



DOBBINS HOME INSPECTION, LLC

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<http://www.DobbinsHomeInspection.com>



HOME INSPECTION REPORT

1234 Main St.
Blackwood NJ 08012

Buyer Name

02/03/2019 9:00AM



Inspector

Andrew Dobbins

Certified Professional Inspector

609-868-1053

andrew@dobbinshomeinspection.com



Agent

Agent Name

555-555-5555

agent@spectora.com

General Information

A home inspection is a limited, non-invasive examination of the condition of a home. The Home Inspector is expected to identify and report upon Material Defects. A "Material defect" means a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic, or aesthetic aspects of the system, structure or component. The inspection is limited to the readily accessible and visible systems, equipment and components of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct inspections or otherwise to expose concealed or inaccessible conditions. Any areas not accessible at the time of inspection will not be inspected.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Unexpected repairs and maintenance should still be anticipated. This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. The inspection should not be considered a guarantee or warranty of any kind. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Standards and Limitations

All components designated for inspection in the NJ Standards of Practice NJAC 13:40-15.16 are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. All components/areas noted in the Limitations should be inspected prior to proceeding with the Sale/Purchase once access/conditions are made available. Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

Security systems are NOT evaluated as part of a home inspection. Obtain all information from owner on use and specific codes for operation. Communication,

entertainment and other low voltage wiring is NOT evaluated as part of a home inspection. Review operation of all such wiring with the owner PRIOR to closing.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Comments

The General Home Inspection is NOT a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection with your municipality.

The home may not meet many generally-accepted current building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspectors discretion. Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time of original construction. An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with building codes in effect at the time in which the remodel work is performed.

The functionality of, power source for and placement of smoke/fire/carbon monoxide detectors is not part of this inspection. Upon taking occupancy, proper operating and

placement of smoke/fire/carbon monoxide detectors should be verified and batteries should be changed. These devices have a limited life span and should be replaced at a minimum every 10 years. If no smoke/fire/carbon monoxide detectors are installed you should consider installation of battery operated and/or hardwired smoke/fire/carbon monoxide detectors in all recommended locations.

**All repairs should be performed by qualified professionals only.
Adjacent/related parts of the repairable component should be inspected by the qualified professional when the repairs are made.**

Home Orientation

All references to orientation through out the report are as if viewing the home from the front, street side unless another reference point is stated.

Rated Items

Monitor/Maintain = Item, component, or unit will require routine maintenance, warrants monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Maintenance or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

Improvement/Upgrade = Item, component, or unit is functioning as designed but may have a less than ideal design, function, or may not fully adhere to modern building science. Routine monitoring is recommended and any improvement/upgrades should be performed, as necessary, by a qualified licensed contractor or specialty tradesman dealing with that item or system.

Repair/Replace = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation and/or correction is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

SUMMARY

-  2.2.1 Structure - Foundation: Foundation - Moisture Intrusion
-  2.4.1 Structure - Floor: Termite Damage
-  2.7.1 Structure - Roof: Roof - Moisture Staining
-  3.1.1 Exterior - Exterior Wall Surface: Siding - Inadequate Ground Clearance
-  3.1.2 Exterior - Exterior Wall Surface: Sealant Needed
-  3.2.1 Exterior - Exterior Doors: Door Sill/Trim - Deterioration
-  3.3.1 Exterior - Windows: Window - Sealant Maintenance
-  3.3.2 Exterior - Windows: Window - Moisture Staining
-  4.1.1 Roof - Roof Surface: Shingles - Broken/Chipped
-  4.1.2 Roof - Roof Surface: Satellite Dish Wire - Resting On Roof
-  4.2.1 Roof - Roof Drainage Systems: Downspouts - Drain Near Foundation
-  5.2.1 Plumbing - Fixtures & Faucets: Toilet - Leaking
-  5.4.1 Plumbing - Hot Water System: Water Heater - Nearing End of Useful Life
-  5.6.1 Plumbing - Sump Pump: Sump Pump - Extension Disconnected
-  6.2.1 Electrical - Main & Subpanels: Multiple Neutral Conductors Under Bus Screw
-  6.5.1 Electrical - Light Fixtures, Switches & Receptacles: Receptacle - Inoperable
-  6.5.2 Electrical - Light Fixtures, Switches & Receptacles: Receptacle - Damaged
-  6.6.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
-  7.2.1 Heating - Equipment: Furnace - Nearing End Useful Life
-  7.4.1 Heating - Vents, Flues & Chimneys: Inadequate Clearances
-  8.1.1 Cooling - Condenser Unit: Suction Line Insulation - Missing or Damaged
-  8.1.2 Cooling - Condenser Unit: Condenser - Nearing End of Useful Life
-  8.1.3 Cooling - Condenser Unit: Air Conditioner - Coils Damaged/Dirty
-  9.4.1 Interior - Ceilings: Ceiling - Previous Repair
-  11.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Exhaust Fan Vent - Disconnected
-  11.4.2 Attic, Insulation & Ventilation - Exhaust Systems: No Exhaust Fan
-  12.7.1 Garage - Occupant Door (From garage to inside of home): Door - Not Self-Closing

