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RESIDENTIAL REPORT

1234 Main St.
Edmond OK 73012

Buyer Name
04/01/2018 9:00AM

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This Inspection Report is based on a *visual, non-invasive* inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, etc. An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Observations and Recommendations are organized into three categories by level of severity:

1) Minor/Maintenance Issues - Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.

2) Moderate Recommendations - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY

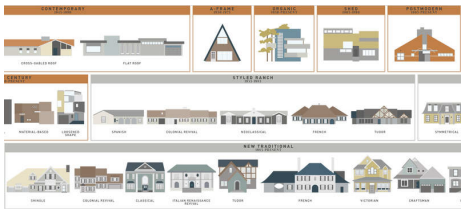
1: INSPECTION DETAILS

Information

In Attendance
Client

Occupancy
Furnished, Occupied

Style
Combination



Type of Building
Attached, Single Family

Weather Conditions
Clear, Dry

Utilities
All Utilities On

Temperature (approximate)
50 Fahrenheit (F)

The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the A/C. If too warm, same goes for the furnace. Also, ideally we would like an indoor/outdoor temperature differential of 20 or more for best results on portions of an Infrared inspection.

Relative Humidity- Interior
Living Room
45 %

Except in specialized facilities, the relative humidity in your building should be between 30% and 50%. Condensation on windows, wet stains on walls and ceilings, and musty smells are signs thatrelative humidity may be high.

2: ROOF

Information

Inspection Method
Walked the Roof, Ground, Ladder

Roof Type/Style
Combination

Coverings: Material
Architectural/Dimensional, Asphalt

Underlayment: Underlayment Material
Mostly Hidden, Present- Specific Type Unknown

Roof Drainage Systems: Gutter Material
Seamless Aluminum, Copper

Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Material
Sheet Metal

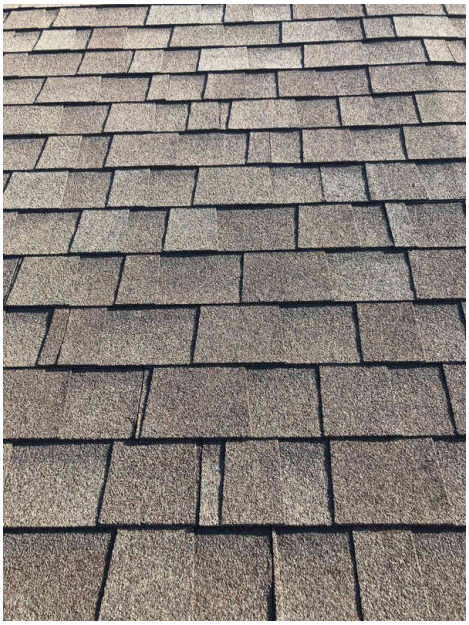
Roof Structure & Attic: Material
OSB

General Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

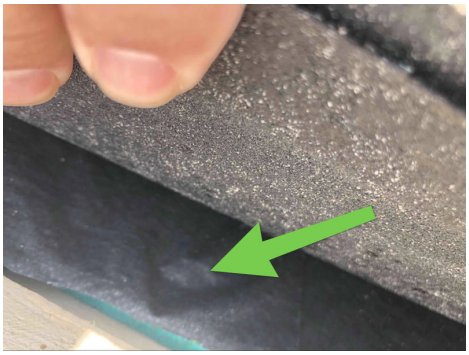
Coverings: **Dimensional**

The roof was covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composed of multiple layers bonded together. Laminated shingles are also called "architectural" or "laminated" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.



Underlayment: **Underlayment disclaimer, edges only**

The underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only at representative areas around the perimeter of the roof. It was not fully inspected and the Inspector disclaims responsibility for evaluating its condition.



Roof Drainage Systems: Seamless Aluminum

The aluminum gutter system was a seamless type with gutter seams at corners only. Seams are weak points in gutters and are typically where they fail first. Gutter systems using seamless fabrication may have longer service lives than gutters assembled in sections.

Roof Drainage Systems: Copper

The home had gutters and downspouts made from copper. Properly installed copper gutter systems have the longest service life of any commonly-used material and are generally considered to be high-quality.

