



RESIDENTIAL TEMPLATE

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05/29/2019 9:00AM



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SUMMARY



MAINTENANCE ITEM



MARGINAL



DEFICIENT

-  2.1.1 Roof - Roof Covering: Screws in withdrawal
-  2.1.2 Roof - Roof Covering: Faded paint
-  2.2.1 Roof - Flashing: No flashing - eaves
-  2.2.2 Roof - Flashing: Poor flashing installation
-  2.3.1 Roof - Chimney & Roof Penetrations: Chimney in poor condition
-  3.1.1 Utilities - Electrical Service: Missing knockouts
-  4.1.1 Exterior - Driveway & Walkway: Asphalt deterioration - deficient
-  4.1.2 Exterior - Driveway & Walkway: Damaged concrete
-  4.3.1 Exterior - Vegetation: Trim tree limbs
-  4.4.1 Exterior - Exterior Finishes: Restain house
-  4.4.2 Exterior - Exterior Finishes: Stone veneer damage
-  4.4.3 Exterior - Exterior Finishes: Damaged siding
-  4.5.1 Exterior - Electrical: Outlet(s) not GFCI protected
-  4.6.1 Exterior - Plumbing: Hose bib leaking
-  4.7.1 Exterior - Eaves, Soffits & Fascia: Repaint fascias
-  4.8.1 Exterior - Decks & Porches: Restain deck(s)
-  4.8.2 Exterior - Decks & Porches: Missing flashing
-  4.8.3 Exterior - Decks & Porches: Structural failure
-  5.4.1 Interior Areas - Doors: Front door does not open
-  5.4.2 Interior Areas - Doors: Missing transition piece
-  5.5.1 Interior Areas - Patio Door: Missing lock
-  5.7.1 Interior Areas - Ceilings: Water stains
-  5.9.1 Interior Areas - Smoke/ CO Detector: Missing CO detector
-  5.10.1 Interior Areas - Fireplace: Missing fire bricks
-  6.1.1 Bedrooms - Electrical: No power to receptacle
-  6.2.1 Bedrooms - Closets: Missing doors
-  6.5.1 Bedrooms - Walls: Poor repair
-  6.7.1 Bedrooms - Floors: Moderate to heavy wear

- ⚠ 7.5.1 Bathroom - Exhaust Fan: No fan installed, but window noted
- ⚠ 7.6.1 Bathroom - Sinks: Sink stopper is inoperable
- ⊖ 7.10.1 Bathroom - Walls: Missing trim
- ⚠ 8.2.1 Kitchen - GFCI: Outlet(s) not GFCI protected
- ⊖ 8.4.1 Kitchen - Cabinets: Cabinet poorly attached to wall
- ⊖ 8.4.2 Kitchen - Cabinets: Cabinet off tracks
- ⊖ 8.5.1 Kitchen - Sinks: Fixture is loose
- ⚠ 8.5.2 Kitchen - Sinks: Improper P-trap
- ⊖ 8.6.1 Kitchen - Cook Top and Range: Not inspected
- ⚠ 8.7.1 Kitchen - Exhaust Fan: No fan installed
- ⊖ 8.8.1 Kitchen - Dishwasher: Not inspected
- ⚠ 8.9.1 Kitchen - Garbage Disposal: Disposal was inoperable
- ⊖ 8.10.1 Kitchen - Refrigerator: Refrigerator has been unplugged
- ⊖ 8.12.1 Kitchen - Walls: Small hole in wall
- ⚠ 9.2.1 Laundry - Dryer Vent: Disconnected behind dryer
- ⊖ 10.1.1 Water Heater - Water Heater: Insulation wrap
- ⊖ 11.1.1 Heat/AC - Heating: Wall heater not tested
- ⚠ 12.2.1 Garage - GFCI: Outlet(s) not GFCI protected
- ⚠ 12.3.1 Garage - Walls/ Firewall: Hole in firewall, organic growth
- ⚠ 12.7.1 Garage - Fire Door: The self-closing device on fire door isn't set
- ⚠ 13.5.1 Attic - Plumbing: Damaged vent pipes
- ⊖ 14.2.1 Foundation/ Crawlspace - Crawlspace: Moist dirt
- ⚠ 14.2.2 Foundation/ Crawlspace - Crawlspace: No insulation
- ⊖ 14.2.3 Foundation/ Crawlspace - Crawlspace: Poorly installed insulation
- ⊖ 14.3.1 Foundation/ Crawlspace - Venting: Insulation covering vents
- ⊖ 14.5.1 Foundation/ Crawlspace - Plumbing: Uninsulated water pipes observed in unheated crawlspace

1: INSPECTION DETAILS

Information

Attendance

Client

Occupancy

Vacant

Utilities

On

Home Type

Single family

Weather

Cloudy

Ground Condition

Dry

Precipitation in past 48 hrs?

