



HOMESCAN INSPECTION SERVICES LLC

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<https://homescanomaha.com>



## HOMESCAN RESIDENTIAL INSPECTION REPORT

1234 Main St.  
OMAHA NE 68124

Buyer Name  
07/14/2018 9:00AM



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HomeScan Inspection Services LLC strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the [International Association of Certified Home Inspectors](#). As such, we inspect the readily accessible, visually observable, installed systems and components of the home. This inspection is not technically exhaustive.

**1) MINOR/Maintenance or Upgrades** - Maintenance items, DIY items, or recommended upgrades will fall into this category. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-Repair Item. Some however, may ultimately lead to Moderate Concerns and Significant Concerns if left neglected for extended periods of time.

**2) Moderate Concerns** - Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in timely manner) adverse impact on the value of the home, or an unreasonable risk (Unsafe) to people or property. These concerns may require further evaluation by a qualified professional and may be more complicated to remedy.

**3) Significant and/or Safety Concerns** - A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These concerns may be imminent, difficult or expensive to remedy.

**Appeared Serviceable, Condition** - Systems or components inspected in the report with a Condition identified as "Appeared Serviceable" are defined as capable of being used, or serving the purpose for which they were intended. Serviceable systems or components may however, show some wear or deterioration consistent with their age.

**Direction Orientation** - For the sake of this inspection the front of the home is regarded as the exterior wall that faces the road that corresponds with the home address. References to the "left" or "right" of the home are determined by facing the front of the home.

*This report 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



ITEMS INSPECTED

MINOR/MAINTENANCE OR  
UPGRADES

MODERATE CONCERNS

SIGNIFICANT AND/OR SAFETY  
CONCERNS

- ⊖ 2.4.1 Roof - Gutters : Downspout extensions over roof coverings
- ⊖ 2.4.2 Roof - Gutters : Gutter Pitch Adjustment Needed
- 🔧 3.1.1 Exterior - Exterior Doors and Windows: Trim Caulk Paint - Windows/Doors
- 🔧 3.2.1 Exterior - Siding, Flashing & Trim: Siding/Trim Damage
- 🔧 3.2.2 Exterior - Siding, Flashing & Trim: Nail Heads need caulk or not flush
- ⊖ 3.4.1 Exterior - Soils / Drainage / Landscaping: Reverse perim slope - Soil, repair
- ⊖ 3.4.2 Exterior - Soils / Drainage / Landscaping: Reverse perim slope - Pavement, monitor
- ⊖ 3.6.1 Exterior - Gutters / Downspouts / Extensions: Downspout extensions
- ⊖ 3.6.2 Exterior - Gutters / Downspouts / Extensions: Drainage system
- ⊖ 3.11.1 Exterior - Out buildings: Vegetation Contact with Roof/Siding
- 🔧 3.13.1 Exterior - Windows Exterior: Basement window covering
- ⊖ 3.13.2 Exterior - Windows Exterior: Window Trim
- ⊖ 4.4.1 Garage or Carport - Automatic Opener: Photoelectric sensors None
- ⊖ 7.2.1 Interior, Doors and Windows - Windows & Skylights: Cranks
- ⊖ 7.2.2 Interior, Doors and Windows - Windows & Skylights: Fogging, condensation between glass
- ⚠️ 8.1.1 Fireplaces, Stoves, Chimneys and Flues - General: Chimney Crown
- ⚠️ 10.7.1 Basement - Water Intrusion: Water Intrusion
- ⚠️ 13.12.1 Water Heater - Gas Line: Gas Line Support
- ⊖ 14.2.1 Heating, Ventilation and Air Condition (HVAC) - Heating: Lifespan (15-20 yrs)
- ⊖ 14.4.1 Heating, Ventilation and Air Condition (HVAC) - Filters: Wrong Filter - Incorrectly Installed
- ⚠️ 14.8.1 Heating, Ventilation and Air Condition (HVAC) - Flues: Furnace Flue Negative Pitch