Flashings: General Flashing Description

Roof

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Flashings: Material

Roof

Aluminum

Flashing is used to prevent water penetration at the junction of the roof with another surface, such as a wall or chimney.

Skylights, Chimneys & Other Roof Penetrations: Chimney- OK Above Roof

The Inspector observed no deficiencies in the condition of the portion of the chimney that extended above the roof.Inspection of this portion of the chimney includes evaluation of:

-chimney exterior;

-cap;

-spark arrestor;

-visible flue; -cricket; and

-location on the roof.

Skylights, Chimneys & Other Roof Penetrations: Flue inspection disclaimer

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Limitations

Skylights, Chimneys & Other Roof Penetrations

CHIMNEY FLUE INACCESSIBLE

The chimney flue was inaccessible without special equipment and was not inspected. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Recommendations

2.1.1 Coverings

Significant and/or Safety Concern

WIDESPREAD FUNCTIONAL HAIL DAMAGE

At the time of the inspection, the asphalt composition shingle roof had widespread damage visible that appeared to be the result of hail strikes. This damage appeared to meet the definition of what insurance companies call "functional damage." Functional damage is damage that;
1. Reduces the ability of the roof to shed water; or
2. Significantly shorten the shingle's long term service life. Offering estimates of the remaining long-term expected service life of asphalt shingles exceeds the scope of the General Home Inspection.

The Inspector recommends replacement of all damaged shingles by a qualified contractor.

Recommendation

Contact a qualified roofing professional.





2.3.1 Roof Drainage Systems

Moderate Item

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 4-6 feet from the foundation.

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

Recommendation

Contact a handyman or DIY project

North Garage

2.3.2 Roof Drainage Systems

Moderate Item

GUTTER IMPROPERLY SLOPED

Gutters in certain areas sloped incorrectly. This condition can result in water pooling in the gutters, which will encourage corrosion and shorten gutter lifespan. It can also result in spillage and runoff draining to the foundation. Gutter spillage can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can affect the ability of the soil to support the weight of the structure above. The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified roofing professional.

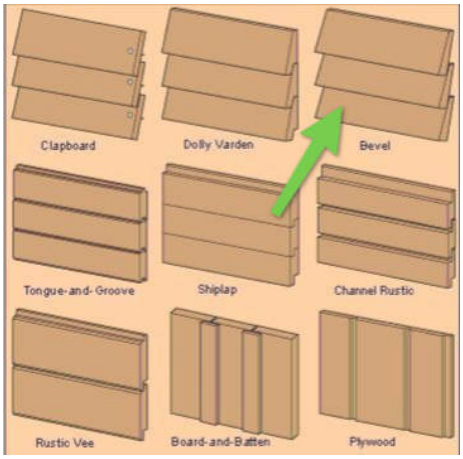
Southeast

3: EXTERIOR

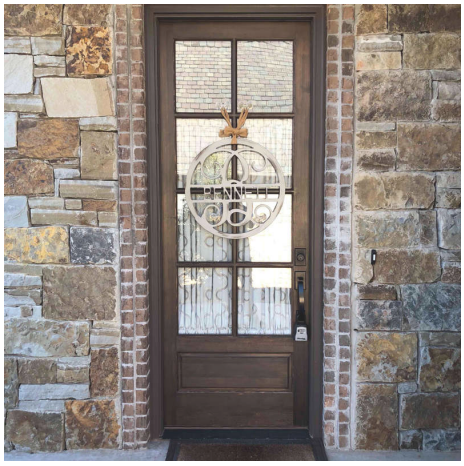
Information

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

Siding, Flashing & Trim: Siding Style
Beveled, Masonry



Exterior Doors: Exterior Entry Door- Front
Wood, Glass, Combination



Exterior Doors: Exterior Entry Door- Garage
Wood

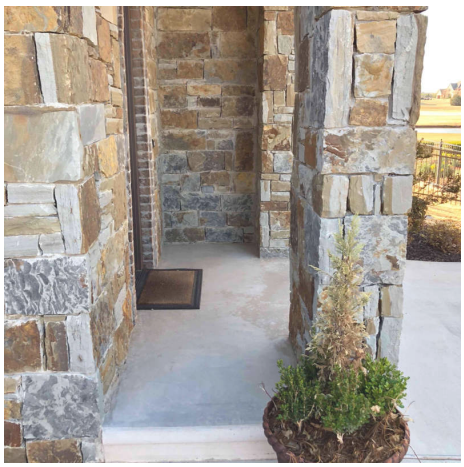
Driveways: Driveway Material
Concrete

Driveways: Driveway OK
No deficiencies were found in the driveway at the time of inspection.

