PGR HOME INSPECTIONS
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RESIDENTIAL HOME INSPECTION REPORT

1234 Main St.
Charleston SC 29414

Buyer Name
05/09/2019 9:00AM

Inspector
Adam Richardson
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Agent
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SUMMARY

10
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14
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1: INSPECTION DETAILS

Information

In Attendance
Inspector only

Occupancy
Vacant, Utilities On

Type of Building
Single Family, Detached Garage

Temperature (approximate)
74 Fahrenheit (F)

Weather Conditions
Cloudy, Damp

Overview

PGR Home Inspections strives to perform all inspections in substantial compliance with the Standards of Practice set forth by the InterNACHI Standards of Practice. As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in the standards. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspections is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in my professional judgement, need general maintenance or monitoring, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern of issue that may be present, but only those significant defects that were visible at the time of inspection, and expire at the completion of the inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure. Refer to the Standards of Practice, and the Inspection Agreement regarding the scope and limitations of this 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. This inspection is a tool to assist you in your buying or selling decision, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.
Notice to Third Parties: This report is the property of PGR Home Inspections 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. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.
ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks. Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances. Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.
CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Professional" in this report relates to an individual or company whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.
THERMAL IMAGING: Infrared cameras are used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.
INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

COMPONENT LIFE EXPECTANCY: Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart with approximations can be viewed by visiting http://prohitn.com/component-life-expectancies/

PHOTOGRAPHS: Many photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge once you have completed reading the report. At that time I will be happy to answer any questions you may have, or provide clarification.

Comment Key - This report divides deficiencies into three categories:

Significant Defects/Safety Concern - Items or components that were not functional and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

Recommendations/ Deficiencies - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner 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 Handyman or Qualified Licensed Contractor and are not considered routine maintenance or DIY repairs.

Maintenance Items/ Minor Defects/ Monitor - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.

Other Definitions:

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in the home or building.

Satisfactory = Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear

Marginal = Indicates that component will likely require repair or replacement anytime within 5 years

Poor = Indicates the component will need repair or replacement now or in the very near future.

Left or Right of Home

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

2: EXTERIOR

		IN	NI	NP	O
2.1	Driveway, Walkway, Patio	X			
2.2	Exterior Components	X			X
2.3	Exterior Doors	X			X
2.4	Decks, Porches, Steps	X			
2.5	Hose Bibs	X			
2.6	Vegetation, Grading, Drainage	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Driveway, Walkway, Patio: Driveway/ Walkway/ Patio Material
Concrete

Exterior Components: Siding, Eave/Rake, Soffit, Fascia,Trim, Flashing Material
Aluminum, Brick, Vinyl

Hose Bibs: Operable
Yes

Driveway, Walkway, Patio: Driveway/ Walkway/ Patio Condition Inspection Method

Driveways, sidewalks, patios/porches are inspected to determine their condition and effect on the structure of the home, reporting on any visual deficiencies that may be present such as cracking, displacement, etc.No deficiencies observed at inspection time unless noted in this report.

Exterior Components: Siding, Eaves/Rake, Soffit, Fascia, Trim, Flashing Inspection Method

- The exterior components were inspected looking for damage, potential water entry points, missing/ loose pieces, rot, improper installation etc.No deficiencies observed at inspection time unless noted in this report.




Exterior Doors: Exterior Door Inspection Method

All exterior doors were inspected by looking for damage, lack of proper flashing, operational issues etc. No deficiencies observed at inspection time unless noted in this report.

Decks, Porches, Steps: Decks, Porches, Steps Inspection Method

- Decks are inspected looking for water related damage, construction related deficiencies, and safety hazards.
- Slab porch(es) are inspected looking for damage or any other significant defects and to determine that they adequately slope away from the structure.
- The steps were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc.

No deficiencies observed at inspection time unless noted in this report.



Hose Bibs: Hose Bibs Inspection Method

The hose bibs were inspected by operating them (if weather permits) looking for leaks, their attachment to the home, presence of

anti-siphon, etc. No deficiencies observed at inspection time unless noted in this report.

Vegetation, Grading, Drainage: Grading/ Lot Drainage Inspection Method

The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No deficiencies observed at inspection time unless noted in this report.

Limitations

Exterior Components

NOT ALL FLASHINGS VISIBLE.

Visible flashings will be reported on, however not all flashings are visible due to normal building practices and exterior coverings blocking view.

Vegetation, Grading, Drainage

GRADING/ LOT DRAINAGE: GRADING LIMITATIONS

The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

Observations

2.2.1 Exterior Components

Moderate Deficiency

BRICK VENEER LOOSE

Brick veneer right of the garage door is loose. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.

2.3.1 Exterior Doors

Maintenance/ Monitor/ Minor Items

DAMAGED STORM DOOR

Visible damage to storm door. Damage is not affecting proper operation of the door. Recommend repair or replace as needed.

Recommendation

Contact a qualified door repair/installation contractor.




2.3.2 Exterior Doors

Moderate Deficiency

REPLACE LOCK

Highly recommend replacing the key lock with a deadbolt for safety reasons. In an emergency situation the key may not be readily available putting you at risk.

Recommendation

Contact a qualified professional.

Master Bedroom

3: ROOF

		IN	NI	NP	O
3.1	Roofing Material	X			X
3.2	Gutters, Downspouts	X			X
3.3	Flashings	X			
3.4	Vents, Other Roof Protrusions	X			
3.5	Skylights	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Roofing Material: Material
Asphalt, Architectural

Roofing Material: Viewed From
Roof, From the Eaves

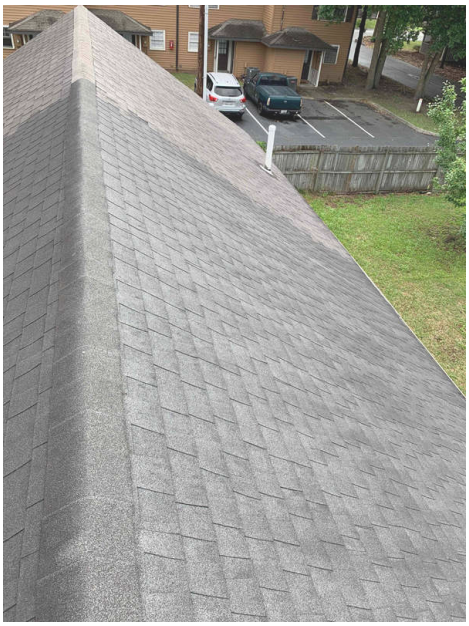
Roofing Material: Roof Type/Style
Gable, Hip