# 1: INSPECTION AND SITE INFORMATION

## Information

---

### In Attendance

Client's Agent

### Style

Traditional

### Utility Status

All Utilities On

### Weather Conditions

Wet Ground, Recent Rain, Light Rain

### Temperature (Approximate)

70-80°  
(F) Fahrenheit

### Type of Property

Single family

### Occupancy

Furnished, Occupied

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

## 2: ROOF

### Information

**General: Roof type**

Gable

**General: Roof surface material**

Asphalt or fiberglass composition shingles

**General: Condition**

Appeared serviceable

**General: Method**

Traversed

**Shingles / Shakes: Layers**

One

**Flashings: Condition of exposed flashings**

Appeared serviceable

**Gutters : Condition**

Require Pitch Adjustment

**Roof Ventilation: Condition**

Appeared serviceable

**Roof Ventilation: Types**

Open soffit vents, Turbine Vents

### Observations

#### 2.4.1 Gutters

 Moderate Concerns

#### DOWNSPOUT EXTENSIONS OVER ROOF COVERINGS

ROOF/REAR OVER DINING ROOM

Downspout extensions are recommended over roof coverings to extend the life of the roof covering and prevent water intrusion.

Prolonged periods of concentrated water travel from downspouts can remove granular coatings and if too close to wall structures can cause leaks. Recommend extending the downspout closer to the nearest downstream gutter.

Recommendation

Contact a handyman or DIY project



#### 2.4.2 Gutters

 Moderate Concerns

#### GUTTER PITCH ADJUSTMENT NEEDED

FRONT OF HOME ABOVE LIVING ROOM WINDOWS

One or more gutters are installed with negative pitch. If left in this condition, gutters with negative pitch will hold water limiting their capacity during storms causing overflow which can lead to moisture intrusion in basements, as well as foundation or structural issues. Recommend it be repaired by a qualified gutter contractor.

Recommendation

Contact a qualified gutter contractor



Approximately two inches of standing water in gutter.

## 3: EXTERIOR

### Information

#### Exterior Doors and Windows: Condition

Require Caulking/Maintenance

#### Siding, Flashing & Trim: Siding/Exterior Wall Covering

Wood fiber, Brick veneer

#### Soils / Drainage / Landscaping: Site Profile

Southeast

Moderate slope

#### Gutters / Downspouts / Extensions: Condition

Require Exentions

#### Decks, Balconies, Porches & Steps: Condition

Appeared serviceable

#### Exterior Doors and Windows: Exterior door material

Wood, Fiberglass or vinyl

#### Siding, Flashing & Trim: Wall cover condition

Appeared serviceable

#### Driveway: Condition

Appeared Serviceable

#### Sidewalks / Patios: Condition

Required repairs or replacement

#### Decks, Balconies, Porches & Steps: Material

Concrete

#### Siding, Flashing & Trim: Inspection method

Viewed from ground

#### Siding, Flashing & Trim: Wall structure

Wood frame

#### Driveway: Material

Poured in place concrete

#### Sidewalks / Patios: Material

Poured in place concrete

### Observations

#### 3.1.1 Exterior Doors and Windows

#### TRIM CAULK PAINT - WINDOWS/DOORS

REAR SLIDING DOOR AND PET ENTRANCE DOOR

Trim on one or more exterior doors / windows requires caulk and paint repairs to prevent water penetration.

Recommendation

Contact a handyman or DIY project



MINOR/Maintenance or Upgrades





3.2.1 Siding, Flashing & Trim  
**SIDING/TRIM DAMAGE**

 MINOR/Maintenance or Upgrades

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

Recommendation

Contact a handyman or DIY project



3.2.2 Siding, Flashing & Trim  
**NAIL HEADS NEED CAULK OR NOT FLUSH**

 MINOR/Maintenance or Upgrades

Some nail heads at the composition wood siding were protruding from the wood, or had been nailed in so as to break the surface of the siding, and caulk was missing. Most manufacturers of composition wood siding specify that nail heads should be flush with the surface, and that the surface of the siding should not be broken. If broken, then caulk should be applied to the nail heads to prevent water penetration and subsequent deterioration of the siding. Recommend that a qualified person repair per the siding manufacturer's specifications.