Patios: Patio Material
Concrete

Walkways: Walkway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Deck



Front Porch

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

Inspection Method

Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Exterior Doors: Exterior Entry Door- Back

Glass, Wood, Combination

Southeast

Northeast

Northeast Master Bedroom

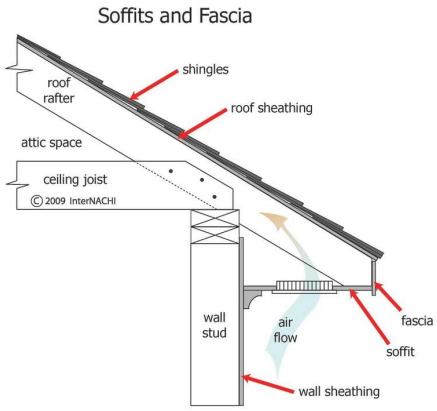
Window Exteriors: General Deterioration Commensurate with Age

Window exteriors showed general weathering, wear, and deterioration commensurate with their age.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

Roofline

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Recommendations

3.1.1 Siding, Flashing & Trim

BRICK- EXPANSION CRACKING

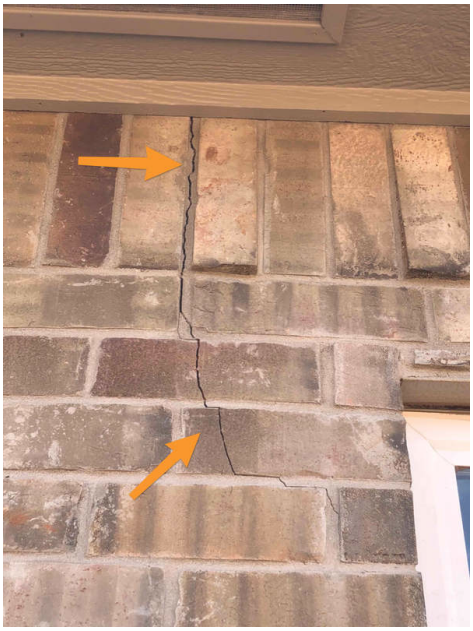
Moderate Item

What appears to be differential brick expansion cracking was observed near several exterior windows. Clay brick masonry undergoes irreversible expansion during its lifetime. This creates stress concentrations around door and window openings or at offsets in walls. These are common and do not reflect a structural problem or foundation issue. Recommend discussing repair options with a qualified masonry contractor.

Recommendation

Contact a qualified masonry professional.

Back Entry



East

3.1.2 Siding, Flashing & Trim

Moderate Item

STAIN FADING

The wood siding could use a fresh stain. Over time, exposure to Mother Nature can take its toll on wood siding, allowing decay to begin. At present this is more of a cosmetic issue but it should be addressed sooner rather than later. Expect to re-stain every few years for best protection.

Recommendation

Contact a qualified painter.

3.2.1 Exterior Doors

Minor/Maintenance Item

WEATHER-STRIPPING NOT PRESENT OR INADEQUATE

Door is missing standard weather-stripping or existing is damaged or inadequate. This can result in significant energy loss and moisture intrusion. Recommend installation or repair of standard weatherstripping.

Recommendation

Recommended DIY Project

Front Entry

3.2.2 Exterior Doors

Minor/Maintenance Item

SLIDING SCREEN DOOR OFF TRACK

The screen door does not open and/or close properly. It should be removed and adjusted/reinstalled. This is typically a DIY issue but fair warning- screen door repair can cause extreme frustration to those with limited patience!

