TRADEMARK HOME INSPECTION, LLC
734-331-3269
info@trademarkhomeinspection.com
http://trademarkhomeinspection.com/

HOME INSPECTION REPORT

1234 Main St.
Canton MI 48188

Buyer Name

10/15/2017 9:00AM

Inspector

Matthew Cottenham

Certified Master Inspector (CMI)

734-331-3269

matt@trademarkhomeinspection.c

Inspector

Daniel Abston

Certified Professional Inspector (C

734-331-3269

daniel@trademarkhomeinspection

Agent

Agent Name

555-555-5555

agent@spectora.com

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1: INSPECTION DETAILS

Information

In Attendance
Client's Agent

Occupancy
Furnished, Occupied

Type of Building
Single Family

Weather Conditions
Cloudy, Light Rain

Third Party Use
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Age of Home
Over 10 years
The inspector does not make estimates to the life span or how long a component of the home has left before it needs to be repaired or replaced. Many factors need to be considered when making such estimates, such as the age, how well the component has been maintained, how frequently the components have been used etc... Most of which the inspector could never know. As a reference we have posted a Life Expectancy Chart on our website for you to view. Just keep in mind this is just an estimate and the component in your home may last longer or shorter than the chart suggests.

Life Expectancy Chart

2: ROOF

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Information

Inspection Method
The roof, Ladder at Eaves

Roof Type/Style
Gable

Coverings: Material
Architectural Asphalt/Fiberglass

Flashings: Material
Aluminum, Rubber

Roof Drainage Systems: Gutter Material
Aluminum

Recommendations

2.1.1 Coverings

DAMAGED/MISSING

One or more composition shingles are damaged, deteriorated and/or missing, and should be replaced. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary.

Recommendation

Contact a qualified roofing professional.

2.1.2 Coverings

EXPOSED FASTNERS

There are exposed fasteners on the roof. These should be sealed over to prevent water leaks.

Recommendation

Contact a quality handyman.




2.1.3 Coverings

UNDER-DRIVEN NAILS

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

2.2.1 Flashings

DETERIORATED BOOT FLASHING(S)

One or more "rubber boot" flashings are damaged or deteriorated and may result in leaks or vermin intrusion. A qualified contractor should replace flashings where necessary.

Recommendation

Contact a qualified roofing professional.

2.3.1 Skylights, Chimneys & Other Roof Penetrations

DAMAGED ROOF VENT

Damaged roof vent

Recommendation

Contact a qualified roofing professional.

2.4.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified professional.

3: EXTERIOR

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Information

Siding, Flashing & Trim: Siding Material
Brick, Vinyl, Wood

Eaves, Soffits & Fascia: Materials
Wood Soffits, Wood Fascia

Decks, Balconies, Porches & Steps: Appurtenance
Patio, Covered Porch

Decks, Balconies, Porches & Steps: Material
Concrete, Pavers

Exterior Doors and Windows: Exterior Entry Door(s)
Glass

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Sidewalk Material
Cobblestone

Walkways, Patios & Driveways: Patio Material
Pavers

Recommendations

3.1.1 Siding, Flashing & Trim

SIDING DAMAGED

Siding is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion.

Recommendation

Contact a qualified siding specialist.

3.1.2 Siding, Flashing & Trim

DETERIORATED CAULKING

Caulking is missing or deteriorated in some areas and should be replaced and/or applied where necessary.

Recommendation

Recommended DIY Project

3.1.3 Siding, Flashing & Trim

MILDEW/ALGAE

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned or a regular basis.

Recommendation

Contact a qualified professional.

3.2.1 Eaves, Soffits & Fascia

SCREENS MISSING OR DETERIORATED

One or more soffit vent screens are missing and/or deteriorated. Birds and vermin may enter the attic because of this. Screens should be replaced or repaired where necessary, or installed where missing.

Recommendation

Contact a quality handyman.

3.3.1 Decks, Balconies, Porches & Steps

STAIRS WOBBLY/DETERIORATED

⚠ Safety Hazard and/or Requires Immediate Attention

The steps are wobbly and/or deteriorated and need to be repaired or replaced by a qualified contractor

Recommendation

Contact a qualified professional.