Recommendation

Contact a handyman or DIY project



3.4.1 Soils / Drainage / Landscaping

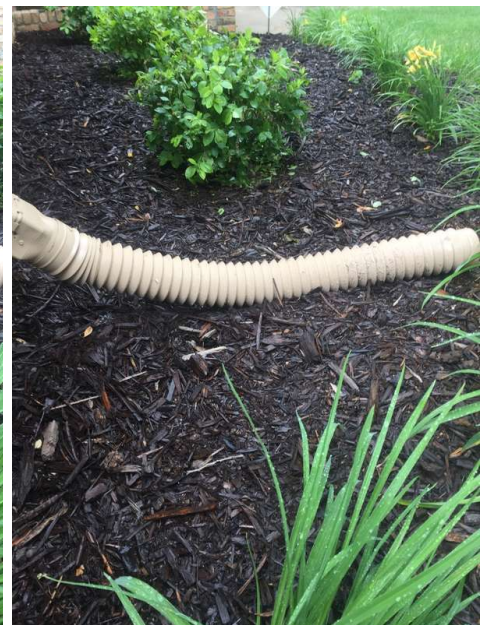
### REVERSE PERIM SLOPE - SOIL, REPAIR

NORTHWEST CORNER FRONT

The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It can be a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Recommendation

Contact a qualified professional.





3.4.2 Soils / Drainage / Landscaping

Moderate Concerns

**REVERSE PERIM SLOPE - PAVEMENT, MONITOR**

REAR PATIO SECTIONS CLOSEST TO HOME

Pavement sloped down towards building perimeters in one or more areas. This may result in water accumulating around building foundations or underneath buildings. Monitor these areas in the future, especially during and after periods of rain. If significant amounts of water are found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing old pavement and installing new.

Recommendation

Contact a qualified professional.



3.6.1 Gutters / Downspouts / Extensions

Moderate Concerns

**DOWNSPOUT EXTENSIONS**

SOUTHEAST

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

Recommendation

Contact a qualified professional.



### 3.6.2 Gutters / Downspouts / Extensions

 Moderate Concerns

#### **DRAINAGE SYSTEM**

One or more *gutters / downspouts* were *loose / incomplete / missing / leaking / corroded / damaged*. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



### 3.11.1 Out buildings

 Moderate Concerns

#### **VEGETATION CONTACT WITH ROOF/SIDING**

SHED REAR EXTERIOR

Recommendation

Contact a handyman or DIY project



3.13.1 Windows Exterior

**BASEMENT WINDOW COVERING**

 MINOR/Maintenance or Upgrades

Recommend installing egress covers to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



3.13.2 Windows Exterior

**WINDOW TRIM**

 Moderate Concerns

FRONT WINDOWS ABOVE GARAGE

Windows above garage have damaged trim. recommend monitoring or repair if necessary.

Recommendation

Contact a qualified professional.



## 4: GARAGE OR CARPORT

### Information

**General: Type**

Attached

**Attached Garage-House Door: Condition**

Appeared serviceable

**Attached Garage-House Door: Type**

Solid core

**Garage Door: Condition**

Appeared serviceable

**Garage Door: Type**

Sectional

**Garage Door: # of Doors**

1

**Automatic Opener: Condition**

Appeared serviceable

**Automatic Opener: Mechanical auto-reverse operable**

Yes

**Floor: Condition**

Appeared serviceable

No safety mechanisms

**Interior/Walls/Ceilings: Condition**

Serviceable

**Interior/Walls/Ceilings: Ventilation**

None

### Observations

#### 4.4.1 Automatic Opener



Moderate Concerns

#### PHOTOELECTRIC SENSORS NONE

No photoelectric sensors were installed for one or more garage vehicle doors' automatic opener. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety. For more information on garage door safety issues, visit: [GDPES](#)

#### Recommendation

Contact a qualified professional.

# 5: KITCHEN

## Information

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**Counters: Condition**

Appeared serviceable

**Counters: Material**

Granite/Quartz/Stone/Synthetic

**Cabinets: Condition**

Appeared serviceable

**Floors: Type or covering**

Tile

**Floors: Condition**

Appeared serviceable

**Sinks: Condition**

Appeared serviceable

**Under-Sink Food Disposal: Condition**

Appeared Serviceable

**Dishwasher: Condition**

Appeared serviceable

**Range/Cooktop/Oven: Fuel Type**

Electric



**Ventilation: Type**

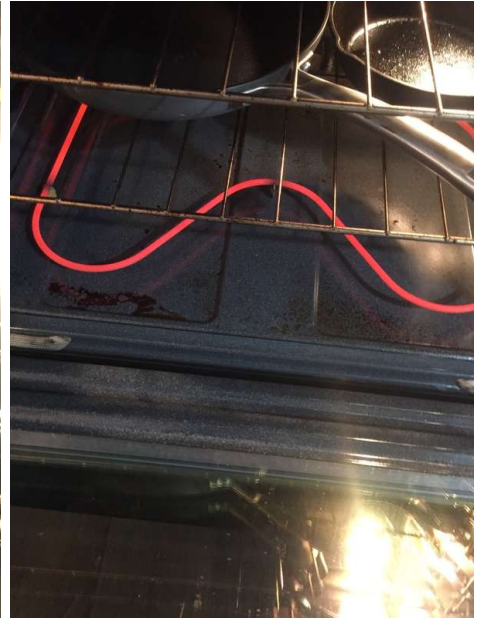
Hood or built into microwave over range or cooktop