Recommendation

Contact a handyman or DIY project

Southeast

3.3.1 Window Exteriors

Moderate Item

BROKEN PANE

An exterior window pane was broken. Recommend replacement by qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.

West

3.5.1 Patios

Minor/Maintenance Item

PATIO CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Recommend monitoring.

Southeast

3.7.1 Decks, Balconies, Porches & Steps

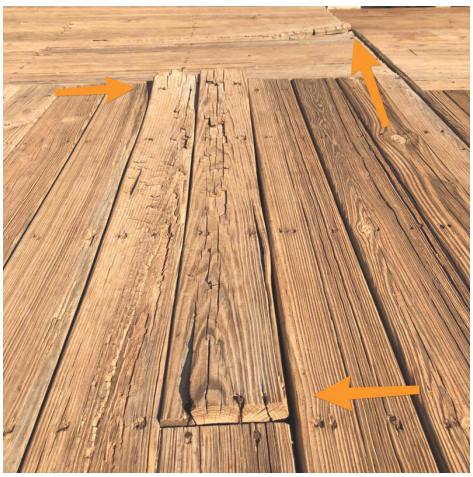
Moderate Item

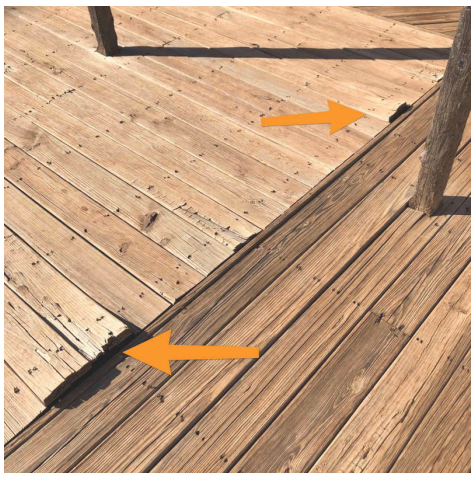
DECK - LOOSE/DAMAGED BOARDS

A number of deck boards were observed to be loose and/or damaged. Recommend they be replaced/refastened as necessary. This represents a significant area of the deck surface so a full replacement or removal may be necessary.

Recommendation

Contact a qualified deck contractor.





4: FOUNDATION, BASEMENT, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Slab on Grade, Concrete

Foundation: Slab OK

No deficiencies were observed in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings.

5: HEATING

Information

Equipment: Energy Source
Natural Gas

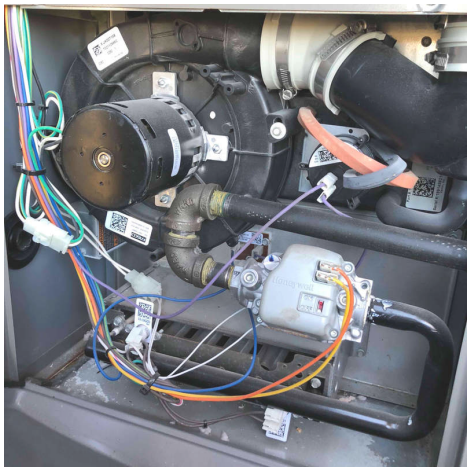
Equipment: Heat Type
Gas-Fired Heat, Forced Air

Equipment: Effeciency
High

AFUE Rating
95

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment: Brand
Southeast Exterior Closet
Lennox



Equipment: Furnace OK
Southeast Exterior Utility Closet

At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace. Inspection of the furnace typically includes examination/operation of the following:

- cabinet exterior
- fuel supply and shut-off (not tested);
- electrical shut-off;
- adequate combustion air;
- proper ignition;
- burn chamber conditions (when visible);
- exhaust venting;
- air filter and blower;
- plenum and ducts;
- response to the thermostat;
- return air system; and
- condensate drain components (where applicable).