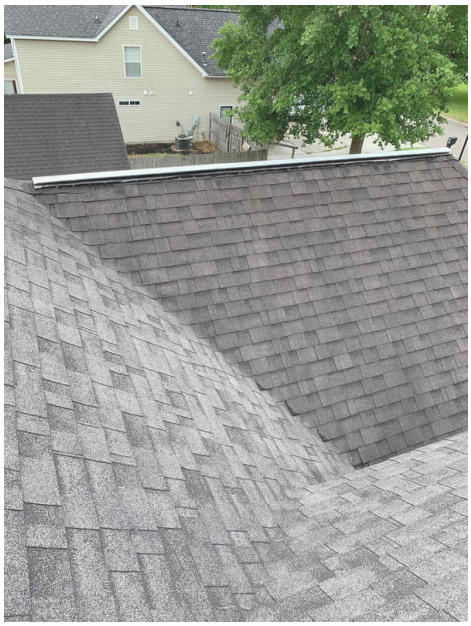
Roofing Material: Number of Layers
1

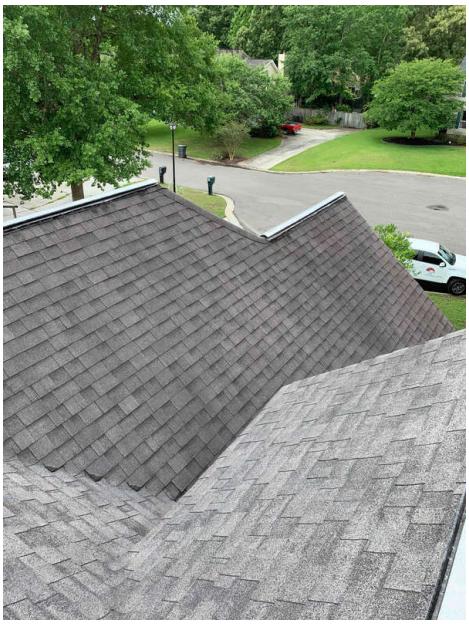
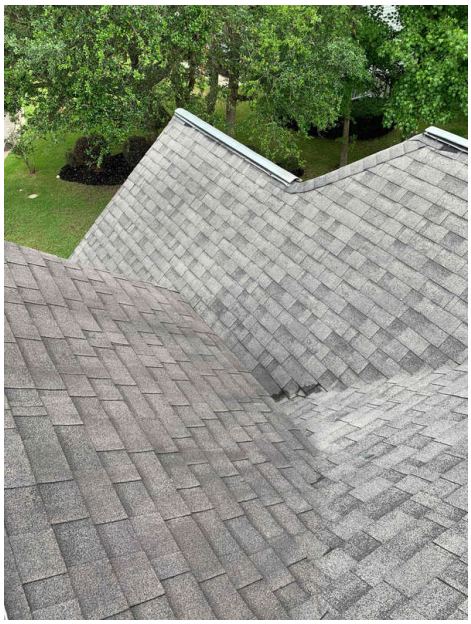
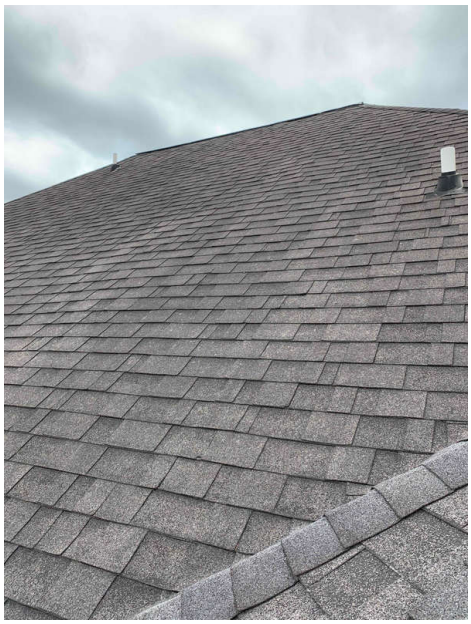
Roofing Material: Age of materials (If known) (Years)
Original when built

Roofing Material: Roofing Material Condition Information

The roofing material was inspected at visible portions for proper roof connections, excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles (if applicable), and any other signs of damage or excessive age.No deficiencies observed at inspection time unless noted in this report.





Gutters, Downspouts: Gutters, Downspout Inspection Method

- The gutters were inspected looking for proper securement, debris, standing water, damage, etc.
- The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls.Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point.

No deficiencies observed at inspection time unless noted in this report.

Flashings: Flashing Inspection Method

Visible portions of the flashings were inspected looking for installation related deficiencies or damage. exposed fasteners (drip edge, sidewall, headwall, counter, etc). No deficiencies observed at inspection time unless noted in this report.

Vents, Other Roof Protrusions: Vents, Other Roof Protrusion Inspection Method

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No deficiencies observed at inspection time unless noted in this report.

Skylights: Skylight Inspection Method

Skylights are inspected looking for possible water intrusion points due to inadequate/ improper flashing and/or damage to the skylight that could result in water intrusion. Many times not all flashings are readily visible. No deficiencies were observed on day of inspection unless otherwise noted in the report.

Limitations

Roofing Material

ROOF LIMITATIONS

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

Gutters, Downspouts

DIAGNOSING GUTTER LEAK LIMITATIONS

Leaking gutters can not be diagnosed if the weather conditions were dry on the day of inspection. If leaks are noticed after taking ownership of the home, sealing may be needed at seams or endcaps.

Flashings

NOT ALL FLASHINGS VISIBLE

Most areas of flashings are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic or ceilings where the flashing was presumed to be in place.

Observations

3.1.1 Roofing Material

Significant Deficiency/ Safety Hazard

AGED ROOFING MATERIAL - DAMAGED SHINGLES

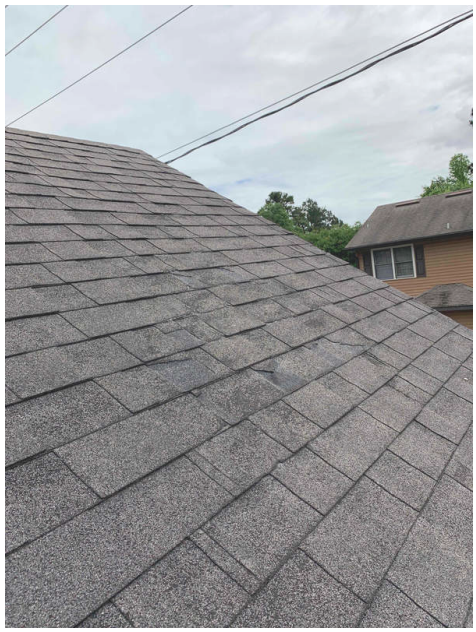
The roofing material showed signs of significant aging. Significant granule loss, exposed fiberglass in the shingles, moss growth are all signs of aging. One or more areas of damaged shingles were present as well. Recommend a qualified roofing contractor provide a more thorough evaluation, repair and damaged shingles and exposed nailhead on ridges/vents and budget for replacement in the near future.

Picture are a few samples showing the granule loss and exposed fiberglass.

Recommendation

Contact a qualified roofing professional.






3.2.1 Gutters, Downspouts

Maintenance/ Monitor/ Minor Items

RECOMMEND DIVERTING DOWNSPOUT

Downspout terminates near foundation. Recommend diverting and/or extending the downspout to to ensure the water drains away from the foundation/ exterior wall.

Recommendation

Contact a handyman or DIY project

Front of the home

4: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
4.1	Roof Structure & Attic	X			X
4.2	Insulation	X			X
4.3	Ventilation	X			
4.4	Plumbing Stack Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

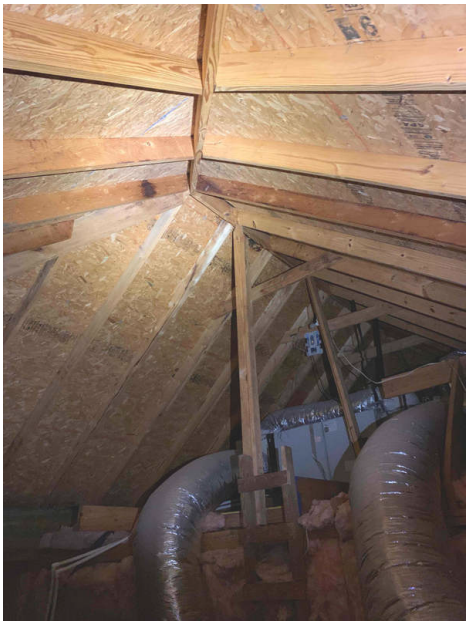
Insulation: Insulation Type
Fiberglass, Batt, Blown

Insulation: Approximate Average Insulation Depth (Range in Inches)
8-10

Ventilation: Ventilation Type
Soffit Vents, Ridge Vents

Roof Structure & Attic: Roof Structure Inspection Method

The roof structure was inspected at visible portions looking for any structural deficiencies, signs of moisture intrusion damage, or other deficiencies. No deficiencies observed at inspection time unless noted in this report.



Insulation: Insulation Inspection Method

The insulation (attic) was inspected to determine the approximate depth and type. Current energy star standards recommend a minimum R-30 rating. R-13 is the usual minimum in exterior wall cavities, however due to the non-invasive inspection determining the exact depth present in the walls is not possible. No deficiencies observed at inspection time unless noted in this report.