Yes

Items Not Inspection and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure (unless agreed upon in writing), washers / dryers, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Subterranean systems are excluded from the inspection, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation.

Inspector will not enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons. Items that will not be moved include: insulation, personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, mold, wood destroying organisms (termites, etc), rodents, pesticides, fungus, treated lumber, Chinese drywall, or mercury. Radon testing is available at an additional cost.

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Limitations

General

PERSONAL ITEMS

Moderate to heavy amounts of personal items and storage observed. Access to some items such as: electrical outlets/receptacles; windows; wall/floor surfaces; and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

2: ROOF

Information

Roofing Material

Metal roofing

Inspection Method

From ground with binoculars

Observations

2.1.1 Roof Covering

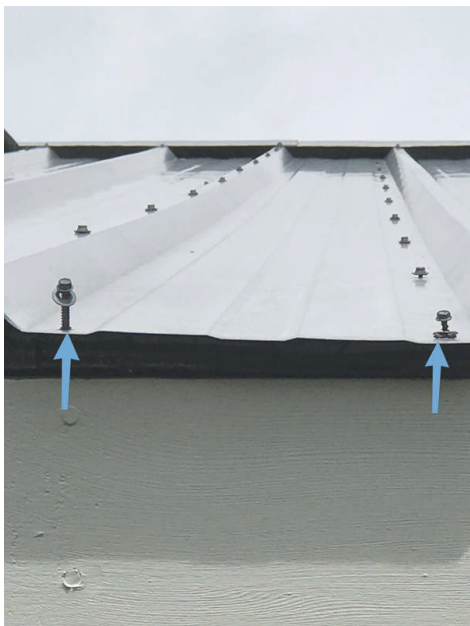
 Maintenance Item

SCREWS IN WITHDRAWAL

The screws securing the metal roof to the framing are withdrawing. This occurs because of the different expansion and contraction rates between the metal roof and the wood that it's screwed into. It is a maintenance issue. Recommend securing any loose screws to prevent leaks.

Recommendation

Contact a qualified roofing professional.



2.1.2 Roof Covering

 Maintenance Item

FADED PAINT

Repaint faded roof to prolong the life of the roof

Recommendation

Contact a qualified roofing professional.



2.2.1 Flashing

NO FLASHING - EAVES

Metal flashing should be installed at the perimeter edges of the roof, including all eaves. Lack of flashing in these areas may affect roof sheathing, wood fascias, and siding.



2.2.2 Flashing

POOR FLASHING INSTALLATION

FRONT BAY WINDOW

Missing counter flashing. Counter-flashing may be a piece of metal or wood trim that is installed over the vertical leg of flashing to prevent moisture related issues. Sealant is not an adequate substitute. Horizontal leg of installed flashing should be under roofing



Recommendation

Contact a qualified roofing professional.



2.3.1 Chimney & Roof Penetrations

CHIMNEY IN POOR CONDITION

Sealant used to seal flashing around chimney vent. Bent vent stack above roof. Contact roofing contractor to repair flashing

Recommendation

Contact a qualified roofing professional.



3: UTILITIES

Information

Electrical Service: Electrical Service Conductors

Overhead service drop

Electrical Service: Main Panel Location

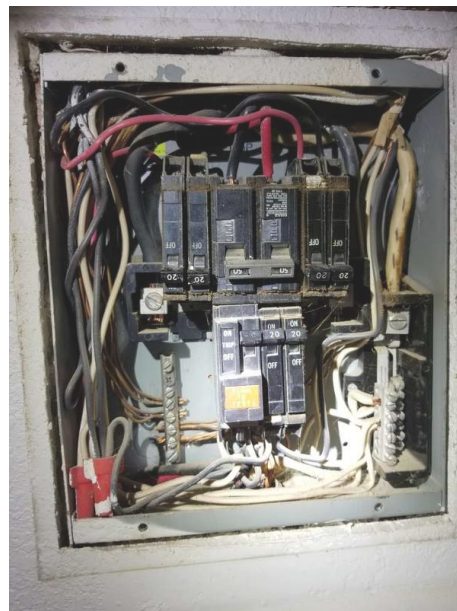
Right side of house

This is the location of the main panel and service disconnect



Electrical Service: Sub Panel Location(s)

Hallway closet



Electrical Service: Main Amp Capacity

200 amp

Electrical Service: 120 Volt wiring

Copper

Electrical Service: 240 Volt wiring

Copper

Electrical Service: Grounding?

Yes-assumed

Water Supply: Water Source

Local public utility company

Water Supply: Shut-off Valve Location

Kitchen cabinet



Water Supply: No deficiencies

The water supply was inspected for leaks, adequate protection against cold weather, and a pressure regulator if necessary.