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent, Client

Style

Single Family, Detached

Occupancy

Vacant

Utilities

Utilities On

Soil/Ground Conditions

Wet

Weather Conditions

Recent Rain, Clear

Ancillary Services

Temperature (approximate)

Age of Home (approximate)

None

9 Fahrenheit (F)

21 Years

Any ancillary services will have their own independent report.

2: STRUCTURE

Information

Crawlspace: Access Location

Utility room closet floor

Crawlspace: Inspection Method

Crawled in Crawlspace

Foundation: Material

Masonry Block

Foundation: Type

Crawlspace on slab

Floor: Type and Material

OSB Sheathing, Dimensional Lumber

Wall: Type and Material

Dimensional Lumber

Ceiling: Type and Material

Roof truss system

Roof: Sheathing Material

Plywood

Roof: Structure

Roof Truss

Attic Access Location

Utility Room

Attic Inspection Method

Walked in Attic



Limitations

Roof

LIMITATION - NO ATTIC FLOORING

A majority of the ceiling/attic floor was not covered with sheathing/flooring and was covered with insulation. This prevented a full and thorough inspection of the roof/ceiling structure. Hidden, inaccessible, or latent issues may exist.

**Conditions**

2.2.1 Foundation

 Repair/Replace

FOUNDATION - MOISTURE INTRUSION

CRAWLSPACE

The foundation wall had multiple areas of moisture staining and active moisture intrusion. Moisture on the walls can be common and is typically directed to the sump pit. However, some water was observed pooling on a portion of the crawlspace floor. Continued moisture intrusion may result in damage to the home. Recommend a qualified waterproofing contractor to evaluate and repair.



2.4.1 Floor

 Monitor/Maintain

TERMITE DAMAGE

REAR RIM JOIST

While no active insects were observed, termite damage was noted on the rear rim joist. It appears this area has been inspected previously and the home has received a treatment. Recommend obtaining all records from the seller.



2.7.1 Roof



ROOF - MOISTURE STAINING

ATTIC

The roof structure and sheathing has moisture staining. The source of this staining may have been previously repaired as this area was dry at the time of inspection or may only occur under certain circumstances. Regardless, continued moisture intrusion may cause further damage to the home as well as the home's contents. Recommend continuing to monitor this area. If an active leak is observed, recommend a licensed roofing contractor to evaluate and repair.



3: EXTERIOR

Information

Driveway Material

Concrete

Walkway Material

Concrete

Exterior Wall Surface Type and Material

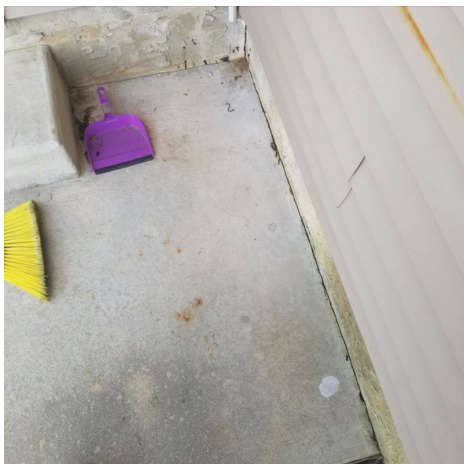
Brick Veneer, Vinyl Siding

Patio Material

Concrete

Evidence of Previous Termite Treatment

The home had drill marks which often indicates a previous termite treatment. Recommend obtaining all records from the current homeowner. Also, recommend continuing annual preventative wood destroying insect inspections/treatments at the discretion of a licensed pest control company.



Conditions

3.1.1 Exterior Wall Surface



Improvement/Upgrade

SIDING - INADEQUATE GROUND CLEARANCE

LEFT SIDE OF HOME

The siding had inadequate clearance between siding and the ground. Siding in contact or close to the ground or soil is a serious concern because it can provide direct access for moisture and wood destroying insects. Recommend removing as much mulch/landscaping as reasonably possible to allow a space. Otherwise, recommend monitoring this area for signs of pests, rodents, or water intrusion.



3.1.2 Exterior Wall Surface



Repair/Replace

SEALANT NEEDED

GAS METER PIPING

A protrusion through the exterior wall was found to have damaged or missing sealant. Deteriorated or missing sealant could allow water intrusion causing damage to the exterior and interior components of home. Recommend sealing these gaps.