Ventilation: Ventilation Inspection Method

The attic ventilation is reported on by a visual inspection of said ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection. No deficiencies observed at inspection time unless noted in this report.

Plumbing Stack Vents: Plumbing Stack Vents Inspection Method

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No deficiencies observed at inspection time unless noted in this report.

Limitations

Roof Structure & Attic

ATTIC INSPECTION LIMITED TO ACCESSIBILITY

The attic area was walked where possible, but not all areas were able to be safely traversed due to the ductwork, insulation, truss design, and/or personal items hindering full access to the attic. The attic inspection is limited to visually accessible portions only.

Observations

4.1.1 Roof Structure & Attic

Moderate Deficiency

EVIDENCE OF MOISTURE/ WATER INTRUSION

Evidence of water intrusion and possible current leak. No evidence of current leakage due to the dry weather conditions during time of inspection. Recommend a qualified roofing contractor further evaluate the condition, locate the point of intrusion and repair or replace as needed.

Recommendation

Contact a qualified roofing professional.

FROG RIGHT SIDE

FROG RIGHT SIDE

Front left corner of attic/ home

Middle Left side of attic/ home

4.2.1 Insulation

Moderate Deficiency

OUT OF PLACE INSULATION

Insulation was out of place resulting in reduced efficiency. Recommend a qualified professional repair the fallen insulation.

Recommendation

Contact a qualified professional.

FROG

Behind FROG bathroom

5: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
5.1	Doors	X			X
5.2	Windows	X			
5.3	Floors	X			
5.4	Ceiling/ Walls	X			
5.5	Steps, Stairways & Railings	X			
5.6	Ceiling Fans	X			
5.7	Doorbell	X			X

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Information

Windows: Window Type/ Material

Aluminum, Fixed, Single-hung

Doors: Doors Inspection Method

The doors were inspected by operating a representative number, testing their operation, looking for damage, damages hinges and hardware, improper latching, etc. I will try and operate every door in the home, but personal belongings may block accessibility to some. No deficiencies observed at inspection time unless noted in this report.

Windows: Window Inspection Method

The windows were inspected by operating a representative number, testing their operation, looking for damage, broken glass, failed seals, etc. I will try and operate every window in the home, but personal belongings may block accessibility to some. No reportable deficiencies were present unless otherwise noted in this report. No deficiencies observed at inspection time unless noted in this report.

Floors: Floor Inspection Method

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies, tripping hazards, squeaks, and damage. No deficiencies observed at inspection time unless noted in this report.

Ceiling/ Walls: Ceiling/ Walls Inspection Method

The ceilings and interior wall surfaces throughout the home were inspected looking for moisture intrusion issues, settlement cracks, or significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted to monitor while looking for significant defects. No deficiencies observed at inspection time unless noted in this report.

Steps, Stairways & Railings: Steps/ Stairways/ Railing Inspection Method

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies observed at inspection time unless noted in this report.

Ceiling Fans: Ceiling Fan Inspection Method

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No deficiencies observed at inspection time unless noted in this report.

Doorbell: Doorbell Inspection Method

The doorbell was tested by depressing the button and listening for a chime. No deficiencies observed at inspection time unless noted in this report.

Limitations

Floors

LIMITED VISIBILITY

Furniture blocked the view of portions of the floors in multiple locations (bedrooms, living room). Recommend to perform a final walk through and examine the condition of the floors in these areas prior to closing.

Floors

SUBFLOOR VISIBILITY

Due to floor coverings visibility of the subfloor and its condition is not possible and therefore omitted from this inspection due to the non-invasive nature of the inspection.

Ceiling/ Walls

WALL CONDITION: SETTLEMENT CRACKS/ LIMITATIONS

Accurately addressing the severity of settlement crack(s) and their direct cause is beyond the scope of a home inspection as I have no knowledge of how long the cracking has been in place, whether or not it has been recently active, and what conditions may have contributed to its formation. I will report on the visual condition of cracking at the time of inspection. Only a foundation contractor or structural engineer (P.E.) can determine the severity and cause of settlement or settlement cracks and they should be consulted as desired.

Ceiling/ Walls

LIMITED VISIBILITY

Furniture blocked the view of portions of the walls in multiple locations (bedrooms, living room). Recommend to perform a final walk through and examine the condition of the walls in these areas prior to closing.

Observations

5.7.1 Doorbell

Maintenance/ Monitor/ Minor Items

DID NOT OPERATE

Doorbell did not operate during time of inspection. Recommend repairing or replacing.

Recommendation

Contact a qualified professional.

6: KITCHEN

		IN	NI	NP	O
6.1	Sink, Plumbing	X			
6.2	Dishwasher	X			
6.3	Refrigerator			X	
6.4	Range/Oven/Cooktop	X			
6.5	Garbage Disposal	X			
6.6	Countertops & Cabinets	X			
6.7	Built-in Microwave	X			

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Information

Dishwasher: Brand
Whirlpool

Range/Oven/Cooktop: Range/Oven Brand
GE

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

Range/Oven/Cooktop: Exhaust Type
Vented

Sink, Plumbing: Kitchen Sink Inspection Method

- The kitchen sink was inspected by ensuring the sink is secured to the countertop, operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies.
- The supply and drain pipes were inspected looking for leaks, improper installation, proper trap setup and other deficiencies.

No deficiencies observed at inspection time unless noted in this report.

Dishwasher: Dishwasher Inspection Method

The dishwasher was operated by running a wash cycle and looking for leaks. The unit's efficiency of cleaning dishes is not tested for. No deficiencies observed at inspection time unless noted in this report.

Refrigerator: Refrigerator Inspection Method

The refrigerator was inspected visually only and by taking a temperature reading. The unit's efficiency not tested for. No deficiencies observed at inspection time unless noted in this report.

Range/Oven/Cooktop: Oven, Range Inspection Method

All of the heating elements on the range were turned to High, and the oven set to 350 degrees in Bake mode. Thermal imaging used to show all the heating elements are operating at time of inspection. No other stove/oven functions are tested. No deficiencies observed at inspection time unless noted in this report.

Garbage Disposal: Garbage Disposal Inspection Method

The disposal connection points, drain pipes, electrical wiring and operation were all inspected for deficiencies. No deficiencies observed at inspection time unless noted in this report.

Countertops & Cabinets: Countertops & Cabinets Inspection Method

The cabinets and countertops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No deficiencies observed at inspection time unless noted in this report.

Built-in Microwave: Microwave Inspection Method

The microwave was tested by running on "Cook" mode for 90 seconds, and a thermal image is provided showing the microwave is operating accordingly. Other microwave functions are not tested. No deficiencies observed at inspection time unless noted in this report.

Limitations

7: BATHROOMS

		IN	NI	NP	O
7.1	Cabinets, Countertops	X			
7.2	Sinks, Tubs/Showers, Toilets, Plumbing	X			X
7.3	Exhaust Fans	X			
7.4	Whirlpool Tub	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cabinets, Countertops: Cabinets, Countertops Inspection Method

The cabinets and countertops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No deficiencies observed at inspection time unless noted in this report.



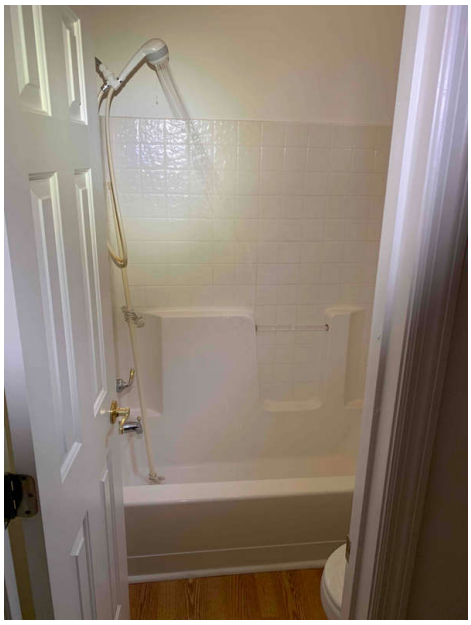
Sinks, Tubs/Showers, Toilets, Plumbing: Plumbing and Drainage Inspection Method

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No deficiencies observed at inspection time unless noted in this report.