**GFCI: Condition**

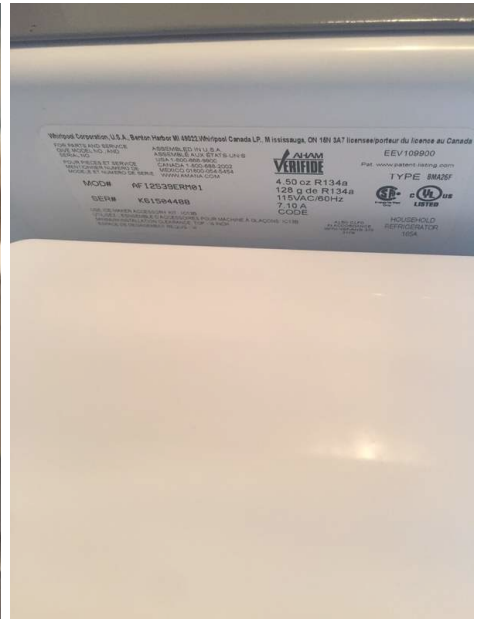
Appeared Serviceable



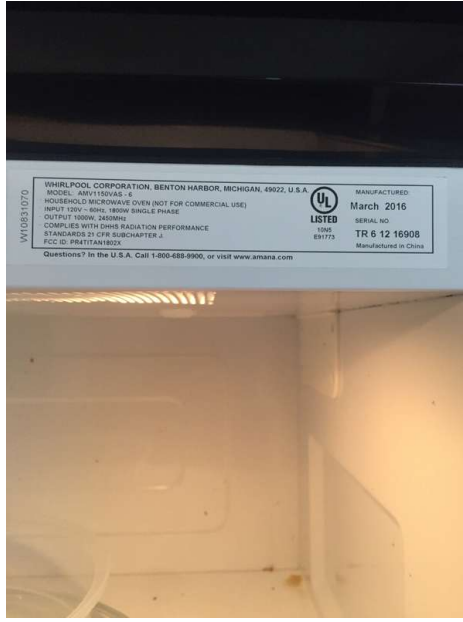
**Range/Cooktop/Oven: Condition**  
Appeared serviceable



**Refrigerator: Condition**  
Appeared serviceable



**Microwave: Condition**  
Appeared serviceable



## 6: BATHROOM, LAUNDRY AND SINKS

### Information

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**Location #A**

Full bath, Up Stairs Main Bath

**Location #B**

3/4 bath, Master bath

**Location #C**

Half bath, Entry Way

**Location #D**

None

**Location #E**

None

**Location #F**

None

**Counters: Condition**

Appeared serviceable

**Cabinets/Vanities: Condition**

Appeared serviceable

**Floors: Condition**

Appeared serviceable

**Floors: Type or covering**

Tile

**Sinks: Condition**

Appeared serviceable

**Toilets: Condition**

Appeared serviceable

**Bathtubs: Condition**

Appeared serviceable

**Showers: Condition**

Appeared serviceable

**Ventilation: Condition**

Appeared serviceable

**Ventilation: Bathroom and laundry ventilation type**

Windows, Spot exhaust fans

**Limitations**

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

# 7: INTERIOR, DOORS AND WINDOWS

## Information

**Interior Doors: Condition**

Appeared serviceable

**Windows & Skylights: Condition**

Required repair or replacement

**Windows & Skylights: Window**

**Type**

Wood



**Walls, Ceilings and Fixtures: Ceiling type or covering**

Drywall

**Walls, Ceilings and Fixtures: Condition**

Appeared serviceable

**Walls, Ceilings and Fixtures: Wall type or covering**

Drywall

**Floors: Condition**

Appeared serviceable

**Floors: Concrete slab condition**

Appeared serviceable

**Floors: Type or covering**

Carpet, Tile, Concrete

**Stairs/Handrails/Gaurdrails: Condition**

Appeared serviceable

## Observations

7.2.1 Windows & Skylights

 Moderate Concerns

**CRANKS**

DINING ROOM

Crank handles at *some / many* windows were *missing / stripped / loose / broken*. Recommend that a qualified person replace handles or make repairs as necessary.