3.2.1 Exterior Doors

 Repair/Replace

DOOR SILL/TRIM - DETERIORATION

LEFT SIDE DOOR

The door sill/trim has missing paint, termite damaged wood, and missing sealant. This could allow water intrusion into the home, further damage to the wood, and damage to the home. Recommend replacing the trim.



3.3.1 Windows

 Monitor/Maintain

WINDOW - SEALANT MAINTENANCE

REAR SUN ROOM

The sealant/caulking around the windows is deteriorating. This is common and should be actively maintained throughout the life of the home. Failure to maintain could allow water intrusion into the home causing damage to the structural, exterior, and interior components. Recommend sealing this area on all windows with a flexible, waterproof sealant.



3.3.2 Windows



WINDOW - MOISTURE STAINING

REAR SUN ROOM

The windows have water staining on the interior window sill/wall. This is fairly common for "exterior-type" sun rooms. Recommend closely monitoring this area, especially during rain storms, for any leaking or active moisture. If active moisture is observed, recommend a qualified contractor to repair.



4: ROOF

Information

Roof Inspection Method

Walked on roof

Roof Surface Material

3 Tab Asphalt Shingles

Flashing Material

Aluminum

Chimney Type

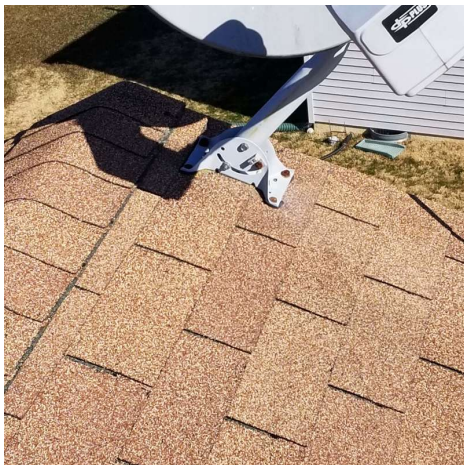
Metal B-vent

Roof Drainage Systems: Material

Aluminum

Satellite Dish Penetration

Satellite dish mounts have penetrated roof coverings which could allow moisture intrusion if not kept sealed. Recommend periodic monitoring to ensure sealant used is in good condition and reapply as needed.



Conditions

4.1.1 Roof Surface

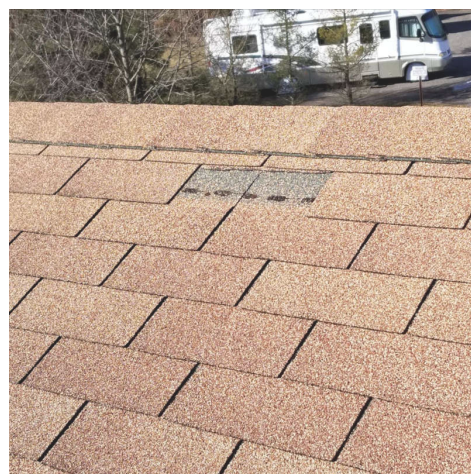
SHINGLES - BROKEN/CHIPPED

FRONT OF ROOF

One of the asphalt shingles on the roof of the home is broken or chipped. This could lead to water intrusion which may cause damage to the structure and interior components of the home. Recommend a licensed roofing contractor to repair.



Repair/Replace



4.1.2 Roof Surface

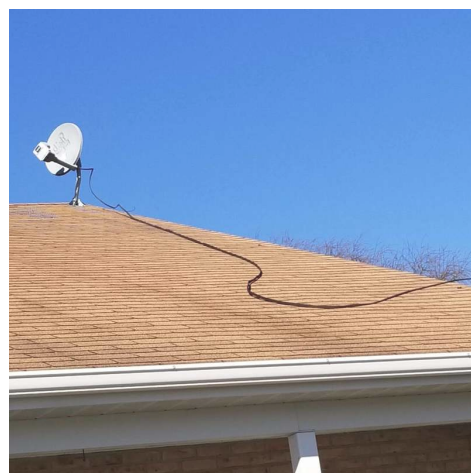
SATELLITE DISH WIRE - RESTING ON ROOF

ROOF, FRONT OF HOME

The wire for the satellite dish is resting on the roof surface. This wire is unsecured and could blow around lifting/damaging shingles. Recommend securing the wire to prevent movement and damage.



Improvement/Upgrade



4.2.1 Roof Drainage Systems

DOWNSPOUTS - DRAIN NEAR FOUNDATION

FRONT LEFT CORNER

The gutter downspout drains too close to the home's foundation. This can result in excessive moisture in the soil around the foundation, which can lead to foundation/structural movement and water intrusion into the home. Recommend adding downspout extensions so they drain at least six feet from the foundation.