Sinks, Tubs/Showers, Toilets, Plumbing: Sinks, Tubs/Shower, Toilets Inspection Method

- The sink(s), tubs/shower were inspected by operating the faucet valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc.
- The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor.

No deficiencies observed at inspection time unless noted in this report.



Exhaust Fans: Exhaust Fans Inspection Method

The bath ventilation fan(s) were tested by operating the switch and testing it is pulling air and that it is venting to the exterior. Ventilation fans are recommended for all bathrooms containing a shower or tub. A window in a bathroom can substitute for a fan, but a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies observed at inspection time unless noted in this report.

Whirlpool Tub: Whirlpool Tub Inspection Method

The jetted tub was inspected by filling the tub and then initiating the motor to check that the motor was functional. The tub was then drained to check for leaks and/or damage or cracking in the tub. No deficiencies observed at inspection time unless noted in this report.

Limitations

Sinks, Tubs/Showers, Toilets, Plumbing

TUB AND SINK OVERFLOW LIMITATIONS

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

Observations

7.2.1 Sinks, Tubs/Showers, Toilets, Plumbing

Maintenance/ Monitor/ Minor Items

TOILET LOOSE

Toilet is loose at the base. Recommend a qualified plumbing professional evaluate and repair. It may just be loose at the anchor bolts or a possible issue with the flange.

Recommendation

Contact a qualified plumbing contractor.

Powder Room

1st Floor Guest Bathroom

7.2.2 Sinks, Tubs/Showers, Toilets, Plumbing

Maintenance/ Monitor/ Minor Items

MISSING SINK STOPPER

Missing sink stoppers in master bathroom. Recommend replacing.

Recommendation

Contact a handyman or DIY project

7.2.3 Sinks, Tubs/Showers, Toilets, Plumbing

Moderate Deficiency

IMPROPER TRAP SET UP

Bathroom trap setup is improper and closely resembles a P-trap which is not an approved trap method because it can allow for siphoning of the water in the trap. Recommend a qualified plumbing contractor evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

FROG Bathroom

7.4.1 Whirlpool Tub

Moderate Deficiency

NO ACCESS PANEL

No access panel for the jetted tub for the motor and plumbing components. These are needed to perform maintenance on the components if needed. Unable to determine if any leaks are present and if there is GFCI protection in place. Recommend a qualified professional install an access panel and verify no issues are present and repair any issues prior to closing.

Recommendation

Contact a qualified professional.

8: LAUNDRY ROOM

		IN	NI	NP	O
8.1	Laundry Room	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

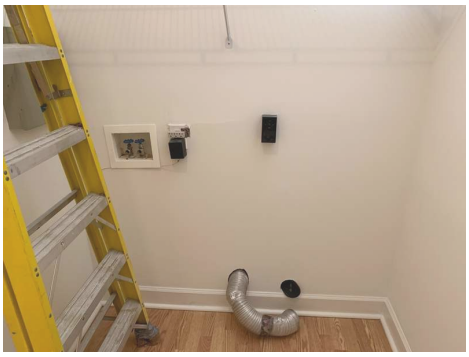
Information

Laundry Room: Washer/ Dryer Present
No

Laundry Room: Dryer Vent Material/ Power Source
Metal (Flex)

Laundry Room: Washer, Dryer Inspection Method

The inspection of the laundry area is limited to visual portions only and looking for leaks at the washer connections. If a washer and dryer is present they are not moved for accessibility. Washers and dryers are also not tested for functionality.



Laundry Room: Dryer Vent Inspection Method

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies observed at inspection time unless noted in this report.

Observations

8.1.1 Laundry Room

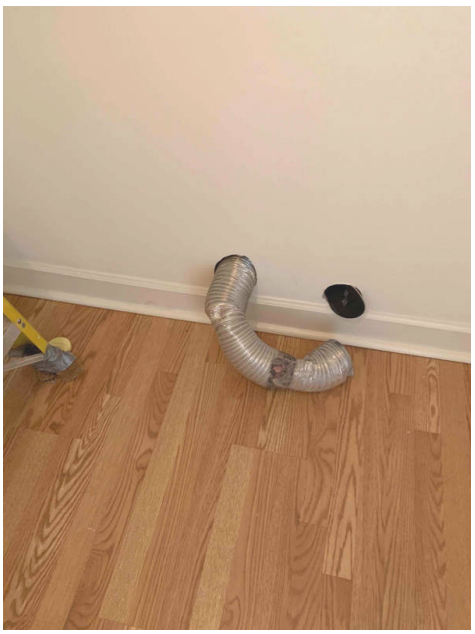
Moderate Deficiency

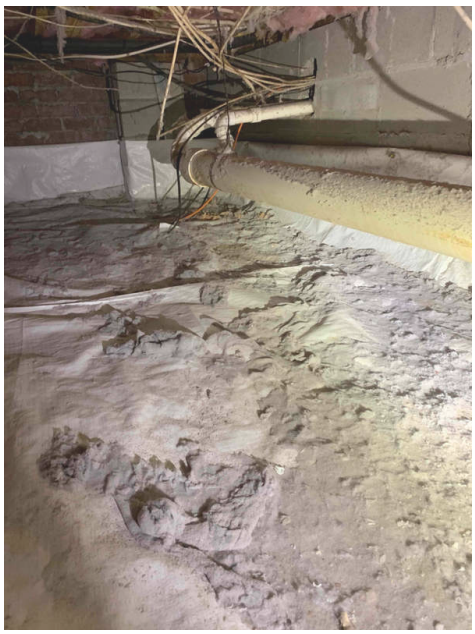
TERMINATE DRYER VENT TO EXTERIOR

The dryer vent terminates into the crawlspace. No exterior termination found. Which ultimately results in releasing a significant amount of humidity and moisture into the crawl. Recommend a qualified professional terminate the dryer vent extension to the exterior.

Recommendation

Contact a qualified professional.





Dryer lint buildup

8.1.2 Laundry Room

Moderate Deficiency

SLOW DRIP

Slow drip notice coming from the water valve. Recommend a licensed plumbing contractor evaluate and repair or replace.

Recommendation

Contact a qualified plumbing contractor.

9: HEATING & COOLING

		IN	NI	NP	O
9.1	Heating/Cooling Equipment	X			X
9.2	Thermostat	X			
9.3	Distribution System	X			
9.4	Gas/LP Firelogs & Fireplaces	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Mode HVAC System Tested In
Cooling Mode

Heating/Cooling Equipment: Heating System Brand
HEIL

Heating/Cooling Equipment: Cooling System Brand
International Comfort Products

Heating/Cooling Equipment: Energy Source/Type
Electric, Heat Pump

Heating/Cooling Equipment: Manufactured Date (Heating)
1997

Heating/Cooling Equipment: Manufactured Date (Cooling)
2014

Thermostat: Operated the Unit(s)
Yes

Thermostat: Location
2nd Floor FROG, 1st floor living room

Distribution System: Ductwork
Insulated

Gas/LP Firelogs & Fireplaces: Type of Fireplace
Propane

HVAC Testing Inspection Method

The inspection of the HVAC system is limited to the response of the system at the thermostat in both heating and cooling modes depending on the outside temperature. If a more thorough inspection is desired, an HVAC contractor should be consulted.

Recommend having the system serviced by a licensed HVAC contractor prior to each heating and cooling season.