Recommendation

Contact a qualified professional.



### 7.2.2 Windows & Skylights

 Moderate Concerns

## FOGGING, CONDENSATION BETWEEN GLASS

### DINING ROOM

Condensation or staining was visible between multi-pane glass in *one or more / many windows / skylights*. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

#### Recommendation

Contact a qualified professional.



## 8: FIREPLACES, STOVES, CHIMNEYS AND FLUES

### Information

#### Chimney & Flues: Condition

Appeared serviceable

#### Chimney & Flues: Gas-fired flue type

Masonry with metal liner

#### Chimney & Flues: Chimney structure

Masonry

#### General: Limitations

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

### Limitations

#### General

#### **GAS CHIMNEY KEY NOT PRESENT**

The Chimney key was not present and therefore the fireplace gas burner was not inspected and disclaimed from this inspection report.

#### Wood-burning fireplace, stove

#### **SPECIALIST INSPECT, CLEAN, REPAIR ALL WOOD BURNING DEVICES**

One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

[CSIA](#)

### Observations

#### 8.1.1 General

#### **CHIMNEY CROWN**



Significant and/or Safety Concerns

Chimney Crown/Mortar Cap appears defective allowing water penetration. This condition can lead to water or ice penetrating mortar joints damaging the brick veneer. Additionally, water intrusion can lead to structural damage as well as the formation and growth of mold. Recommend repair as necessary by qualified professional.

Recommendation

Contact a qualified professional.



## 9: ATTIC & ROOF STRUCTURE

### Information

---

**Access: Method**

Viewed from Hatch

**Roof Structure: Ceiling structure**

Rafters

**Roof Structure: Condition**

Appeared serviceable

**Roof Structure: Roof structure type**

Rafters

**Insulation: Insulation condition**

Appeared serviceable

**Insulation: Rating**

R-25

**Insulation: Type**

Fiberglass roll or batt

**Insulation: Vermiculite**

None visible

**Ventilation: Condition**

Appeared serviceable

**Ventilation: Types**

Mechanical vents with turbine



# 10: BASEMENT

## Information

### Foundation: Condition

Appeared serviceable

### Foundation: Material

Concrete block

### Foundation: Type

Finished basement

### Foundation: Footing material

Poured in place concrete

### Floor Substructure: Beam material

Steel

### Floor Substructure: Condition

Appeared serviceable

### Floor Substructure: Floor structure

Solid wood joists

### Floor Substructure: Pier/support post material

Steel

### Floor Insulation: Condition

Appeared Serviceable

### Floor Insulation: Insulation material

Fiberglass roll or batt

## Limitations

### Foundation

#### FINISHED BASEMENT INACCESSIBLE

Some areas of the basement walls/floors/foundation were inaccessible and therefore were not able to be inspected. Those areas concealed from visual inspection at the time the home inspection was performed are disclaimed from this report.

## Observations

### 10.7.1 Water Intrusion

#### WATER INTRUSION

##### BASEMENT NORTHWEST CORNER

Evidence of water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

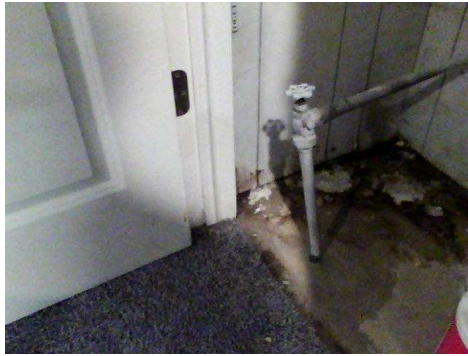
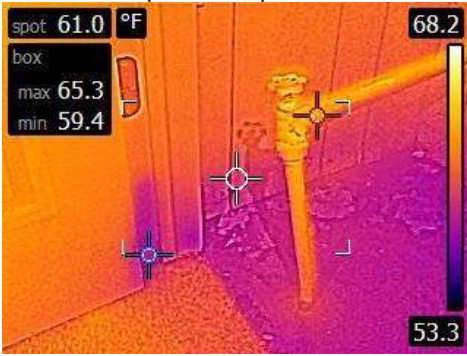
Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.