 Improvement/Upgrade



5: PLUMBING

Information

Distribution Piping Material

Copper

Supply Piping Material

Copper

Water Meter Location

Crawlspace



Water Source

Public

Hot Water?

Yes

Drain, Waste, & Vent System: Material

ABS

Hot Water System: Manufacturer

Bradford & White

Hot Water System: Energy Source

Natural Gas

Hot Water System: Location

Utility Room

Hot Water System: Capacity

40 gallons

Hot Water System: Model Number

MI403S6EN12

Hot Water System: Serial Number

TA4219727

Hot Water System: Age

20

Fuel Storage & Distribution Systems: Gas Meter Location

Right Side of Home

The average lifespan of a water heater is 8-12 years.

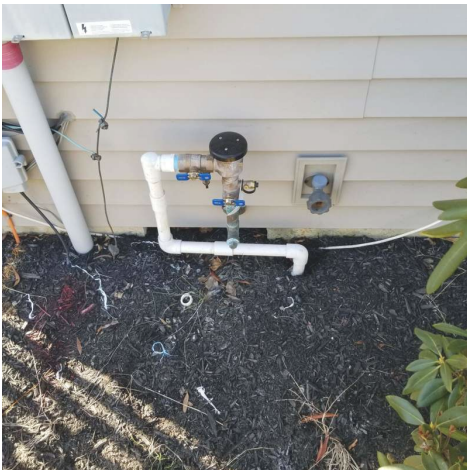


Limitations

General

EXCLUDED - IRRIGATION SYSTEM

This property has an irrigation system which is beyond the scope of this inspection and thus is excluded from the inspection. Recommend a licensed specialist in irrigation systems to inspect, prior to closing on the home.



Conditions

5.2.1 Fixtures & Faucets

 Repair/Replace

TOILET - LEAKING

MASTER BATHROOM

A toilet was observed that is leaking at the base. This could result in sewage entering the home and causing damage. Recommend a licensed plumber to repair or replace.



5.4.1 Hot Water System

 Monitor/Maintain

WATER HEATER - NEARING END OF USEFUL LIFE

The water heater is beyond the average expected useful life. The heater is about 20 years old and showed normal signs of wear and tear. Recommend monitoring closely and budgeting for replacement in the near future. It may be wise to proactively replace the appliance to prevent water damage in the event of a leak.

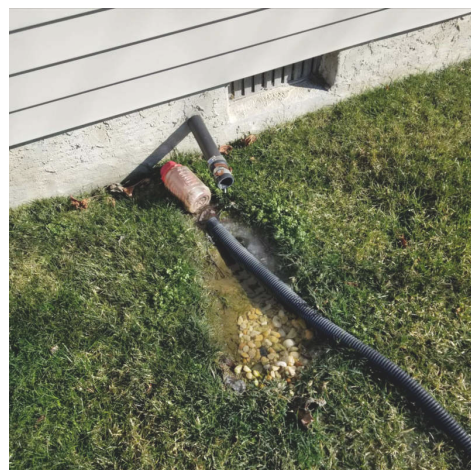
5.6.1 Sump Pump

SUMP PUMP - EXTENSION DISCONNECTED

REAR LEFT CORNER

Due to the disconnected extension, the sump pump discharges directly next to the foundation. This could result in high levels of moisture in the soil surrounding the foundation which could lead to moisture intrusion into the basement. Recommend reconnecting the extension so the water discharges further from the foundation.

 Repair/Replace



6: ELECTRICAL

Information

Electrical Service

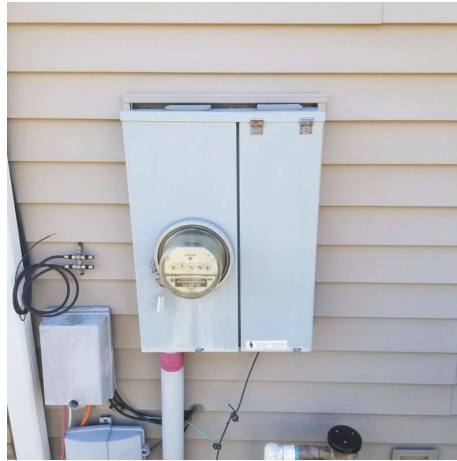
Electric Meter Location

Location of Main Disconnect

Below Ground, 240 Volts

Right side of home

Exterior Service Panel



Service Capacity
150 AMP

Service Entrance Conductors:
Type
Aluminum

Main & Subpanels: Main Panel
Location
Garage

Main & Subpanels: Main Panel
Manufacturer
Cutler Hammer

Main & Subpanels: Over-current
Protection Device Type
Circuit Breaker

Main & Subpanels: Sub Panel
Location
None

Branch Wiring, Breakers &
Fuses: Branch Wire Material
Copper



Limitations

Smoke & Carbon Monoxide Detectors

EXCLUDED - SMOKE & CO2 DETECTORS

Smoke and/or Carbon Monoxide Detectors were observed but their inspection/operation is excluded from the inspection. Their location, operation, and any batteries should be checked/replaced prior to occupying the home.