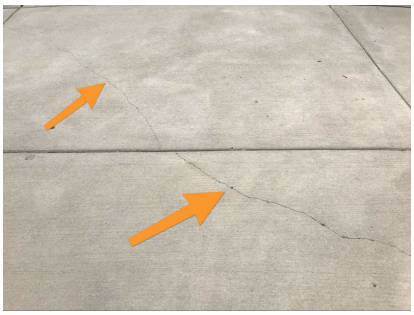
3.5.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

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

Recommendation

Contact a qualified concrete contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

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

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified landscaper or gardener.

4: GARAGE

Information

Type
Attached

Ceiling: Style
Finished

Walls : Style
Finished

Floor: Materials
Cement

Garage Vechicle Door: Material
Metal

Garage Vechicle Door: Type
Sectional

Garage Door Operator(s): Manufacturer
Chamberlain
Liftmaster

Garage Service Door(s): Materials
Metal

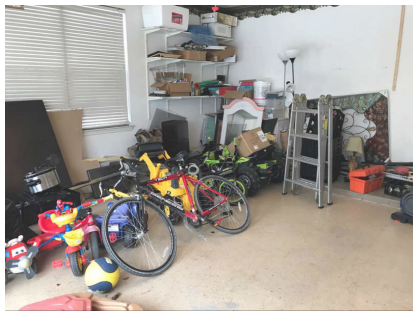
Garage Service Door(s): Types
Garage-House

Limitations

Walls

STORED ITEMS

All or part of the interior perimeter of the garage is excluded from this inspection due to lack of access from stored items.



Floor

STORED ITEMS

ll or part of the garage floor is excluded from this inspection due to lack of access from stored items.

Recommendations

4.6.1 Garage Service Door(s)

NO AUTO CLOSE

⚠ Safety Hazard and/or Requires Immediate Attention

The garage-house door isn't equipped with an automatic closing device such as sprung hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should install automatic closing device(s) as necessary, and as per standard building practices, so this door closes and latches automatically.

Recommendation

Contact a quality handyman.

5: BUILT-IN APPLIANCES

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Information

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Dishwasher: Brand
Samsung

Garbage Disposal: Brand
Unknown

Range/Oven/Cooktop: Range/Oven Brand

Samsung

Refrigerator: Brand

Samsung

Recommendations

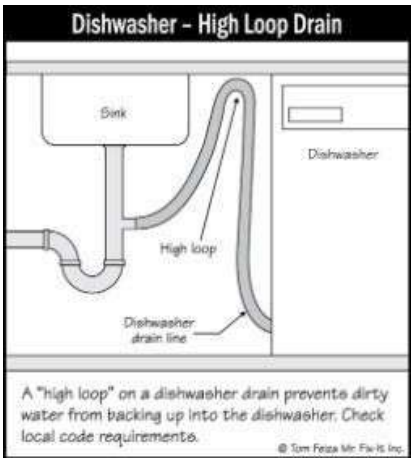
5.1.1 Dishwasher

NO HIGH LOOP

The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the counter top above, and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a builtin high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices.

Recommendation

Contact a qualified appliance repair professional.



5.1.2 Dishwasher

DETERIORATED BRACKET

The bracket that attaches the dishwasher to the underside of the countertop is loose, missing or installed in a substandard way.

Recommendation

Contact a quality handyman.

6: FIREPLACE(S)

Limitations

Gas/LP Firelogs and Fireplaces

GAS OFF

The gas supply for one or more gas fireplaces and/or stoves was turned off. As per the Standards of Practice for National Association of Certified Home Inspectors (NACHI) the inspector does not operate gas shut off valves or light pilot lights during inspections. These appliances were not fully evaluated.

7: INTERIOR

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Information

Ceilings: Ceiling Material
Paint

Walls: Wall Material
Paint, Wallpaper

Floors: Floor Coverings
Carpet, Hardwood, Tile

Countertops & Cabinets: Countertop Material
Granite

Countertops & Cabinets: Cabinetry
Wood, Laminate

Windows: Window Type
Single-hung

Windows: Window Manufacturer
Unknown

Dryer Hook Ups: Dryer Power Source
Gas

Dryer Hook Ups: Dryer Vent
Metal (Flex)

Recommendations

7.3.1 Floors

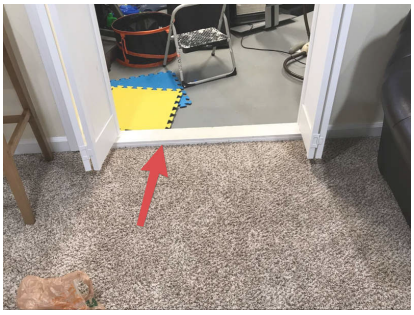
TRIP HAZARD

⚠ Safety Hazard and/or Requires Immediate Attention

One or more doors are installed in a way where the sill plate was not cut out creating a trip hazard. Recommend a qualified contractor properly install doors.