- **AC - What's Inspected?** Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.
- **FURNACE - What's Inspected?** Inspection of gas-fired furnaces typically includes visual examination of the following: Cabinet exterior; Fuel supply and shut-off (not tested); Electrical shut-off; Adequate combustion air; Proper ignition; Burn chamber conditions (when visible); Combustion exhaust venting; Air filter and blower; Plenum and ducts; Response to the thermostat; Return air system; and Condensate drain components (where applicable)

Heat Pump Installed

The home HVAC system included a heat pump. Heat pumps work in a manner similar to a refrigerator, taking heat from one area and expelling it to another area. For residential applications, the heat pump can be reversed. It can pull heat from outside and discharge it inside the home (heating the home), or it can take heat from inside the home and discharge it outside (cooling the home).

Presence of Heat Source In Each Room

A heating and cooling source was present in each room unless otherwise noted in the report.

Air Supply and Return Information

The typical temperature differential between return and supply air is 10 - 20 degrees in cooling mode, and 16 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air

temperature, humidity, cleanliness of the air filter and evaporator, etc. These readings are shown to show the system responded to normal operating controls at the time of inspection, and not to show the exact temperature differential produced by the system, the efficiency, or performance of the system; which lies beyond the scope of a home inspection.

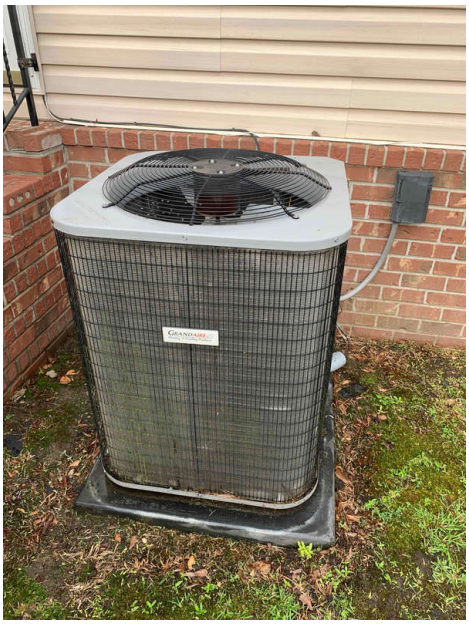
Air Supply (F) Cooling Mode

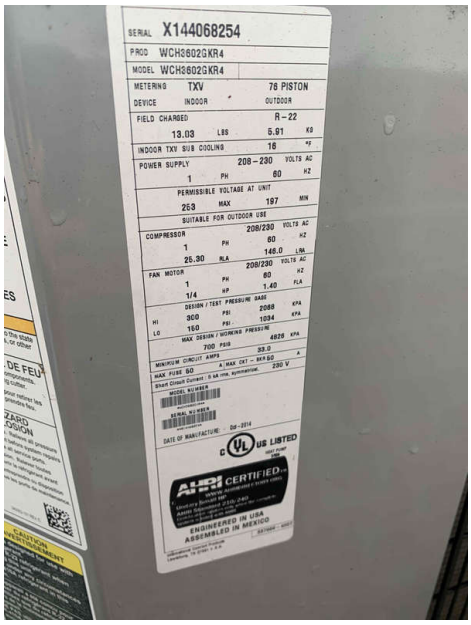
55.5

Return Air (F) Cooling Mode

68.4

Heating/Cooling Equipment: Heating/Cooling System - Data Plate(s)





Heating/Cooling Equipment: In-Sight Disconnect Present

Yes

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.

Thermostat: Thermostat Inspection Method

The thermostats were operated and they initiated the HVAC systems at the time of inspection. No deficiencies observed at inspection time unless noted in this report.

Programmable thermostats can help reduce utility costs by programming the thermostat to raise and lower home temperatures at key times like when you are away from home (during work) or while sleeping.

Distribution System: Ductwork Inspection Method

The ductwork appeared to be sealed and supported well at visible portions. No deficiencies observed at inspection time unless noted in this report.

Gas/LP Firelogs & Fireplaces: Fireplace Inspection Method

- The gas fireplace (if applicable) was tested for satisfactory operation and for potential gas leaks around the supply.
- The wood burning fireplace was visually inspected for proper hearth dimensions, door/ screen condition, firebox and damper condition.

No deficiencies observed at inspection time unless noted in this report.

Limitations

HVAC Testing Information

TESTED IN COOLING MODE ONLY DUE TO OUTSIDE TEMPERATURE

To prevent possible damage to unit(s) it was only tested in cooling mode due to the outside temperature being above 70 F during time of inspection. Recommend testing and/or seeking further evaluation from an HVAC contractor when weather permits proper testing of the unit in heating mode.

Distribution System

NOT ALL DUCTS/ CONNECTION POINTS VISIBLE

Ducts located within the ceiling and/or walls and were not visible due to the non-invasive nature of the inspection.

Gas/LP Firelogs & Fireplaces

PROPANE SHUT OFF

Propane tank valve was shut off at time of inspection. Not knowing the reason for the valve being shut off the inspector does not operate it. Recommend confirming with the homeowner that the fireplaces are functional by operating prior to closing.

Observations

9.1.1 Heating/Cooling Equipment

Moderate Deficiency

EXCEEDED LIFE EXPECTANCY

The air handler unit is 22 years old exceeding the typical life expectancy which is around 12-15 years. Recommend a licensed HVAC contractor service the unit and provide further evaluation on the remaining life of the unit and recommend budgeting for replacement in the near future.

Recommendation

Contact a qualified HVAC professional.

9.1.2 Heating/Cooling Equipment

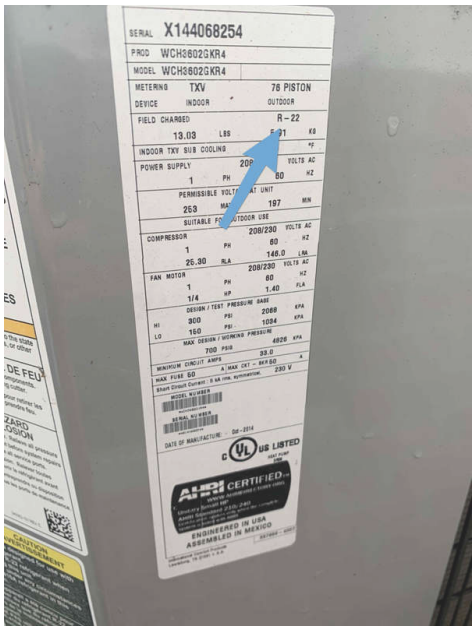
Maintenance/ Monitor/ Minor Items

CONTAINS R-22 REFRIGERANT (INFO ITEM)

The system contains R-22 refrigerant. This refrigerant is being phased out and will no longer be produced or imported in order to help protect the stratospheric ozone layer. Existing units can continue to use and be serviced with R-22 until inventory is depleted, but it may be expensive and/or difficult to obtain. This is just for your reference, so you are not blindsighted if additional refrigerant is required during servicing.

Recommendation

Contact a qualified HVAC professional.



9.4.1 Gas/LP Firelogs & Fireplaces

Maintenance/ Monitor/ Minor Items

VENTLESS FIREPLACE (IMPORTANT INFORMATION TO KNOW)

One thing to know about ventless fireplaces is that they may release unburned combustion byproducts directly into living spaces. Some experts caution that ventless fireplaces are not recommended for people with respiratory issues, asthma, or allergies. In addition to possible air quality concerns, water vapors released from ventless fireplaces may contribute to increased humidity levels which can increase the chance for mold and mildew growth in a home. Keeping an eye on room moisture levels is a good idea when ventless fireplaces are in use. You can purchase a hygrometer, which measures humidity levels, at most hardware or home stores. Adequate room ventilation can help minimize moisture buildup. Recommend installing a carbon monoxide detector near by to detect any abnormal carbon monoxide emissions. Also recommend having the unit properly service prior to use to ensure all the components are working properly and safely.

Recommendation

Contact a qualified fireplace contractor.