Conditions

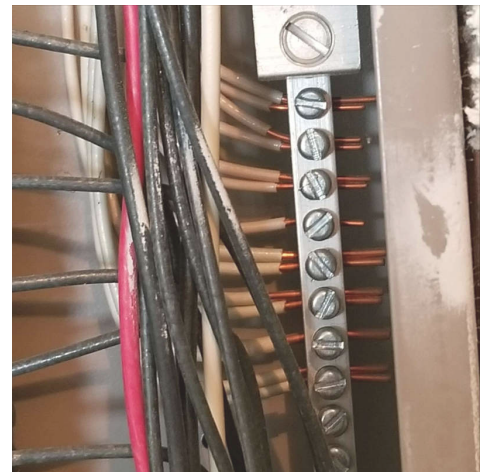
6.2.1 Main & Subpanels

MULTIPLE NEUTRAL CONDUCTORS UNDER BUS SCREW

DISTRIBUTION PANEL

The electrical panel had more than one neutral conductor inserted under a single bus bar screw. The bus bar is designed to accept only one conductor per screw. This could lead to electrical system malfunction and creates a fire hazard. Recommend a licensed electrical contractor to repair.

 Repair/Replace



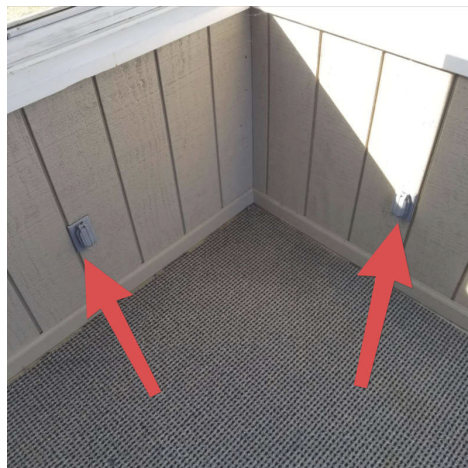
6.5.1 Light Fixtures, Switches & Receptacles

RECEPTACLE - INOPERABLE

ALL SUN ROOM RECEPTACLES

The electrical receptacle was not working at the time of inspection. Recommend a licensed electrical contractor to repair all broken or inoperable receptacles.

 Repair/Replace



6.5.2 Light Fixtures, Switches & Receptacles

RECEPTACLE - DAMAGED

REAR SUN ROOM, RIGHT WALL

The electrical receptacle is damaged and broken. It appears to have had an electrical malfunction. This creates an electrical shock and fire hazard. Recommend a licensed electrical contractor to evaluate and replace.

 **Repair/Replace**



6.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

RIGHT SIDE OF STOVE

An interior electrical outlet was observed without GFCI protection. This could lead to an electrical shock. Recommend a licensed electrical contractor to repair/replace.

 **Repair/Replace**



7: HEATING

Information

Heating Energy Source

Natural Gas

Heating Type

Forced-Air Furnace

Normal Operating Controls:

Thermostat Location

Living room



Equipment: Brand

Equipment: Model Number

Equipment: Serial Number

Lennox

80UHG3-75A-2

6398L 04955

Equipment: Age

20

The average lifespan of a furnace is 15-20 years.

Air Distribution Systems: Type

Insulated Ductwork, Non-insulated Ductwork

Equipment: Filter

The furnace has a filter inside of the cabinet. This must be changed regularly in order for the unit to function properly and efficiently. Recommend monitoring this filter and changing it every 3 months or per manufacturers recommendations.



Limitations

Equipment

EXCLUDED - HUMIDIFIER

The furnace had a humidifier which is beyond the scope of this inspection and thus is excluded from the inspection. Recommend a licensed HVAC contractor to evaluate and repair, as necessary.



Conditions

7.2.1 Equipment

FURNACE - NEARING END USEFUL LIFE

The furnace is nearing the end of its useful life. This could lead to increased energy costs and significant maintenance and repair bills. Recommend continuing to monitor and perform routine maintain on the system. Also, recommend budgeting for replacement in the near future.

 Monitor/Maintain

7.4.1 Vents, Flues & Chimneys

INADEQUATE CLEARANCES

ATTIC



Several pieces of fiberglass insulation are in contact with the metal B-vent. This is a fire hazard. The manufacturer of the B-vent recommends a 1 inch clearance for all combustible materials. Recommend removing all combustible materials from within 1 inch around the vent and secure all insulation and other combustible materials to prevent this problem from reoccurring.