Normal Operating Controls: Thermostat
Digital, Programmable, Touch-Screen

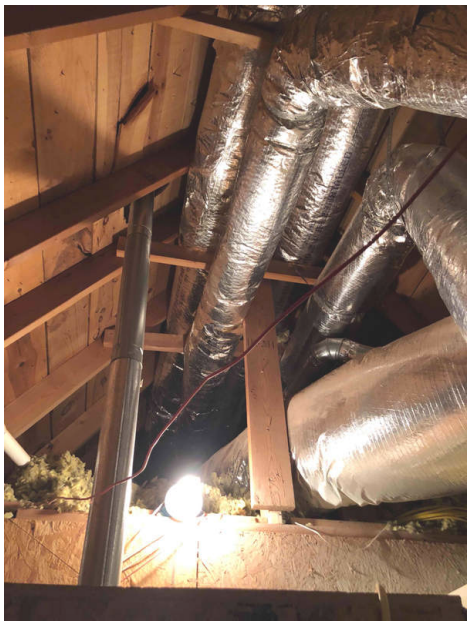
Living Room

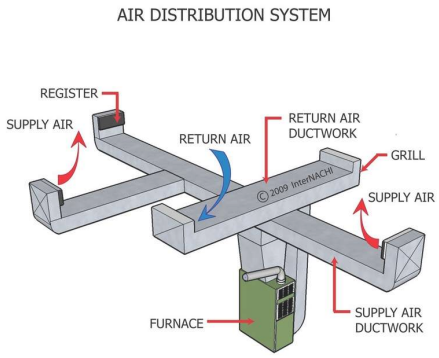
Master Bedroom

2nd Floor Hall

Distribution Systems: Ductwork
Insulated


Living Room


Master Bedroom



NG/LP Firelogs & Fireplaces: Fuel & Style
Natural Gas, Vented, Vent-Free


Living Room, Vented


Exterior West, Vent-Free

NG/LP Firelogs & Fireplaces: Gas-Burning Fireplace OK

At the time of the inspection, no deficiencies were observed in the condition of the gas-fueled fireplace. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at http://www.csia.org/search

6: COOLING

Information

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Configuration
Split

Normal Operating Controls: Thermostat
Digital, Programmable, Touch-Screen

Ceiling Fans: Brand
Minka Aire

Ceiling Fans: Type
Lighted, Wall Switch, Ceiling Mount, Remote

Disclaimer

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Cooling Equipment: Brand
Exterior Northwest
Lennox

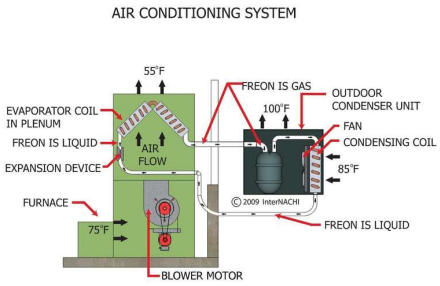
Cooling Equipment: SEER Rating
14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat Energy.gov.

Cooling Equipment: Split System

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.



Cooling Equipment: AC System Visibly OK

At the time of the inspection, no deficiencies were observed in the condition of the air-conditioning (cooling) system.

Limitations

Cooling Equipment

LOW TEMPERATURE

The air-conditioning system was not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the coils. The Inspector recommends having the system inspected by a specialist before the expiration of your Inspection Objection Deadline.

7: PLUMBING

Information

Water Source
Public

Filters
None

Main Water Shut-off Device: Location
Streetside

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Unknown, Copper

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

Sewage & Drain, Waste, & Vent (DWV) Systems: Drain Size
1 1/2"

Sewage & Drain, Waste, & Vent (DWV) Systems: Material
PVC

Sewage & Drain, Waste, & Vent (DWV) Systems: Sewage System Type
Public

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

Hot Water Systems, Controls, Flues & Vents: Location
South
Exterior Utility Closet

Hot Water Systems, Controls, Flues & Vents: Capacity
7.5 Gallons per Minute

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

Northwest Exterior

Gas Meter

General

Inspection of the plumbing system typically includes visual examination of:

- water supply pipes;
- drain, waste and vent (DWV) system;
- water heater (type, condition and operation);
- sewage disposal system (designation as public or private);
- gas system; and
- sump pump (confirmation of installation/operation).

Water Supply, Distribution Systems & Fixtures: PEX Distribution

The home water distribution pipes were Cross-linked Polyethylene, commonly called PEX, which is a flexible, vinyl-like material approved for this use.