Observations

3.1.1 Electrical Service

MISSING KNOCKOUTS

Hot conductors exposed. Recommend installing filler plates

 Deficient



4: EXTERIOR

Information

Driveway & Walkway: Driveway & Walkway Material

Asphalt driveway

Driveway & Walkway: Concrete walkway

Grading: No deficiencies

The ground should slope at least six inches down in the first ten feet around the perimeter of the house. This helps direct moisture away from the foundation and crawlspace.

Exterior Finishes: Siding Materials

Stained wood siding, Stone veneer

Electrical: Exterior outlets

Some GFCI protected, Weatherproof covers

Exterior outlets are required to all be GFCI protected and to have weatherproof covers due to their exposure to moisture.

Stairs & Railings: No deficiencies

No structural or cosmetic issues observed at time of inspection for the visible portions of stair(s).

Observations

4.1.1 Driveway & Walkway

ASPHALT DETERIORATION - DEFICIENT



Repair and/or monitor for expansion of cracks and further deterioration. Recommend sealing annually to extend life.



4.1.2 Driveway & Walkway

 Deficient

DAMAGED CONCRETE

Concrete at walkway is damaged and deteriorated. Recommend repair to prevent a tripping hazard



4.3.1 Vegetation

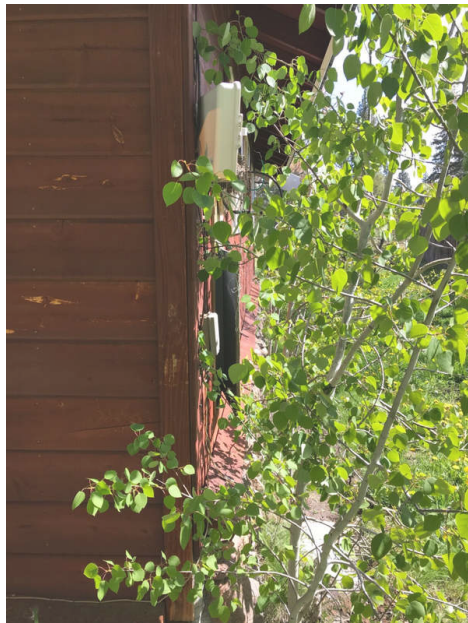
 Maintenance Item

TRIM TREE LIMBS

Tree limbs within 10 feet of roof should be trimmed to minimize debris & dampness, and to eliminate pathways for wood destroying pests.

Recommendation

Contact a qualified tree service company.



4.4.1 Exterior Finishes

 Maintenance Item

RESTAIN HOUSE

The entire house should be restained due to discoloration or faded finish. It is recommended to restain the sun-exposed sides of the house restaining every 2-3 years to maintain the life of the wood. Shadier portions of the siding may not require staining as often.

Recommendation

Contact a qualified painting contractor.



4.4.2 Exterior Finishes

 Deficient

STONE VENEER DAMAGE

Damage to stone veneer observed, some missing rocks and cracked grout. Recommend replacing missing rocks and maintaining grout to extend the life of the veneer.

Recommendation

Contact a qualified masonry professional.

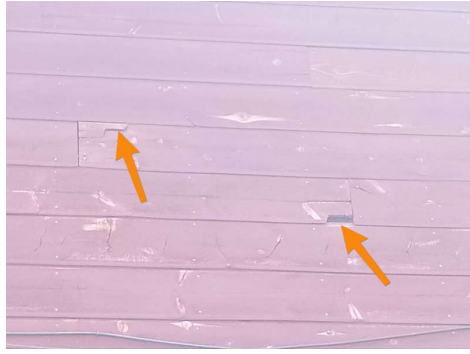
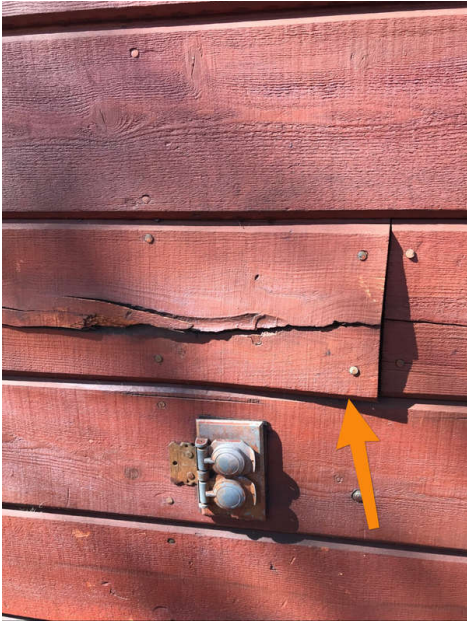


4.4.3 Exterior Finishes

 Deficient

DAMAGED SIDING

Recommend replacing or patching cracks in damaged siding.



