION

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

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Information

Dryer Power Source

220 Electric

Dryer Vent

Metal

Flooring Insulation

Batt

Attic Insulation: Insulation Type

Batt

Attic Insulation: R-value

30

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only

Limitations

Deficiencies

10.1.1 Attic Insulation



SIGNS OF PESTS

At the time of the inspection, I found possible rodent droppings under the insulation in the attic. Recommend further evaluation and remediation by a qualified Pest Control Contractor.

Recommendation

Contact a qualified professional.



Area is behind the air handler in the corner of the attic.

11: DOORS, WINDOWS & INTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer **Windows: Window Type**

Unknown

Double-hung

Floors: Floor Coverings

Laminate, Tile, Vinyl

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Popcorn

Countertops & Cabinets:

Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Laminate

Limitations

Deficiencies

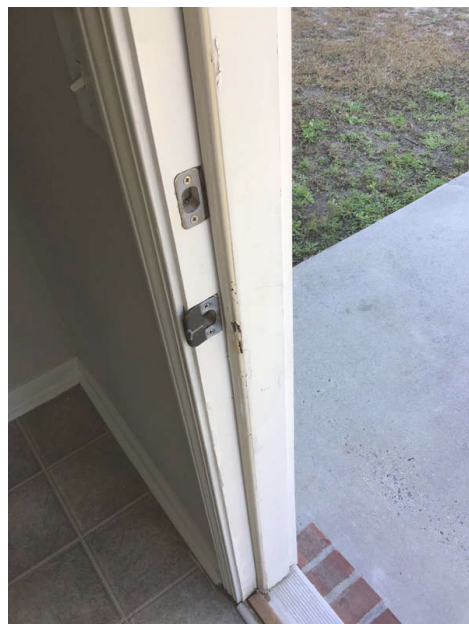
11.1.1 Doors



Recommendation

POOR WEATHER-STRIPPING

At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.



11.1.2 Doors

 Maintenance Item

DAMAGED DOOR TRIM

Door trim was found damaged. Recommend remediation by a qualified carpenter or handyman.

Recommendation

Contact a qualified professional.



11.2.1 Windows

 Recommendation

MISSING SCREEN

Window missing screen. Recommend replacement.



11.5.1 Ceilings

 Recommendation

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.



11.7.1 Countertops & Cabinets

CABINET HINGE LOOSE

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)



12: BUILT-IN APPLIANCES

		IN	NI	NP	D
12.1	Dishwasher	X			
12.2	Refrigerator			X	
12.3	Range/Oven/Cooktop	X			
12.4	Garbage Disposal			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Brand

Whirlpool

Dishwasher: Inspected

Yes

Range/Oven/Cooktop: Exhaust

Hood Type

Re-circulate



Range/Oven/Cooktop:**Range/Oven Brand**

Whirlpool

Range/Oven/Cooktop:**Range/Oven Energy Source**

Electric



Limitations

General

LIMITED INSPECTION-APPLIANCES

The appliances were not tested for a complete cycle or under real load applications. The inspection of appliances is limited to basic response of basic features only and to listen for unusual noises. How well the appliances will perform under real conditions is unknown.

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.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

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.