Recommendation

Contact a qualified professional.



7.5.1 Doors

DOOR STICKS

Door sticks and is tough to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation

Contact a quality handyman.

8: COOLING

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Back of house

Cooling Equipment: Brand
Arcoaire

Recommendations

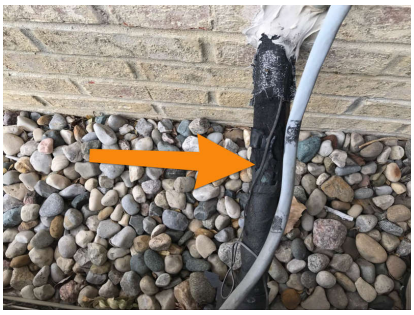
8.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. A qualified heating and cooling contractor should replace insulation as necessary.

Recommendation

Contact a quality handyman.



8.1.2 Cooling Equipment

DIRTY COOLING FINS

The cooling fins on the outdoor condensing unit's evaporator coils are dirty. This may result in reduced efficiency and higher energy costs. A qualified heating and cooling contractor should clean the evaporator coils as necessary.

Recommendation

Recommended DIY Project

9: HEATING

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Information

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

Vents, Flues & Chimneys: Material(s)
Metal B-Vent

Heat System Filter(s): Type(s)
Cartridge, Disposable

Equipment: Brand
Arcoaire

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

Here is a resource on the importance of furnace maintenance.

Heat System Filter(s): Filter Size
16x16, Unknown

HVAC filter(s) should be checked regularly in the future and replaced or washed as necessary.

Humidifier: Brand
Aprilaire

The furnace had a humidifier attached. Humidifiers are designed to raise relative humidity levels in homes located in dry climates by adding moisture vapor to air heated by the furnace.

Recommendations

9.1.1 Equipment

WATER ON FLOOR

There is water on the basement floor which appears to be coming from the furnace. Recommend evaluation and repair by qualified contractor.

Recommendation

Contact a qualified HVAC professional.

9.1.2 Equipment

LAST SERVICE DATE

The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future.

Recommendation

Contact a qualified HVAC professional.

9.3.1 Vents, Flues & Chimneys

WHITE POWDERY DEPOSITS

White, powdery deposits on the furnace exhaust flue and/or cabinet top indicate the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust flue conditions. This condition may result in premature failure of furnace components. The Inspector recommends that the furnace be serviced by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

10: PLUMBING

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Information

Filters
None
We do not inspect water filtration systems.

Water Source
Public

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Capacity
50 Gallon

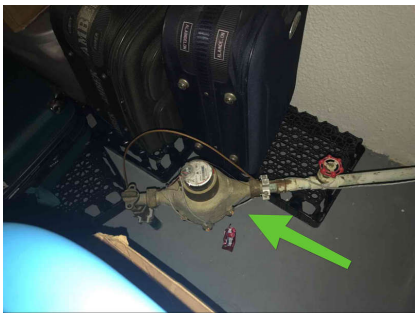
Hot Water Systems, Controls, Flues & Vents: Location
Basement

Water Supply, Distribution Systems & Fixtures: Distribution Material
PVC

Drain, Waste, & Vent Systems: Material
PVC

Main Water Shut-off Device: Location

Basement



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

Gas Meter

Hot Water Systems, Controls, Flues & Vents: Manufacturer

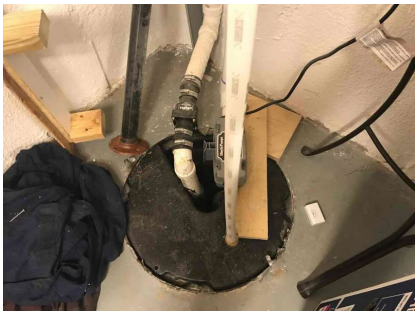
GE

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.

Sump Pump: Location

Basement



Recommendations

10.3.1 Hot Water Systems, Controls, Flues & Vents

MELTED INSULATION/PLASTIC

⚠ Safety Hazard and/or Requires Immediate Attention

Foam insulation on water supply pipe(s) at the top of the water heater or plastic on the top of the water heater has melted due to the heat from the draft hood. This is a safety hazard since and should be repaired by a qualified contractor.