Above entry

4.5.1 Electrical

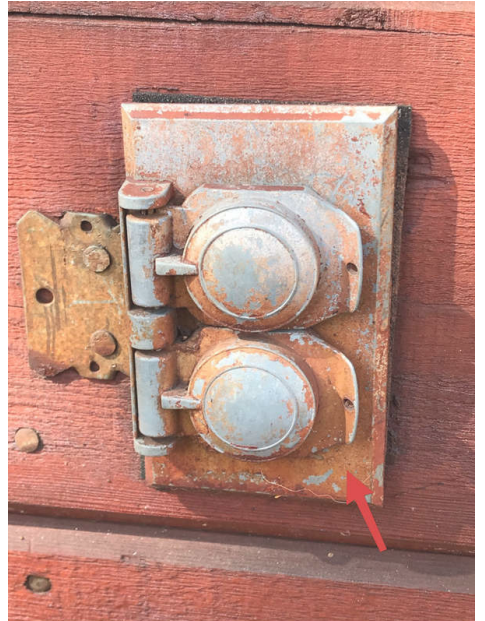
OUTLET(S) NOT GFCI PROTECTED

BACK DECK

All exterior outlets should be GFCI protected. Recommend updating for safety

Recommendation

Contact a qualified electrical contractor.



4.6.1 Plumbing

HOSE BIB LEAKING

RIGHT OF ENTRY

Recommend replacing to prevent further leaking of hose bib.





4.7.1 Eaves, Soffits & Fascia

REPAINT FASCIAS

Recommendation

Contact a qualified painting contractor.

 Maintenance Item

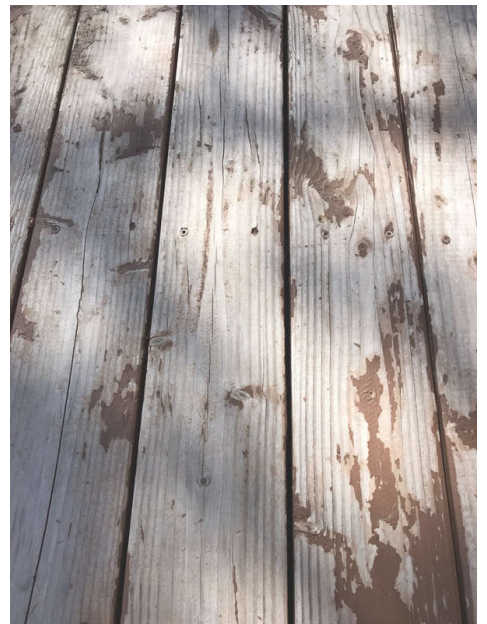


4.8.1 Decks & Porches

RESTAIN DECK(S)

Restain deck(s) and railing(s) to maintain the life of the wood.

 Maintenance Item



4.8.2 Decks & Porches

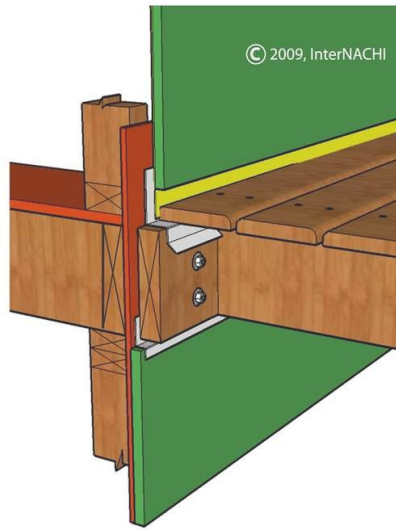
MISSING FLASHING

 Deficient

No flashing between deck ledger and siding. Flashing at this location helps prevent moisture from getting behind ledger and siding that can cause damage. This can typically be retrofitted without many issues.



Ledger Flashing



4.8.3 Decks & Porches



STRUCTURAL FAILURE

REAR DECK

Deck structure was of older construction and is a safety hazard. Missing hangers in several locations, settled footings, and inadequate framing. Recommend installing hangers on all deck joists to support beams.



Missing hangers



Settled footing



Settled footing

5: INTERIOR AREAS

Information

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

Closets: No deficiencies

All closets were inspected for functional or safety issues.

Windows: No deficiencies

Windows were inspected by operating all accessible ones. Some windows may not be tested due to personal items blocking them. Windows were also inspected for failed seals, damage or cracking, proper locking, and evidence of leaking.

Walls: No deficiencies

Walls were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Floors: No deficiencies

Normal wear and tear was observed for the age of the flooring. This may include minor scratches or dings in wood or laminate floors and minor stains in carpet.