Water Supply, Distribution Systems & Fixtures: Distribution Pipes OK

At the time of the inspection, no deficiencies were observed in the condition of the visible water distribution pipes.

Sewage & Drain, Waste, & Vent (DWV) Systems: DWV Mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible drain, waste and vent pipes. Notable exceptions will be listed in this report.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

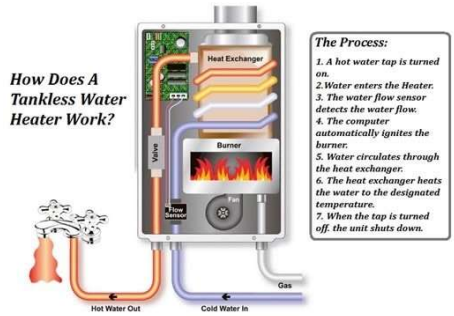
Navien

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.

Hot Water Systems, Controls, Flues & Vents: Tankless, Gas

Hot water for the home was supplied by a gas-fired tankless water heater. Tankless water heaters do not store water in a tank like conventional water heaters. When a hot water fixture is opened in the home, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture. Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature. Due to calcium build-up on components, tankless water heaters typically require service annually. Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate. The Inspector recommends inspection by a qualified contractor.



Hot Water Systems, Controls, Flues & Vents: Water Heater OK

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

Fuel Storage & Distribution Systems: Gas Pipes OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

Limitations

Water Supply, Distribution Systems & Fixtures

MOST NOT VISIBLE

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

Sewage & Drain, Waste, & Vent (DWV) Systems

MOST DWV PIPES NOT VISIBLE

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

Recommendations

7.2.1 Water Supply, Distribution Systems & Fixtures

Minor/Maintenance Item

TOILET RUNNING

MASTER BATHROOM

The toilet continues to run post-flush. While there are several potential causes, it is typically a defective flapper. This can result in significant water waste and unnecessary expense. A running toilet can usually be repaired on a DIY or Handyman basis.

Recommendation

Contact a qualified handyman.

7.3.1 Sewage & Drain, Waste, & Vent (DWV) Systems

Moderate Item

LEAKING PIPE

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

1st Floor 1/2 Bathroom

7.3.2 Sewage & Drain, Waste, & Vent (DWV) Systems

Minor/Maintenance Item

SHOWER/BATH - POOR DRAINAGE

Shower/Bath had slow/poor drainage. Potential Handyman repair.

Recommendation

Contact a qualified handyman.

Master Bathroom

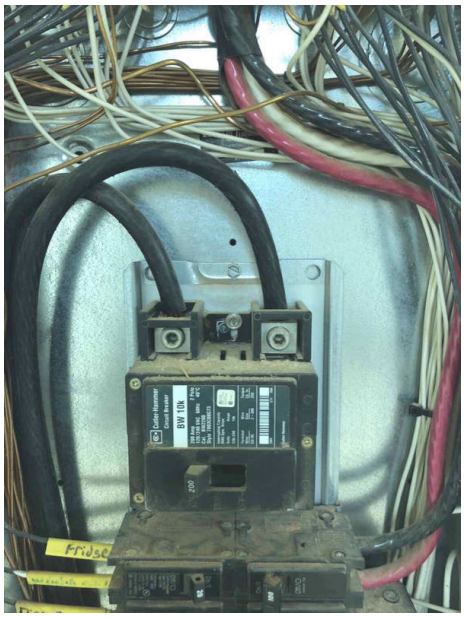
8: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground, 220 Volts, Inspected at Panel, Copper

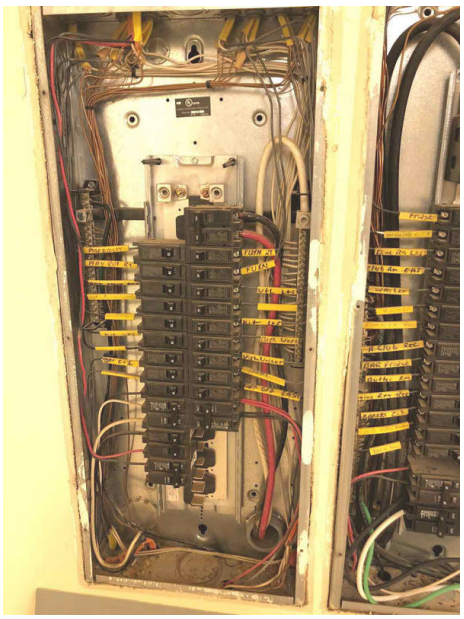
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 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
Garage