10: PLUMBING

		IN	NI	NP	O
10.1	Drain, Waste, & Vent Systems	X			
10.2	Water Supply, Distribution Systems & Fixtures	X			
10.3	Water Heater	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Source
Public

Main Water Shut Off Location
Front yard at the meter

Drain, Waste, & Vent Systems: Material
PVC

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

Water Heater: Manufactured Year
2012

Water Heater: Power Source/Type
Electric, Tank

Water Heater: Capacity
50

Water Heater: Location
Garage

Drain, Waste, & Vent Systems: Drain, Waste & Vent Systems Inspection Method

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies. No deficiencies observed at inspection time unless noted in this report.

Water Supply, Distribution Systems & Fixtures: Supply and Distribution Pipes Inspection Method

Visible portions of the water distribution pipes were inspected looking for leaks or other deficiencies. No deficiencies observed at inspection time unless noted in this report.

Water Heater: Water Heater Inspection Method

The water heater was tested to see if it produced hot water at the time of inspection. Visual portions were inspected looking for signs of leaking, corrosion and/or proper setup, etc. No deficiencies observed at inspection time unless noted in this report.

Water Heater: TPRV Inspection Method

The Temperature Pressure Relief Valve (TPRV) was inspected (if present) for signs of leaking, proper exterior termination, proper discharge pipe material. These are not tested due to the fact that once they are tested, they can continue to leak. These valves allow the water heater to expel water and pressure of the tank reaches over 150psi, or the water temperature exceeds 210 degrees. No deficiencies observed at inspection time unless noted in this report.

Water Heater: Expansion Tank Present

An expansion tank was present. Expansion tanks are used to protect the water heater and water pipes in the home. When water is heated in the water heater it expands, with an expansion tank in place, this 'expanded' hot water has somewhere to go, instead of putting pressure on the tank and water distribution pipes in the home. More info can be found here:
https://plumbertalk.wordpress.com/2014/01/07/expansion-tank-that-thing-on-top-of-your-water-heater/

Water Heater: Manufacturer

Whirlpool

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

Drain, Waste, & Vent Systems

MOST NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Water Supply, Distribution Systems & Fixtures

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Observations

10.3.1 Water Heater

Maintenance/ Monitor/ Minor Items

SEISMIC STRAPS MISSING

Water heater is missing seismic straps which are recommended for the area. Recommend a qualified professional install on the top and bottom third of the tank.

Recommendation

Contact a qualified professional.

11: ELECTRICAL

		IN	NI	NP	O
11.1	Service Entrance Conductors	X			
11.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
11.3	Branch Wiring Circuits, Breakers & Fuses	X			X
11.4	Receptacles & Switches	X			X
11.5	GFCI & AFCI	X			X
11.6	Smoke/ CO Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

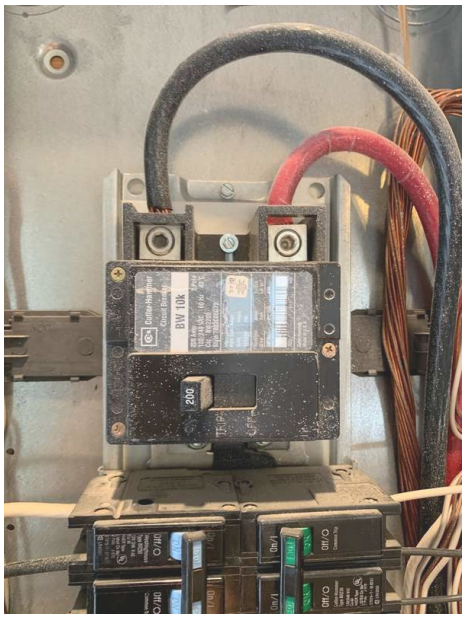
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity/ Type
200 AMP, Breakers, 100 AMP Sub Panel

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

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

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



Branch Wiring Circuits, Breakers & Fuses: Branch Wire Circuits
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Non-Metallic Sheathing

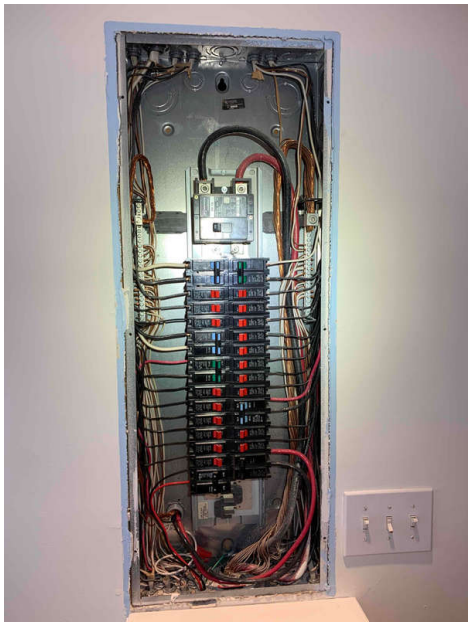
Service Entrance Conductors: Service Entry Conductor Inspection Method

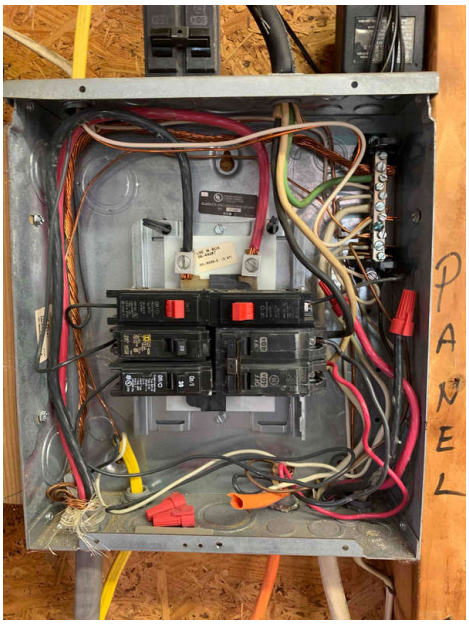
The meter and conduit appeared to be in satisfactory condition. No deficiencies observed at inspection time unless noted in this report.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Panel/ Service Equipment/ Disconnect Inspection Method

- The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel.
- The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

No deficiencies observed at inspection time unless noted in this report.





Branch Wiring Circuits, Breakers & Fuses: Breaker, Circuit Inspection Method

The breakers were inspected looking for any visible signs of damage due to arcing, heat, loose connections, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies observed at inspection time unless noted in this report.

Receptacles & Switches : Receptacles/ Switches Inspection Method

- A representative number of receptacles were tested with a polarity tester to confirm proper wiring.
- A representative number of switches and lights were tested throughout the home and were found to be in good working order.

No deficiencies observed at inspection time unless noted in this report.

GFCI & AFCI: AFCI/ GFCI Breaker/ Receptacle Inspection Method

- The AFCI (Arc fault circuit interrupter) breakers or receptacles are designed to help prevent electrical fires that can be caused by potentially dangerous arc-faults in an electrical circuit. An arc-fault is an unintentional arcing condition that occurs in an electrical circuit. Arcing can create high intensity heat, which may over time ignite surrounding material such as wood framing or insulation. It may not have been a requirement at the time the home was built, however it is highly recommended to install these either at a receptacle location upstream in the circuit or by installing an AFCI breaker in the panel.
- Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is noticed between the "hot" and "neutral" conductors. This protection is required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: Bathrooms, Kitchens, On the Exterior, In garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, there installation is highly recommended and is typically inexpensive.

No deficiencies observed at inspection time unless noted in this report.

Smoke/ CO Detectors: Smoke Detector, Carbon Monoxide Detector Inspection Method

Detectors were tested to confirm satisfactory operation. Recommend testing monthly to ensure they are functioning properly. No deficiencies were found unless otherwise noted in the report Smoke alarms are recommended for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend testing the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here: http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms

Smoke/ CO Detectors: CO Detector - Garage Present/ Gas Systems

Due to the home having an attached garage and gas appliances/systems, the installation of Carbon Monoxide (CO) detectors is highly recommended. More information about CO detectors and their requirements can be found here:

https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide

Limitations

Branch Wiring Circuits, Breakers & Fuses

LOW VOLTAGE WIRING

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, alarm systems, low voltage lighting and applicable wiring, etc.