Significant and/or Safety Concerns

Recommendation

Contact a qualified professional.



# 11: ELECTRICAL

## Information

**Service: Condition**

Appeared serviceable

**Service: Type**

Underground

**Service: Number of conductors**

3


**Service: Voltage**

120-240

**Service: Amperage**

150

**Service: Protection**

Breakers

**Service: System ground**

Ground rod(s) in soil

**Service: Service entrance conductor material**

Stranded Aluminum

**Service: Main disconnect rating**

150

**Panels: Sub-panel(s) condition**

No Sub/Distribution panels identified

**Panels: Location of MAIN panel #A**

Laundry room, Basement

**Panels: Location of MAIN panel #B**

None

**Panels: Location of MAIN panel #C**

None

**Panels: Location of main disconnect**

Breaker at top of main service panel

**Wiring: Condition**

Serviceable

**Wiring: Branch circuit wiring type**

Copper, Romex

**Wiring: Solid strand aluminum wiring present**

None visible

**Wiring: GFCI present**

Yes

**Smoke and CO alarms: CO alarms installed**

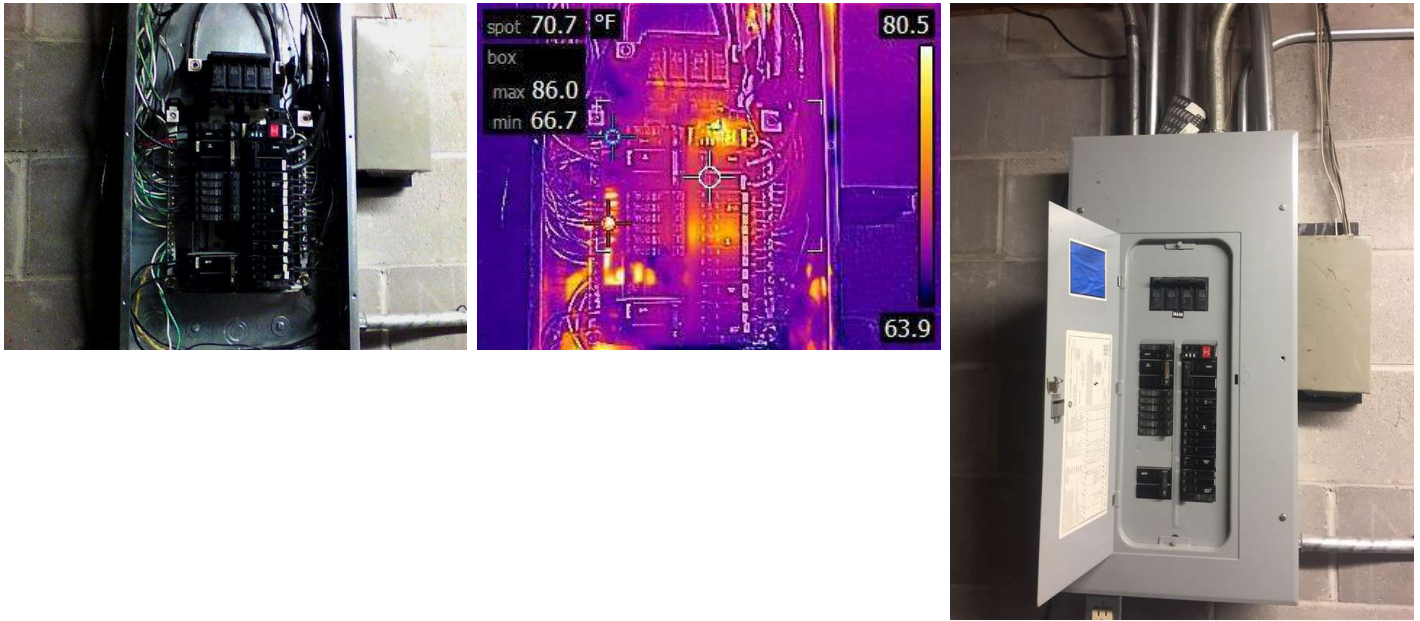
Yes

**Smoke and CO alarms: Smoke alarms installed**

Yes

**Panels: Main service panel condition**

Appeared serviceable



# 12: PLUMBING / FUEL SYSTEMS

## Information

**General: None**

Irrigation Not Inspected

**Service / Main Line: Main shut-off location**

Basement, Closet

**Service / Main Line: Type**

Public

**Service / Main Line: Water Pressure PSI**

70

**Supply Lines: Condition**

Appeared serviceable

**Supply Lines: Type**

Copper

**Drain and Waste Lines: Drain pipe condition**

Appeared serviceable

**Drain and Waste Lines: Waste pipe condition**

Appeared serviceable

**Drain and Waste Lines: Drain pipe material**

Galvanized steel

**Drain and Waste Lines: Waste pipe material**

Galvanized steel

**Venting: Condition**

Appeared serviceable

**Venting: Vent pipe material**

Cast iron

**Fuel Systems: Condition**

Appeared serviceable