Recommendation

Contact a qualified plumber.

10.5.1 Drain, Waste, & Vent Systems

DRAIN STOPPER(S) DEFECTIVE

One or more drain stoppers are inoperable or missing. Recommend repairing or replacing stoppers as needed.

Recommendation

Contact a quality handyman.

10.5.2 Drain, Waste, & Vent Systems

LOOSE TOILET

One or more toilets are loose and should be tightened to help prevent leaking.

Recommendation

Contact a qualified plumber.

11: ELECTRICAL

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Information

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

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

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring : Branch Wire 15 and 20 AMP
Aluminum, Copper

Branch Wiring : Wiring Method
Romex

Service Entrance Conductors: Electrical Service Conductors

Below Ground

Recommendations

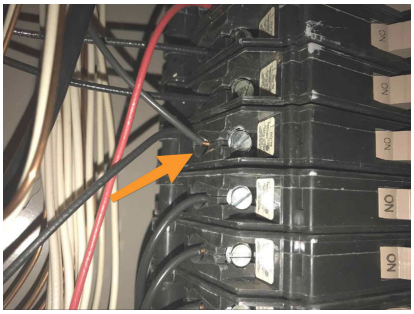
11.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

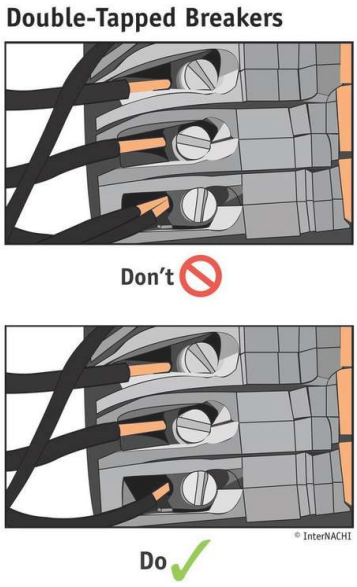
DOUBLE TAPS

One or more overcurrent protection devices (circuit breakers or fuses) are "double tapped", where 2 or more wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.

Recommendation

Contact a qualified electrician.





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

SCREWS MISSING

One or more screws are missing from the main service panel cover and should be replaced. Because energized wiring may exist behind the holes with the missing screws, recommend that a qualified, licensed electrician replace these screws, or that care be taken to ensure that the new screws do not come in contact with wiring inside the panel when they are installed. Stock screws from the panel manufacturer should be used, or their equivalent.

Recommendation

Contact a quality handyman.

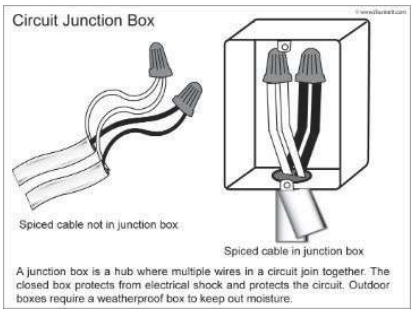
11.3.1 Branch Wiring

WIRE SPLICES EXPOSED

Wire splices are exposed due to not being contained in a covered junction box. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and make repairs as necessary. For example, install securely mounted junction boxes with cover plates where needed to contain wiring splices.

Recommendation

Contact a qualified electrician.



11.3.2 Branch Wiring

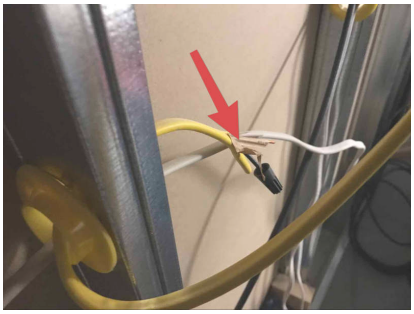
WIRING NOT TERMINATED

⚠ Safety Hazard and/or Requires Immediate Attention

One or more sections of wiring that weren't terminated were found. This is a potential safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary. For example, cutting the wire to length and terminating the wire with wire nuts in a securely anchored, covered, properly sized junction box.

Recommendation

Contact a qualified electrician.



11.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Recommended DIY Project

11.4.2 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Recommended DIY Project

11.4.3 Lighting Fixtures, Switches & Receptacles

LIGHTS LOOSE

One or more light fixtures have missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, or repairs or replacement may be necessary.

Recommendation

Contact a quality handyman.