Observations

11.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Significant Deficiency/ Safety Hazard

KNOCKOUTS MISSING

"Knockouts" are missing on the sub panel. This poses a safety hazard and it is recommended that a filler plate be installed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

Garage subpanel

11.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

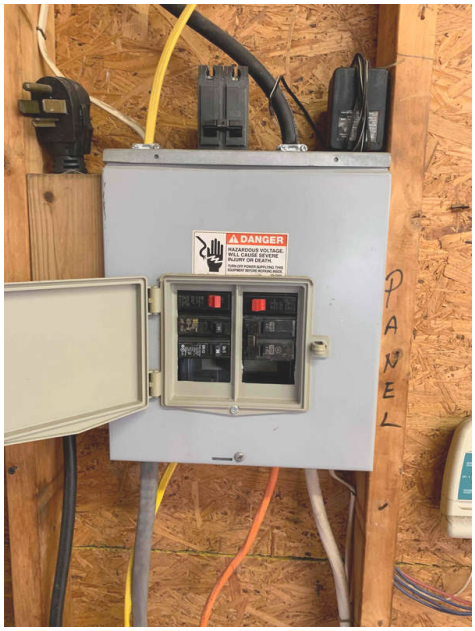
Maintenance/ Monitor/ Minor Items

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend mapping out the breaker locations.

Recommendation

Recommended DIY Project



11.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Significant Deficiency/ Safety Hazard

SUB PANEL: EVALUATE AND REPAIR

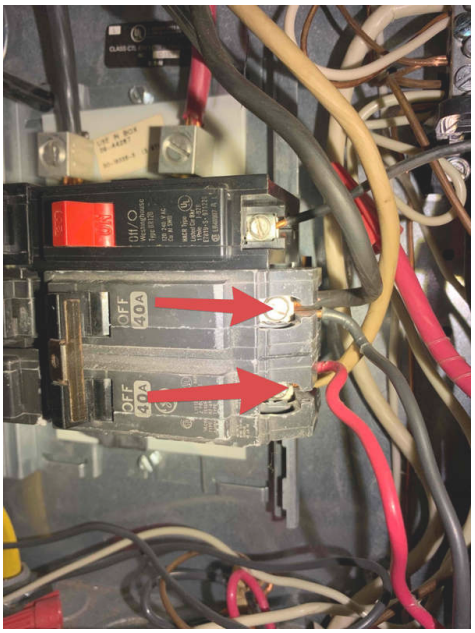
- Neutrals and grounds should be on separate bus bars with only the ground bus bar able to be bonded to the box.

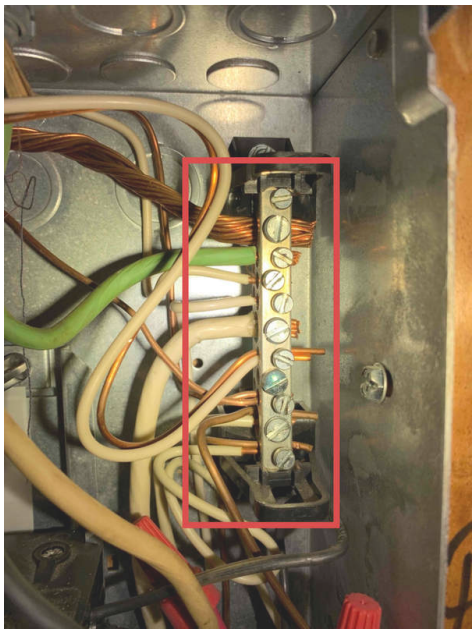
- A double tapped breaker present. This breaker is not designed to hold two conductors per pole.

Recommend a licensed electrician evaluate the panel for any other violations and repair as needed.

Recommendation

Contact a qualified electrical contractor.





11.3.1 Branch Wiring Circuits, Breakers & Fuses

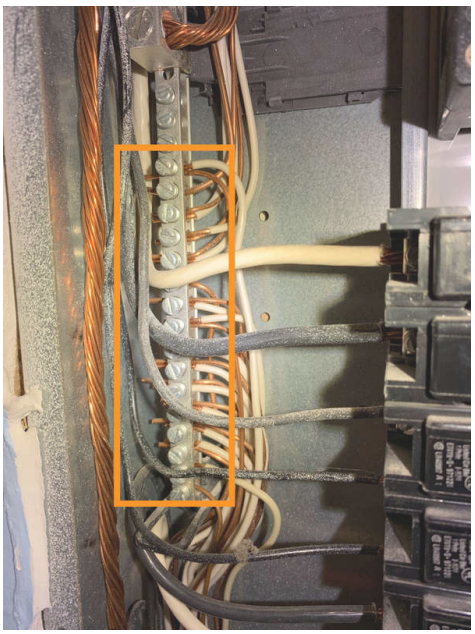
Moderate Deficiency

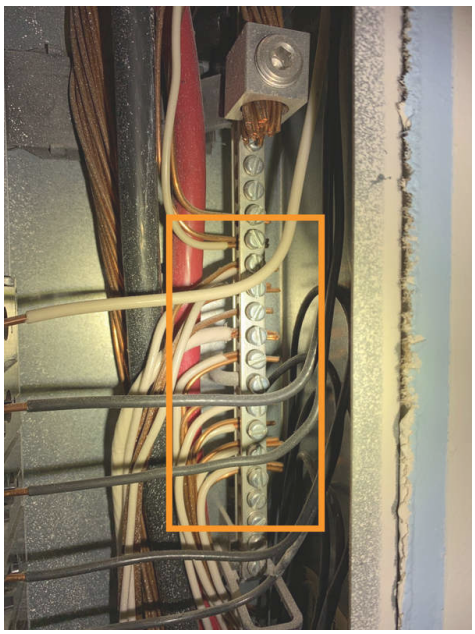
NEUTRALS AND GROUNDS SHARE SAME LUG ON BUS BAR

Neutrals and grounding conductors terminate under the same lug. An individual screw or lug should be provided for each neutral conductor. When the neutral is disconnected the objective is to still have the equipment ground connected. This cant be done when under the same lug. Also one conductor may be held in place better than the other and can loosen and possibly over heat. Recommend a licensed electrician repair.

Recommendation

Contact a qualified electrical contractor.





11.4.1 Receptacles & Switches

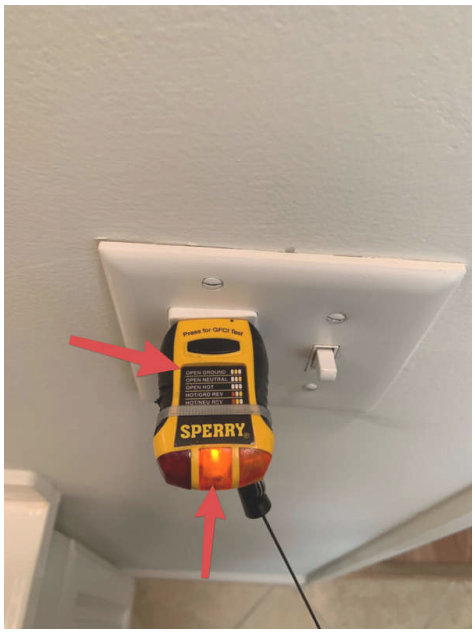
Significant Deficiency/ Safety Hazard

OPEN GROUND

One or more open grounds found on receptacles. It is possible the ground wire is loose or disconnected at the receptacle, on a receptacle upstream in the circuit or at the panel. Recommend a licensed electrician evaluate and repair as needed to prevent possible shock or injury, or damage to equipment.

Recommendation

Contact a qualified electrical contractor.



FROG bathroom

11.4.2 Receptacles & Switches

Significant Deficiency/ Safety Hazard

EXPOSED WIRING

Exposed wiring in attic. Possible safety hazard due to the close proximity to the attic hatch opening. Recommend securing the wiring in an approved junction box.