Smoke/ CO Detector: Smoke and CO detector requirements

- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s). - Smoke Alarms and Carbon Monoxide Alarm required
- On every level of a dwelling unit including basements. - Smoke Alarm and Carbon Monoxide Alarm required
- Within each sleeping room. - Smoke Alarm required

Fireplace: Type

Wood burning stove



Fireplace: Fireplace maintenance

Recommend sweeping chimney before use and annually to ensure safe operation.

Fireplace: EPA approved wood stove

The free standing wood stove is a US EPA Phase II certified stove.

Observations

5.4.1 Doors

 Deficient

FRONT DOOR DOES NOT OPEN

FRONT DOOR

Right side of front door without hardware does not open. Door sweep may be interfering. Screws missing at metal piece at bottom of door.



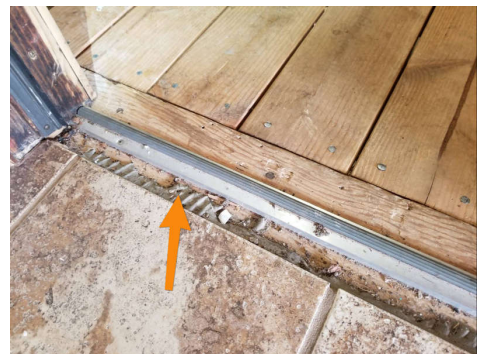
Missing screws

5.4.2 Doors

 Marginal

MISSING TRANSITION PIECE

DOOR TO GARAGE



5.5.1 Patio Door

 Deficient

MISSING LOCK

Sliding patio door does not lock. Latch is missing on frame side.



5.7.1 Ceilings

 Marginal

WATER STAINS

Water stains on wood panel above the living room and down vent pipe. Unable to determine when these occurred or if the issue has been resolved. Contact seller for more information. Flashing at roof may be inadequate or poorly installed



5.9.1 Smoke/ CO Detector

 Deficient

MISSING CO DETECTOR

Carbon monoxide detector is missing. This is required

5.10.1 Fireplace



MISSING FIRE BRICKS

Recommend replacing fire bricks prior to use.

Recommendation

Contact a qualified fireplace contractor.



Damaged bricks

6: BEDROOMS

Information

Doors: No deficiencies

Doors were inspected by operating all accessible ones and ensuring that they open and close, latch properly, and do not rub against the floor or jamb.

Windows: No deficiencies

Windows were inspected by operating all accessible ones. Some windows may not be tested due to personal items blocking them. Windows were also inspected for failed seals, damage or cracking, proper locking, and evidence of leaking.

Ceilings: No deficiencies

Ceilings were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Smoke Detector: Smoke detectors in every bedroom

Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

Observations

6.1.1 Electrical

NO POWER TO RECEPTACLE

MASTER BEDROOM

Receptacle was tested with a plug tester and did not have power at the time of inspection. Contact licensed electrical contractor for repair.

Recommendation

Contact a qualified electrical contractor.



Top outlet only

6.2.1 Closets

MISSING DOORS

MASTER BEDROOM

Missing closet doors. Hardware is installed. Doors observed in garage



6.5.1 Walls

POOR REPAIR



Wall behind guest bedroom door was repaired with poor craftsmanship. This area is soft and likely to be damaged again. Recommend replacing drywall section and screwing into studs.



6.7.1 Floors

MODERATE TO HEAVY WEAR

Recommend replacing carpet



7: BATHROOM

Information

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

GFCI: No deficiencies

All Ground Fault Circuit Interrupt (GFCI) outlets were tested successfully and were able to be reset.

Counters: No deficiencies

There is normal wear and tear for the age of the counters.

Cabinets: No deficiencies

There is normal wear and tear on the cabinets, which may include fading of the finish and/or light scratches.

Showers: No deficiencies

Water was turned on at all showers and run for a period of time to inspect for plumbing leaks around and below shower, where applicable. All shower doors, fixtures, and enclosures were inspected.

Doors: No deficiencies

Doors were inspected by operating all accessible ones and ensuring that they open and close, latch properly, and do not rub against the floor or jamb.

Windows: No deficiencies

Windows were inspected by operating all accessible ones. Some windows may not be tested due to personal items blocking them. Windows were also inspected for failed seals, damage or cracking, proper locking, and evidence of leaking.

Ceilings: No deficiencies

Ceilings were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Floors: No deficiencies

Normal wear and tear was observed for the age of the flooring. This may include minor scratches or dings in wood or laminate floors and minor stains in carpet.

Toilets: No deficiencies

All toilets were flushed to check for plumbing leaks and were inspected for proper anchorage to floor.

Observations

7.5.1 Exhaust Fan

NO FAN INSTALLED, BUT WINDOW NOTED

MASTER BATHROOM

 Deficient

Bathroom does not have an exhaust fan installed but does have a window. When the house was built, a bath fan may not have been required. Recommend installing an exhaust fan in all bathrooms for proper ventilation and moisture control.