Branch Wiring, Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring, Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Meter OK
Exterior Northwest

At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by electric utility providers to measure home electrical consumption for billing purposes.

Branch Wiring, Circuits, Breakers & Fuses: Branch Wiring OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.

Lighting Fixtures, Switches & Receptacles: Disclaimer- Switches

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

Lighting Fixtures, Switches & Receptacles: Switches OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of switches throughout the home.

Lighting Fixtures, Switches & Receptacles: Outlets Mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

GFCI & AFCI: GFCI Protection OK

The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

Smoke Detectors: Hard-Wired Smoke Detectors

The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated, and none will ever need batteries. Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated.

Limitations

Branch Wiring, Circuits, Breakers & Fuses

BRANCH CIRCUIT LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

Recommendations

8.4.1 Lighting Fixtures, Switches & Receptacles

Moderate Item

OPEN GROUND RECEPTACLE(S)

An electrical receptacle had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

Office

8.5.1 GFCI & AFCI

Moderate Item

GFCI FAILURE

A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

1st Floor 1/2 Bathroom

8.7.1 Carbon Monoxide Detectors

Moderate Item

LOW BATTERY

Carbon monoxide detector failed to respond when tested.
Recommend battery be changed or unit replaced if still no function.

Recommendation

Recommended DIY Project

1st Floor Bedroom Hallway

9: ATTIC, INSULATION & VENTILATION

Information

Dryer Vent
Metal

Ventilation: Ventilation Type
Passive, Soffit Vents, Turtle Vents

Exhaust Systems: Exhaust Fans-Bath
Fan with Light

Attic Insulation: R-value
30

R-VALUE BY TYPE

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

Attic Insulation: Insulation Type
Batt, Blown, Fiberglass

Attic Insulation: Insulation OK

No deficiencies in the condition of the thermal insulation were observed at the time of the inspection.

Ventilation: **Attic Ventilation Disclaimer**

Attic

Attic ventilation disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Recommendations

9.2.1 Ventilation

Moderate Item

SOFFIT VENTS BLOCKED

Some soffit vents were blocked by thermal insulation. This condition will reduce the amount of air flowing through the roof structure to exhaust excessive heat and moisture to the exterior. The Inspector recommends that thermal insulation be pulled back from any blocked vents to allow proper airflow and improve roof structure ventilation.

Recommendation

Contact a qualified professional.

10: DOORS, WINDOWS & INTERIOR

Information

Air Quality: Odor
Normal

Windows: Window Manufacturer
Unknown, JELD-WEN

Windows: Windows OK

Floors: Floor Coverings
Carpet, Engineered Wood, Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Countertop Material
Granite, Quartz

Countertops & Cabinets: Cabinetry
Wood

Interior Mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of the home interior. Notable exceptions will be identified in this report.

Minor Wear

The home interior showed minor general wear and deterioration commensurate with its age.

Doors: Interior Doors OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors.

Doors: Exterior Doors OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior doors.

Doors: Sliding Glass Doors OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the sliding glass doors.

Windows: Window Type
Thermal, Double-hung, Sliders

At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

Walls: Walls OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the home interior.

Ceilings: Ceilings- OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

Trim: Trim Mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of interior trim components. Notable exceptions will be listed in this report. Inspection of interior trim typically includes examination of the following:

- door and window casing;
- baseboard;
- any trim around walls and ceilings;
- any permanently-installed corner or cabinet trim; and
- built-in features such as book cases.

Steps, Stairways & Railings: Staircase OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the staircase(s). Inspection of staircases typically includes visual examination of the following: - treads and risers; - landings; - angle of staircase; - handrails; - guardrails; - lighting; - headroom; - windows; and - walls and ceilings.