**8: COOLING****Information****Condenser Unit: Brand**

Lennox

Condenser Unit: Energy Source/Type

Electric, Central Air Conditioner

Condenser Unit: Condenser Location

Left side of home

Condenser Unit: Max Fuse/Circuit Breaker Size

25

Condenser Unit: Model Number

10ACB30-9P

Condenser Unit: Serial Number

5899B 26763

Condenser Unit: Age

20

The average lifespan of an air conditioning system is 10-20 years.

Limitations

Condenser Unit

LIMITATION - LOW TEMPERATURE

The A/C system was not operated due to low outdoor temperature. Operating the air conditioning unit during cold weather may cause damage the unit. Recommend that a licensed HVAC contractor evaluate, service, and certify the AC system before the next season to ensure optimal function and efficiency.

Conditions

8.1.1 Condenser Unit

 Improvement/Upgrade

SUCTION LINE INSULATION - MISSING OR DAMAGED

EXTERIOR CONDENSER UNIT

The suction line attached to the outdoor coil has deteriorated insulation. This could lead to decreased efficiency of the air conditioner and higher cooling costs. Recommend replacing this insulation.



8.1.2 Condenser Unit

 Monitor/Maintain

CONDENSER - NEARING END OF USEFUL LIFE

The condenser coil is nearing the end of it's useful life. This could lead to decreased efficiency, higher energy costs, as well as increased maintenance/repair costs. Recommend continued maintenance and annual service by a licensed HVAC contractor. Also, recommend budgeting for replacement in the near future.

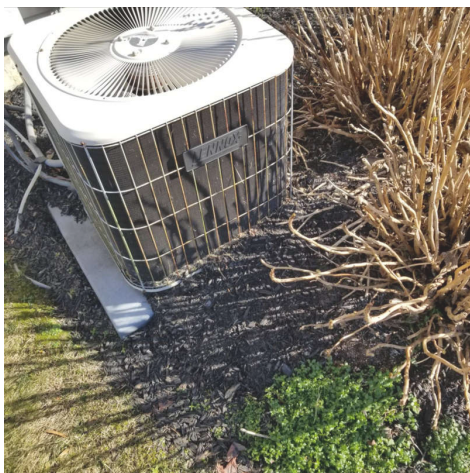
8.1.3 Condenser Unit

 Repair/Replace

AIR CONDITIONER - COILS DAMAGED/DIRTY

CONDENSER UNIT

The air conditioning coils around the bottom of the condenser unit are dirty and have damaged fins. This could lead to a restricted airflow, decreased efficiency, and increased cooling costs. Recommend a licensed HVAC contractor to service, clean, and repair.



9: INTERIOR

Conditions

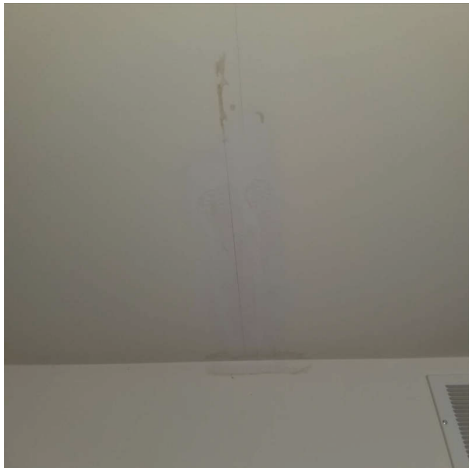
9.4.1 Ceilings



CEILING - PREVIOUS REPAIR

LIVING ROOM

Previous repairs were observed on the ceiling. This may be an area of moisture intrusion or damage that has since been repaired. Recommend monitoring this area for any changes. If changes occur, recommend a licensed contractor to evaluate and complete necessary repairs.



10: BUILT-IN APPLIANCES

Information

Range/Oven: Energy Source
Natural Gas

Range/Oven: Exhaust Hood Type
Re-circulate

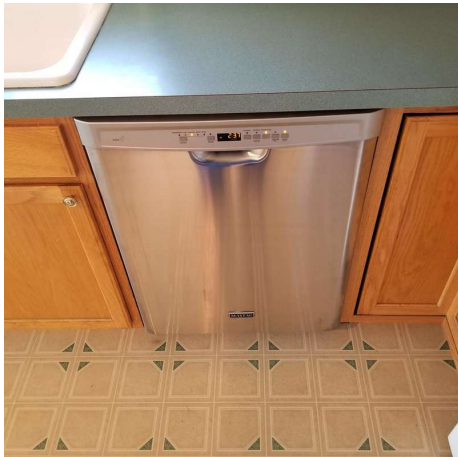
Range/Oven: Range/Oven Brand
Magic Chef



Dishwasher: Dishwasher Brand
Maytag

Refrigerator: Refrigerator Brand
Kenmore

Washer/Dryer: Brand
Kenmore



Limitations

Washer/Dryer

EXCLUDED - WASHER/DRYERS

If able, washers and dryers are operated as a courtesy to check for obvious defects. Washers and dryers are beyond the scope of the inspection and therefore, are excluded from the inspection. If they are remaining with the home, recommend inspecting these appliances prior to settlement.