7.6.1 Sinks

SINK STOPPER IS INOPERABLE

GUEST BATHROOM

 Deficient



7.10.1 Walls

MISSING TRIM

GUEST BATHROOM

Missing baseboard trim.

 Marginal



8: KITCHEN

Information

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

Counters: No deficiencies

There is normal wear and tear for the age of the counters.

Cook Top and Range: Stove Type Exhaust Fan: Fan Type

Electric

None

Windows: No deficiencies

Windows were inspected by operating all accessible ones. Some windows may not be tested due to personal items blocking them. Windows were also inspected for failed seals, damage or cracking, proper locking, and evidence of leaking.

Ceilings: No deficiencies

Ceilings were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Floors: No deficiencies

Normal wear and tear was observed for the age of the flooring. This may include minor scratches or dings in wood or laminate floors and minor stains in carpet.

Observations

8.2.1 GFCI

OUTLET(S) NOT GFCI PROTECTED

ALL OUTLETS

All kitchen outlets should be GFCI protected. Recommend updating for safety

Recommendation

Contact a qualified electrical contractor.



8.4.1 Cabinets

CABINET POORLY ATTACHED TO WALL



Cabinet left of refrigerator is not adequately screwed to wall.

Recommend repair for safety and to prevent damage to cabinet.



8.4.2 Cabinets

CABINET OFF TRACKS

 Marginal

Cabinet drawer left of oven was off its track at time of inspection.



8.5.1 Sinks

FIXTURE IS LOOSE

 Marginal

Fixture is loose on sink basin or counter. Recommend tightening.



8.5.2 Sinks

IMPROPER P-TRAP

 Deficient

P-trap under kitchen sink is not a standard type. Install standard p-trap to prevent clogged drain

Recommendation

Contact a qualified plumbing contractor.



8.6.1 Cook Top and Range

NOT INSPECTED

— Marginal

Oven was unplugged at time of inspection. Not tested

8.7.1 Exhaust Fan

NO FAN INSTALLED

⚠ Deficient

Recommend installing an exhaust fan per current code



8.8.1 Dishwasher

NOT INSPECTED

— Marginal

Dishwasher was unplugged at time of inspection. Not tested

8.9.1 Garbage Disposal

DISPOSAL WAS INOPERABLE

⚠ Deficient

Reset button was pushed on bottom of unit, but still did not operate.

Recommendation

Contact a qualified appliance repair professional.



8.10.1 Refrigerator

REFRIGERATOR HAS BEEN UNPLUGGED

— Marginal

Not inspected

8.12.1 Walls

SMALL HOLE IN WALL Marginal

Call an exterior wall at lower cabinet right of sink. Recommend repair to prevent rodent intrusion. Evidence of rodent activity observed



9: LAUNDRY

Information

Locations

Garage

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

Observations

9.2.1 Dryer Vent

DISCONNECTED BEHIND DRYER



10: WATER HEATER

Information

Water Heater: Location

Garage

Water Heater: Manufacturer

Bradford White

Water Heater: Energy Source / Type

Tank, Electric

Water Heater: Strapped and braced

Water heater is properly strapped and braced to prevent tipping over and damage in a seismic event. Strapping appears to be adequately anchored to wall or framing.

Water Heater: No deficiencies

Water heater was tested at one or more faucets to ensure that it can produce adequate temperature water. Water heater or tank was inspected for corrosion, evidence of previous or current leaks, and adequate safety devices.

Limitations

Water Heater

INSULATION WRAP

Unable to thoroughly inspect water heater or determine manufacturer information, including age, due to the insulation wrapped around tank water heater.

Observations

10.1.1 Water Heater

INSULATION WRAP

Unable to thoroughly inspect water heater or determine manufacturer information, including age, due to the insulation wrapped around tank water heater.



Marginal



11: HEAT/AC

Information

Heating: Heater Type

Electric Baseboard heaters,
Electric wall heater(s)

Heating: Heater Locations

All bedrooms and living areas



Heating: No deficiencies - baseboard heaters

Heat was felt coming out of all heaters.

Thermostats: Location

Living room, Bedrooms

Thermostats: Type

Analog, Non-programmable



Typical thermostat

Thermostats: No deficiencies

Thermostat(s) was turned up to trigger heating and/or air conditioning unit using a manual override. Programming of the thermostat (if applicable) was not tested.