**Fuel Systems: Location of main fuel shut-off**

By furnace

**Fuel Systems: Visible fuel storage systems**

None visible



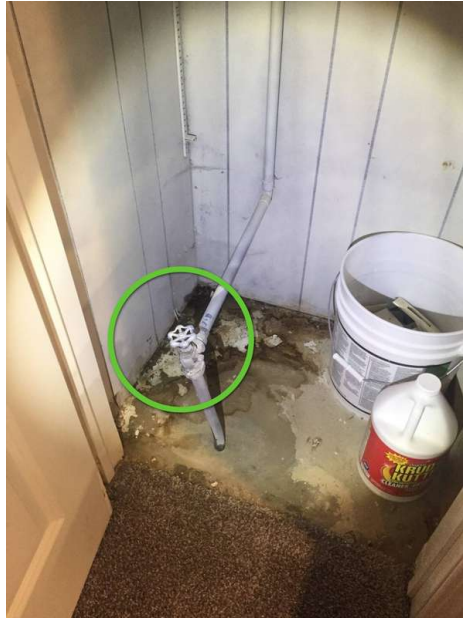
Gas Shutoff located above water heater.

**Water Pressure : Pressure Test**

**Service / Main Line: Condition**

Basement Northwest Corner Closet

Appeared serviceable



Main Water Shutoff Basement Northwest Corner



Water Pressure Regulator

**Sump Pump: Sump Pump**

Basement

None

A sump pump was installed *in the basement*. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. Recommend asking the property owner how often the sump pump operates and for how long at different times of the year. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates. It is also recommended that sump pumps should have battery back ups and a notification device to alert homeowners when the sump pump ceases operation.

**Limitations**

Venting

**PARTIALLY OBSTRUCTED**

Main plumbing vent stack was partially obstructed by finish construction and a full evaluation was not conducted.

# 13: WATER HEATER

## Information

**General: Condition**

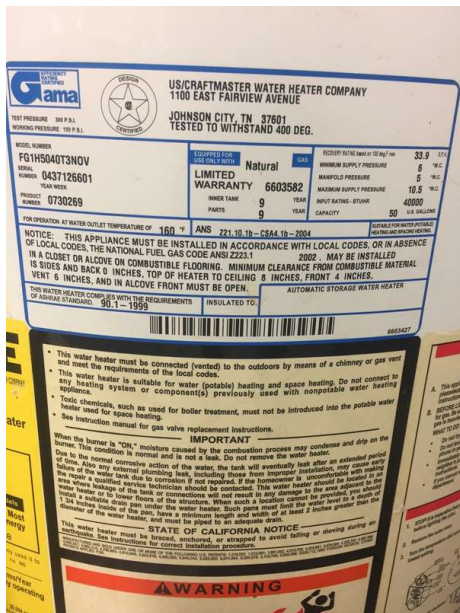
Appeared serviceable

**General: Energy source**

Natural gas

**General: Type**

Tank



**General: Estimated Age**

1999

**General: Capacity**

Not determined

**General: Location**

Basement

**General: TPR valve**

Yes

**Temp: Good**

**Burners: Condition**

Appeared serviceable

**Flues: Condition**

Appeared Serviceable

## Observations

13.12.1 Gas Line

**GAS LINE SUPPORT**

BASEMENT LAUNDRY ROOM

Significant and/or Safety Concerns

The gas line above the water heater is installed without support and is vulnerable to being disturbed based on its position relative to open space. This is a potential safety concern and should be addressed by a qualified professional.

Recommendation

Contact a qualified professional.



Gas line - Green Supports are need in the areas in Red Gas line joint should be protected by supports when suspended.