11: ATTIC, INSULATION & VENTILATION

Information

Insulation: Attic

Batt, Fiberglass

Insulation: Flooring

Fiberglass, Batt

Ventilation: Ventilation Type

Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Bathroom Fans

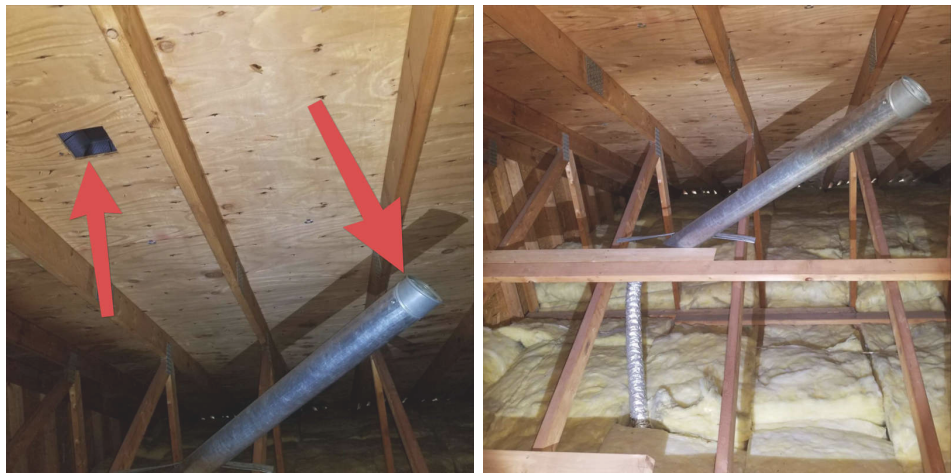
Conditions

11.4.1 Exhaust Systems

 Repair/Replace

BATHROOM EXHAUST FAN VENT - DISCONNECTED

ATTIC
The bathroom exhaust fan vent is disconnected. This can cause moisture from the bathroom to vent into the attic resulting in damage to the wood, insulation and/or mold development. Recommend reconnecting this vent.



11.4.2 Exhaust Systems

 Improvement/Upgrade

NO EXHAUST FAN

MASTER BATHROOM
A full bathroom was observed with no exhaust fan. This can allow warm moist air to build up during a shower resulting in moisture damage to the bathroom. Recommend a licensed contractor to install an exhaust fan

12: GARAGE

Information

Garage Door: Material
Metal

Garage Door: Type
Sectional

Conditions

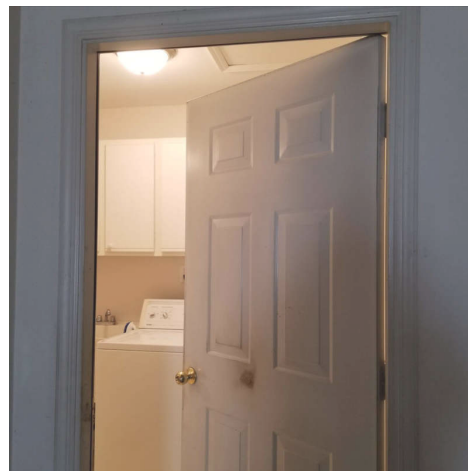
12.7.1 Occupant Door (From garage to inside of home)

 Repair/Replace

DOOR - NOT SELF-CLOSING

GARAGE

The door from the garage to the interior of the home is missing a self-closing system. These hinges keep the door closed to help prevent the spread of fire and toxic gases to living space should they occur. Recommend a licensed contractor to install a self-closing system.



STANDARDS OF PRACTICE

Structure

1. The inspector shall inspect: A. foundation; B. floors; C. walls; D. Ceilings; and E. roof.
2. The inspector shall describe: A. foundation construction type and material; B. floor construction type and material; C. wall construction type and material; D. ceiling construction type and material; E. roof construction type and material.
3. The inspector shall probe structural components where deterioration is suspected unless such probing would damage any finished surface.
4. The inspector shall describe the methods used to inspect the under-floor crawlspaces and attics.
5. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Exterior

1. The home inspector shall inspect: A. Exterior surfaces, excluding shutters, and screening, awnings, and other similar seasonal accessories; B. Exterior doors excluding storm doors or safety glazing; C. Windows excluding storm windows and safety glazing; D. Attached or adjacent decks, balconies, stoops, steps, porches, and their railings; E. Vegetation, grading, drainage, and retaining walls with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization; F. Attached or adjacent walkways, patios, and driveways.
2. The home inspector shall describe the exterior wall surface type and material.
3. 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.