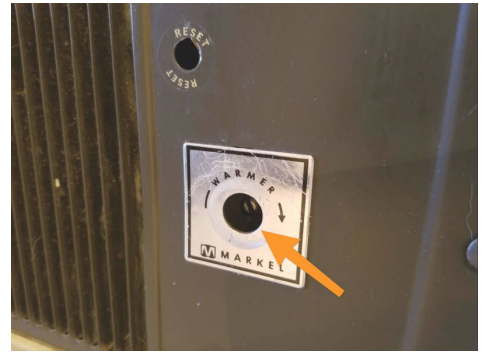
Observations

11.1.1 Heating

WALL HEATER NOT TESTED

 Marginal

Unable to test wall heater in guest bathroom. Control knob was missing



12: GARAGE

Information

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

Rafters & Ceiling: Garage Roof Framing

Manufactured trusses, Drywall ceiling

Rafters & Ceiling: No deficiencies

Ceilings were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects. Garages beneath bedrooms should be separated by at least 5/8-inch Type X drywall.

Floors: No deficiencies

Garage floor was inspected for structural deficiencies, adequate slope toward garage doors, and significant cracks in concrete that may indicate a larger issue.

Garage Door: Type

Sectional door

Garage Door: No deficiencies observed

Observations

12.2.1 GFCI

OUTLET(S) NOT GFCI PROTECTED

REAR WALL

All garage outlets should be GFCI protected. Recommend updating for safety

Recommendation

Contact a qualified electrical contractor.



12.3.1 Walls/ Firewall

HOLE IN FIREWALL, ORGANIC GROWTH

REAR WALL

Organic growth and hole at rear wall with laundry drain. Replace drywall with organic growth. Repair hole for fire safety. The garage should be separated from the house and its attic area by at least 1/2 inch continuous gypsum board (drywall) applied to the garage side. Garages beneath habitable rooms should be separated by at least 5/8-inch Type X gypsum board or equivalent.



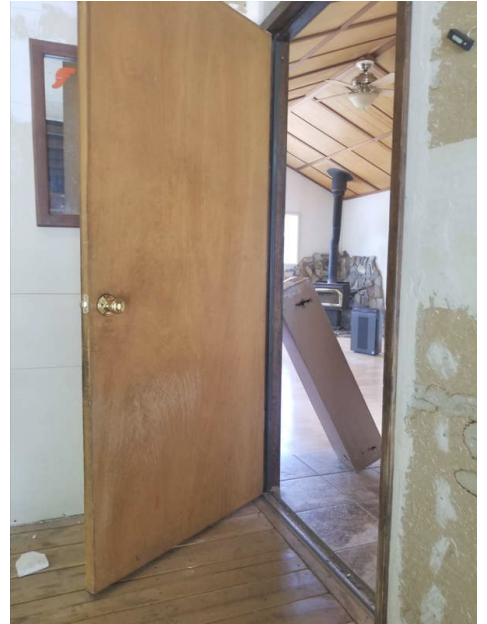


12.7.1 Fire Door

THE SELF-CLOSING DEVICE ON FIRE DOOR ISN'T SET

 Deficient

The self-closing device on the door from the house leading to the garage does not function properly. This is a fire hazard. Recommend adjusting or replacing the hinges to allow for proper closure of the door.



13: ATTIC

Information

Access Location

Garage ceiling



Structure: No deficiencies

The roof structure was inspected at visible portions for water intrusion, organic growth, and any other deficiencies.

Structure: Misc Photos



Ventilation: Type

Gable end

Ventilation: No deficiencies

The attic appeared to be adequately vented, with no signs of organic growth on the structure.



Insulation: Type

Fiberglass batts with kraft paper facing

Insulation: Depth

8-10"

Insulation: No deficiencies

Insulation and coverage appears adequate. The current requirement for insulating an attic is R-30. This is approximately 10" of fiberglass insulation.

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

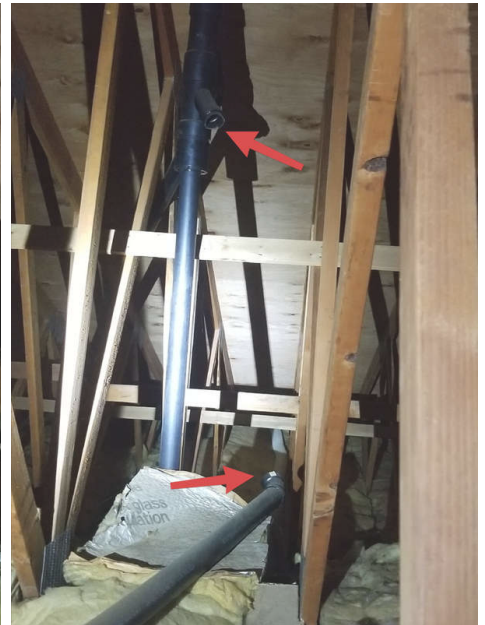
Observations

13.5.1 Plumbing



DAMAGED VENT PIPES

Two damaged plumbing vents observed in attic. Another vent is inadequately supported. Repair damaged vents and secure all existing vents to framing