11.4.4 Lighting Fixtures, Switches & Receptacles

MISSING BATH EXHAUST FAN

Bathroom with a shower/tub doesn't have an exhaust fan to vent the warm humid air to the outside.

Recommendation

Contact a qualified professional.

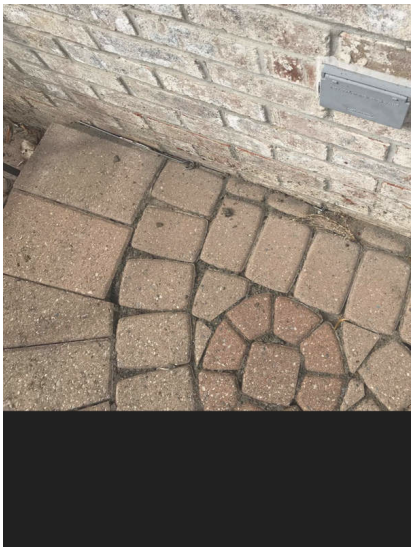
11.4.5 Lighting Fixtures, Switches & Receptacles

NO POWER RECEPTACLES

One or more electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.

Recommendation

Contact a qualified electrician.



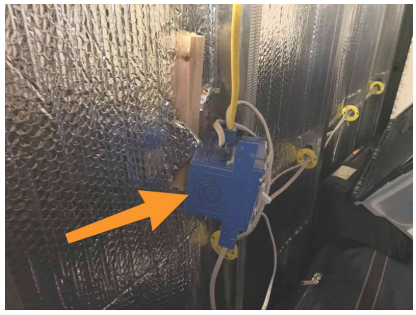
11.4.6 Lighting Fixtures, Switches & Receptacles

RECEPTACLES/BOXES LOOSE

One or more electric receptacles and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.

Recommendation

Contact a quality handyman.



11.4.7 Lighting Fixtures, Switches & Receptacles

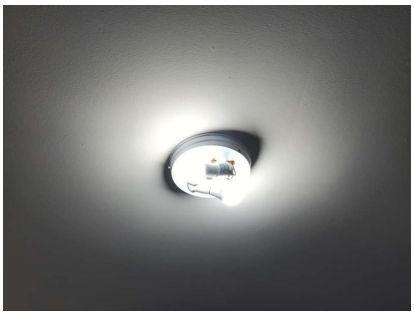
MISSING/DETERIORATED GLOBE

One or more light fixtures are missing And or have deteriorated globes. Recommend

repairing or replacing the globes.

Recommendation

Recommended DIY Project



11.5.1 GFCI & AFCI

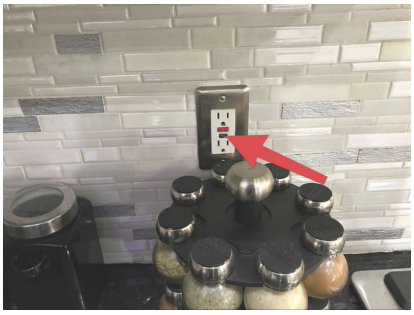
GFCI DIDN'T RESET

⚠ Safety Hazard and/or Requires Immediate Attention

One or more ground fault circuit interrupter (GFCI) electric receptacles are tripped and will not reset. This is a safety hazard due to the risk of fire and/or shock. A qualified electrician should evaluate and make repairs as necessary.

Recommendation

Contact a qualified electrician.



11.6.1 Smoke Detectors

DISCONNECTED

⚠ Safety Hazard and/or Requires Immediate Attention

One or more smoke detector(s) have been disconnected. Without a working smoke detector(s) in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.

Recommendation

Contact a quality handyman.

11.6.2 Smoke Detectors

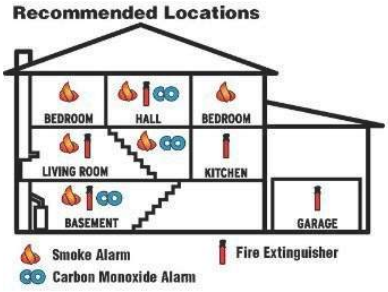
TO FEW

⚠ Safety Hazard and/or Requires Immediate Attention

An insufficient number of smoke alarms are installed. Additional smoke alarms should be installed as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom.

Recommendation

Contact a quality handyman.