Roof

1. The home inspector shall inspect: A. roofing surface, excluding antennae and other installed accessories such as solar heating systems, lightning arresters, and satellite dishes; B. roof drainage systems; C. flashing; D. skylights; and E. exterior of chimneys.
2. The home inspector shall describe: A. roof surface; B. roof drainage systems; C. flashing; D. skylights; and E. chimneys.
3. The home inspector shall employ reasonable, practicable, and safe methods to inspect the roof.
4. The home inspector shall describe the methods used to inspect the roof.
5. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout 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.

Plumbing

1. The home inspector shall inspect: A. interior water supply and distribution systems including functional water flow and functional drainage, excluding wells, well pumps, well water sampling or water storage related equipment, determination of water supply quantity or quality and water conditioning systems and lawn irrigation systems; B. all interior fixtures and faucets, excluding shut off valves, wells, well pumps, well water sampling and water storage related equipment; C. drain, waste and vent systems; D. domestic water heating systems, without operating safety valves or automatic safety controls, and excluding solar water heating systems; E. combustion vent systems excluding interiors of flues and chimneys; F. fuel distribution

- systems; and G. drainage sumps, sump pumps and related piping.
2. The home inspector shall describe: A. predominant interior water supply and distribution piping materials; B. predominant drain, waste and vent piping materials; and C. water heating equipment including energy sources.
 3. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

1. The home inspector shall inspect: A. service entrance system; B. main disconnects, main panel and sub panels, including interior components of main panel and sub panels; C. service grounding; D. wiring, without measuring amperage, voltage or impedance, excluding any wiring not a part of the primary electrical power distribution system, such as central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems and low voltage wiring systems; E. over-current protection devices and the compatibility of their ampacity with that of the connected wiring; F. at least one of each interior installed lighting fixture, switch, and receptacle per room and at least one exterior installed lighting fixture, switch, and receptacle per side of house; and G. ground fault circuit interrupters.
2. The home inspector shall describe: A. amperage and voltage rating of the service; B. location of main disconnect, main panels, and sub-panels; C. type of over-current protection devices; D. predominant type of wiring; E. presence of knob and tube branch circuit wiring; and F. presence of solid conductor aluminum branch circuit wiring.
3. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating

1. The home inspector shall inspect: A. installed heating equipment and energy sources, without determining heat supply adequacy or distribution balance, and without operating automatic safety controls or operating heat pumps when weather conditions or other circumstances may cause damage to the pumps, and excluding humidifiers, electronic air filters and solar heating systems; B. Combustion vent systems and chimneys, excluding interiors of flues or chimneys; C. fuel storage tanks, excluding propane and underground storage tanks; D. visible and accessible portions of the heat exchanger. E. fireplaces and other solid fuel burning appliances; and F. chimneys and combustion vents.
2. The home inspector shall describe: A. heating equipment and distribution type; B. energy sources; C. type of fireplaces and/or solid fuel burning appliances; and D. Visible evidence of improper draft characteristics.
3. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H.

verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

1. The home inspector shall inspect: A. central cooling system, excluding electronic air filters and excluding determination of cooling supply adequacy or distribution balance and without operating central cooling equipment when weather conditions or other circumstances may cause damage to the cooling equipment; B. permanently installed hard-wired, through-wall individual cooling systems; and C. energy sources.
2. The home inspector shall describe: A. Cooling equipment and distribution type; and B. energy sources.
3. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Interior

1. The home inspector shall inspect: A. walls, ceilings, and floors excluding paint, wallpaper and other finish treatments, carpeting and other non-permanent floor coverings; B. steps, stairways, and railings; C. installed kitchen wall cabinets to determine if secure; D. at least one interior passage door and operate one window per room excluding window treatments.
2. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

1. The home inspector shall inspect: A. the kitchen range and oven to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats; B. dishwasher to determine water supply and drainage; and C. garbage disposer.

Attic, Insulation & Ventilation

1. The home inspector shall inspect: A. insulation in unfinished spaces without disturbing insulation; B. ventilation of attics and crawlspaces; and C. mechanical ventilation systems;
2. The home inspector shall describe: A. insulation in unfinished spaces adjacent to heated areas; and B. evidence of inadequate attic and crawlspace ventilation.
3. The home inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.