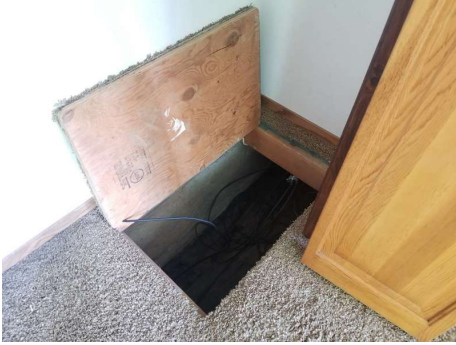


14: FOUNDATION/ CRAWLSPACE

Information

Access Location

Guest bedroom closet floor



Foundation/Structure: Type

Continuous formed concrete stemwalls and footings

Foundation/Structure: No deficiencies

Visible portions of the framed structure and foundation were inspected for damage or other significant deficiencies. Insulation installed between framing members may prevent much of the floor sheathing and framing from being inspected.

Crawlspace: Ground Condition

Mostly dry

Crawlspace: Misc Photos



Venting: Type

Perimeter vents

Venting: Position

Some are closed

Recommend opening all vents during the warmer months of the year for proper ventilation

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

Plumbing: Waste, Drain, and Vent Material

ABS

Plumbing: Water supply line material

Copper

Limitations

Foundation/Structure

INSULATION ON STEMWALLS

Insulation covered some perimeter stemwalls. These areas were unable to be inspected.

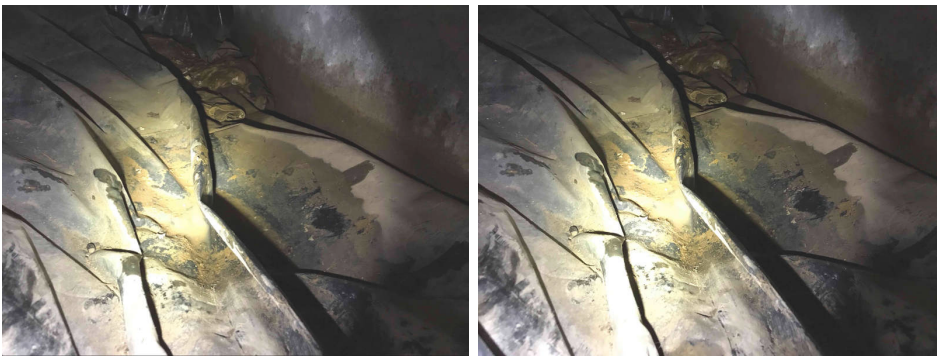
**Observations**

14.2.1 Crawlspace

MOIST DIRT

 Marginal

Moisture in the crawlspace is normal this time of year. Recommend opening all vents to dry out the crawlspace area. Monitor space to ensure that soil dries before fungus begins to grow on surface.



14.2.2 Crawlspace

NO INSULATION

ENTIRE CRAWLSPACE

 Deficient

No insulation was found in the crawlspace in between the floor framing members. Recommend installation of insulation between all framing members to increase the comfort and the efficiency of the home.

Recommendation

Contact a qualified insulation contractor.

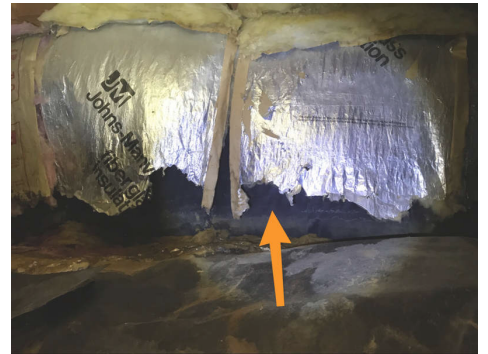


14.2.3 Crawlspace

POORLY INSTALLED INSULATION

 Marginal

Insulation installed on the walls of crawlspace are deteriorated and missing the bottom third of insulation do you to moisture and rodent intrusion. Recommend replacing with rigid insulation.



14.3.1 Venting

INSULATION COVERING VENTS

 Marginal

Recommend removing insulation from all vents to maintaining proper air flow and prevent moisture issues.



14.5.1 Plumbing

UNINSULATED WATER PIPES OBSERVED IN UNHEATED CRAWLSPACE

 Marginal

Recommend insulating water pipes, installing heat tape, or both to prevent pipes from freezing



STANDARDS OF PRACTICE

Inspection Details

A **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

A **general home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

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.

Utilities

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 service-entrance 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.

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.

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.

Water Heater

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.

Heat/AC Heating

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

Cooling

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

Attic

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.

Foundation/ Crawlspace

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.