# 14: HEATING, VENTILATION AND AIR CONDITION (HVAC)

## Information

### General: Heating and Cooling Operation

Appeared Functional

### Forced Air: Fuel Type

Electric

### Filters: Condition

Required replacement, Incorrect Filter

### Heating: Distribution Type

Ducts and registers

### Forced Air: Location

Rear Exterior

### Filters: Filter location

Inside air handler

### Heating: Date of Manufacture

Undetermined

### Forced Air: BTU's Adequate?

Yes

### Filters: Filter Size

16x25x1



### Filters: Filter Type

Fiberglass filter - Disposable

### Ducts & Registers: Condition

Appeared serviceable

### Burners (furnace or boiler): Condition

Appeared serviceable

**Flues: Condition**

Appeared serviceable



**Heat Pump; AC: Condition**

Appeared serviceable

**Heat Pump; AC: Cooling fuel type**

Electric

**Heat Pump; AC: Estimated age of unit**

1-5 years, None

Rear Exterior

**Heat Pump; AC: Type**

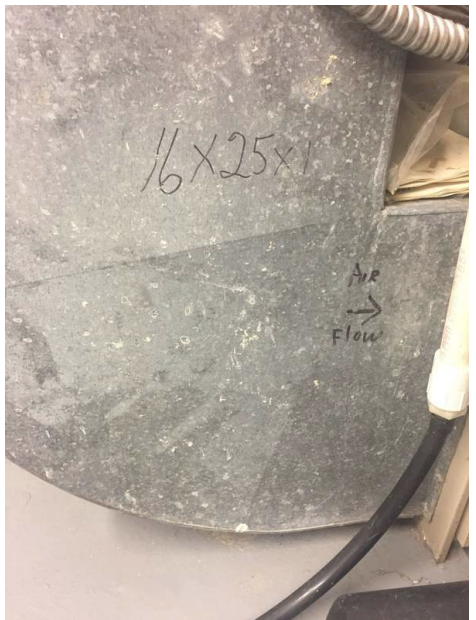
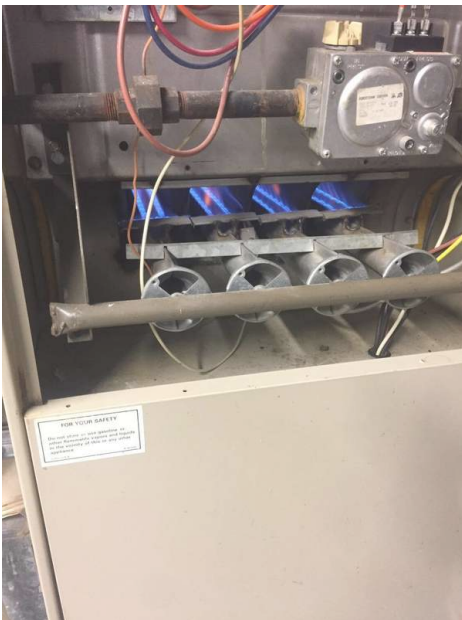
Split system

**Normal Controls: Condition**

Appeared serviceable

**Heating: Heating Type**

Forced air, Furnace



## Forced Air: Condition

Appeared serviceable



## Heat Pump; AC: Temperature Differenc

Temperature differences were between 14-20 which is optimal for service efficiency.

## Observations

### 14.2.1 Heating

### LIFESPAN (15-20 YRS)



Moderate Concerns

At the time of inspection, the furnace was functioning as designed, however the estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be *near / at / beyond* this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

### Recommendation

Contact a qualified professional.

## 14.4.1 Filters

 Moderate Concerns**WRONG FILTER - INCORRECTLY INSTALLED**

This filter was sitting inside furnace cabinet blocking the fan. It should be removed and the correct filter installed in correct location, properly secured to insure sufficient air flow mechanics.

## Recommendation

Contact a qualified professional.



## 14.8.1 Flues

 Significant and/or Safety Concerns**FURNACE FLUE NEGATIVE PITCH**

Furnace Flue was installed with a negative pitch. This could lead to leakage of combustion gasses. There were also signs of inadequate repairs to previous leaks as evidenced by caulking of the furnace flue joints with window & door caulk as well as silicone caulk indicating two prior repair attempts. This is a hazardous condition and should be repaired immediately by a qualified HVAC professional.

## Recommendation

Contact a qualified professional.

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# STANDARDS OF PRACTICE

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## 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.