11.7.1 Carbon Monoxide Detectors

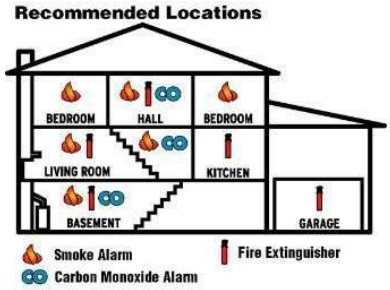
NONE FOUND

⚠ Safety Hazard and/or Requires Immediate Attention

The inspector was unable to locate a carbon monoxide detector in the home. It is recommended that one be installed according to the manufacturer's instructions.

Recommendation

Recommended DIY Project


Recommended Locations
BEDROOM
HALL
BEDROOM
LIVING ROOM
KITCHEN
BASEMENT
GARAGE
Smoke Alarm
Fire Extinguisher
Carbon Monoxide Alarm

12: ATTIC, INSULATION & VENTILATION

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Information

Ventilation: Ventilation Type

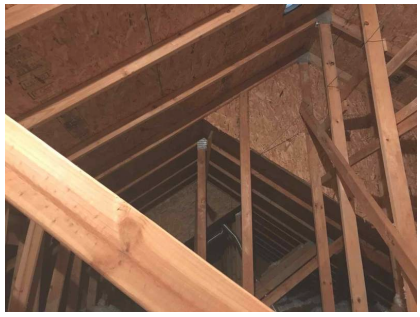
Soffit Vents, Passive

Roof Structure & Attic: Inspection Meathod

From The Entry

Roof Structure & Attic: Framing

Engineered Wood Trusses



Roof Structure & Attic: Sheathing

OSB Sheathing

Attic Insulation: Insulation Type

Batt, Fiberglass, Blown

Recommendations

12.4.1 Exhaust Systems

DUCTS BROKEN

One or more exhaust fan ducts are broken and/or have fallen down, or somehow terminate in the attic. This is a conducive condition for wood destroying insects and organisms due to increased moisture levels in the attic from the exhaust air. A qualified contractor should evaluate and make permanent repairs as necessary and as per standard building practices, so all exhaust air is vented outside.

Recommendation

Contact a quality handyman.

13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Information

Basements & Crawlspaces: Type(s)
Basement

Basements & Crawlspaces: Inspection Meathod
Inside the basement

Wall(s): Type(s)
Poured concrete

Floor(s): Basement/Crawlspace Floor
Concrete

Columns and Piers: Style
Steel Lolly Columns

Insulation: Type(s)
Batts

Ventilation: Type(s)
Window Vents

Limitations

Basements & Crawlspaces

FINISHED BASEMENT

The basement is finished/partially finished such as ceiling, floors, and walls were installed. The inspector is unable to inspect under and/or behind these areas.

Basements & Crawlspaces

STORED ITEMS

The basement and/or crawlspaces had stored items and were unable to be fully evaluated.

Recommendations

13.2.1 Wall(s)

MODERATE CRACKS

One or more moderate cracks (1/8 inch to 3/4 inch) were found in the foundation. These may be a structural concern, or an indication that settlement is ongoing. The client(s) should consider hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

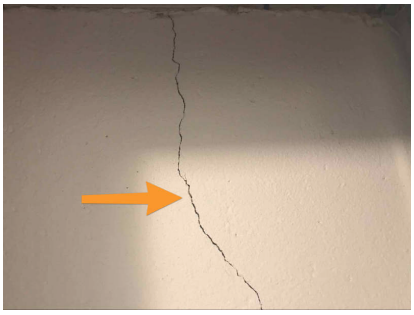
Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs
Masonry contractors who repair and/or replace brick veneer
Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is
Structural engineers who determine if repairs are necessary, and prescribe those repairs

At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including:

Hydraulic cement. Requires chiseling a channel in the crack to apply.
Resilient caulks (easy to apply).
Epoxy sealants (both a waterproof and structural repair).

Recommendation

Contact a qualified general contractor.



13.2.2 Wall(s)

LEAKING CRACK

One or more wall cracks appear to have Leaked or are leaking and need to be evaluated and repaired by a qualified contractor.

Recommendation

Contact a qualified professional.

13.2.3 Wall(s)

MINOR CRACKS

One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend monitoring them in the future. Numerous products exist to seal such cracks including:

Hydraulic cement. Requires chiseling a channel in the crack to apply.

Resilient caulks (easy to apply).

Epoxy sealants (both a waterproof and structural repair).

Recommendation

Recommend monitoring.