Recommendation

Contact a qualified electrical contractor.

FROG attic space

11.5.1 GFCI & AFCI

Moderate Deficiency

NO GFCI PROTECTION INSTALLED - NOT OPERATING PROPERLY

- No GFCI protection present in all locations where the receptacle could come in contact with water or other liquid. Potential safety hazard.

Recommend licensed electrician upgrade by installing ground fault receptacles or breakers for locations specified: **OUTSIDE, DETACHED GARAGE receptacles.**

- The GFCI receptacle on the front of the house was not tripping properly indicating that it has likely failed. Recommend a licensed electrician evaluate and replace the receptacle as needed.

Here is a link to read about h
Front of the home, left of front steps
ow GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

ALL receptacles in the detached garage

Front of the home, left of front steps

Back left corner of home

Near Hot Tub

Near hot tub

12: GARAGE

		IN	NI	NP	O
12.1	Garage Door/ Door Opener	X			
12.2	Occupant Door (From garage to inside of home)	X			
12.3	Floor	X			
12.4	Ceiling, Walls & Firewalls	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage Door/ Door Opener:
Material/ Type
Metal, Automatic, Sectional

Garage Door/ Door Opener: Garage Door/ Door Opener Inspection Method

The garage door(s) were tested by operating the wall mounted transmitter or manually operating if no automatic opener is present and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. No deficiencies observed at inspection time unless noted in this report.


Occupant Door (From garage to inside of home): Occupant Door (From garage to inside of home)

Current standards require for these doors to be comprised of steel or solid wood measuring at least 1 3/8" thick, or are noted as being a fire rated door for proper garage to living space separation. These doors built on homes prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded as desired for safety. No deficiencies observed at inspection time unless noted in this report.

Floor: Floor Inspection Method

Garage floor was inspected to damage, cracks, oil stain, trip hazards, etc. No deficiencies observed at inspection time unless noted in this report.

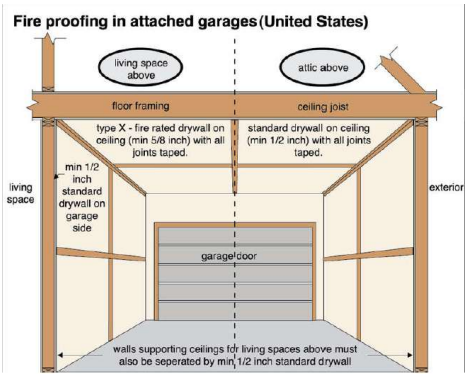
Ceiling, Walls & Firewalls: Ceiling, Walls, Firewalls Inspection Method

- The framing in the garage is required to be covered with a 5/8" type X drywall if living areas are overhead and the home was

constructed typically after 2006. Confirmation of the proper drywall is typically not possible in a "visual only home inspection", but the presence of drywall will be reported on. Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended as desired for safety.

- Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. Homes built prior to 2006 may not have this protection, but upgrades are recommended as desired for safety.

No deficiencies observed at inspection time unless noted in this report.



Limitations

Floor

VISIBILITY LIMITED

Ceiling, Walls & Firewalls

PORTIONS OF SILL NOT VISIBLE

Due to how the garage was constructed portions of the sill plate was not visible therefore the inspector disclaims the condition of the the sill and/or any other defects pertaining to it.

Observations

12.4.1 Ceiling, Walls & Firewalls

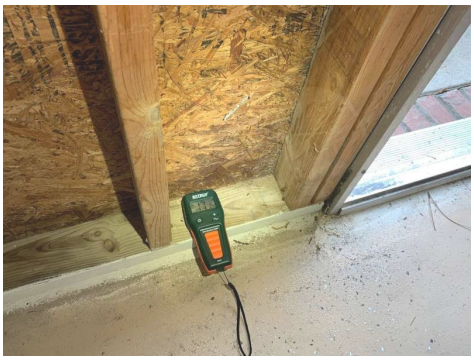
Moderate Deficiency

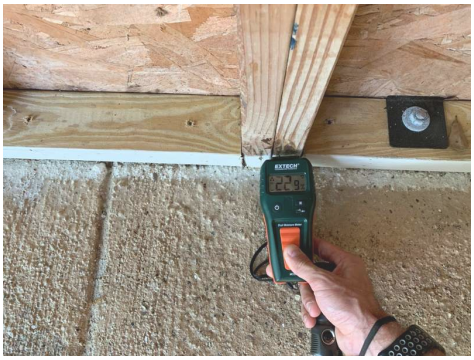
MOISTURE INTRUSION/ WOOD ROT

Several areas of moisture intrusion with high moisture present were found along the walls and framing of the detached garage. One or more of these areas had wood rot present. Recommend a qualified contractor evaluate the detached garage framing and locate the moisture intrusion point, evaluate the extent of the rot damage and repair.

Recommendation

Contact a qualified professional.




12.4.2 Ceiling, Walls & Firewalls

Maintenance/ Monitor/ Minor Items

PREVIOUS TERMITE MUD TUNNELS

Observed one or more mud tunnels from previous termites. There were no signs of active termite colonies and no termites were found at time of inspection. Recommend maintaining consistent treatment on the home.

Recommendation

Contact a qualified pest control specialist.

13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
13.1	Foundation	X			
13.2	Crawlspaces	X			X
13.3	Floor Structure	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Foundation: Material
Concrete Block, Piers

Crawlspaces: Crawlspace Access Location
Back Side of Home

Crawlspaces: Insulation Type
Fiberglass, Batt

Crawlspaces: Vapor Barrier Present
Yes

Floor Structure: Material
Wood Joists

Floor Structure: Sub-floor
OSB

Floor Structure: Basement/Crawlspace Floor
Dirt

Foundation: Foundation Inspection Method

Visible portions of the foundation walls were inspected looking for cracking, moisture intrusion, or any other indications of damage or deficiencies. No deficiencies observed at inspection time unless noted in this report.



Limitations

Foundation

LIMITATIONS

The ductwork, plumbing obstructions, and personal belonging are blocking or hinder visual accessibility of the structure and other areas.
The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

Observations

13.2.1 Crawlspaces

Moderate Deficiency

STANDING WATER

Observed signs that standing water may have been present on basement floor. Recommend a qualified professional evaluate and determine the water source and repair as needed. No signs of leaking at time of inspection.

Recommendation

Contact a qualified professional.

Left of crawlspace access panel

13.2.2 Crawlspaces

Moderate Deficiency

DAMAGED INSULATION

Insulation falling down in one or more areas. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.

13.3.1 Floor Structure

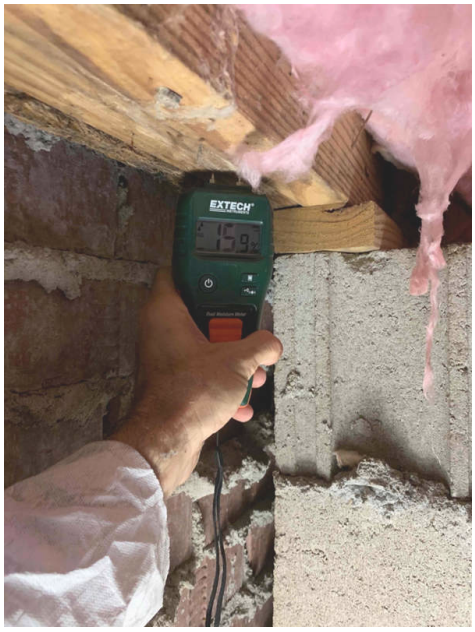
Significant Deficiency/ Safety Hazard

MOISTURE INTRUSION/ WOOD ROT

Observed one or more areas where there were signs of moisture intrusion and rotting on the band joist. Recommend a qualified contractor evaluate the extent of the rot, repair the moisture intrusion point and repair as needed.

Recommendation

Contact a qualified general contractor.



Back of the home