Countertops & Cabinets: Countertops OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the countertops.

Countertops & Cabinets: Cabinetry OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the cabinets.

Recommendations

10.2.1 Doors

Minor/Maintenance Item

DOOR LATCH MISALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified handyman.

Laundry

10.4.1 Floors

Minor/Maintenance Item

CARPET- MINOR WEAR (NORMAL)

The home had general minor carpet wear on major paths of travel.

Recommendation

Recommend monitoring.

10.4.2 Floors

Moderate Item

WOOD/TILE HOLLOW SPOTS

There are hollow spots under areas of wood/tile flooring. This is common and typically a minor issue. In the case of the wood floor, however, it was a significant area. There are a number of potential causes, none of which can be determined without more invasive inspection methods. Recommend a qualified flooring professional to determine cause and/or repair.

Recommendation

Contact a qualified flooring contractor


Living Room


Foyer

10.7.1 Trim

Minor/Maintenance Item

TRIM DAMAGE/DETERIORATION- MINOR

Trim exhibited minor cosmetic damage/deterioration.

Recommendation

Contact a handyman or DIY project

10.10.1 Tiled Areas- Kitchen, Bath & Laundry

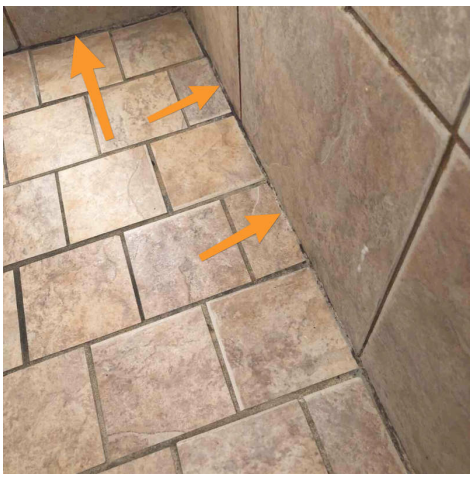
Moderate Item

GROUT DETERIORATING

Grout lines were cracked or severely deteriorated, potentially allowing for moisture intrusion. Recommend a qualified contractor repair or replace grout.

Recommendation

Contact a qualified countertop contractor.

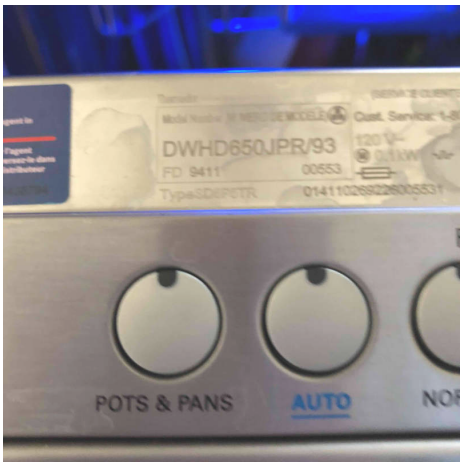

Master Bathroom Shower

11: BUILT-IN APPLIANCES

Information

General Appliance Operation
Kitchen
Note: Appliances are operated at the discretion of the Inspector

Dishwasher: Brand
Thermador



Cooktop/Exhaust Fan: Cooktop Energy Source
Gas

Cooktop/Exhaust Fan: Cooktop Brand
Thermador

Cooktop/Exhaust Fan: Cooktop Type
Gas

Cooktop/Exhaust Fan: Exhaust Fan Type
Vented, Centrifugal, Range Hood

Cooktop/Exhaust Fan: Exhaust Fan Brand
Vent-a-Hood

Oven: Oven Energy Source
Electric

Oven: Oven Brand
Thermador

Built-in Microwave: Microwave Type
Drawer

Dishwasher: Dishwasher OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

Dishwasher: High Loop OK

The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.

Cooktop/Exhaust Fan: Cooktop OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the cooktop.

Cooktop/Exhaust Fan: Exhaust System OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the exhaust system.

Oven: Limited Inspection

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Oven: Oven Type

Wall, Double, Convection

Oven: Oven OK

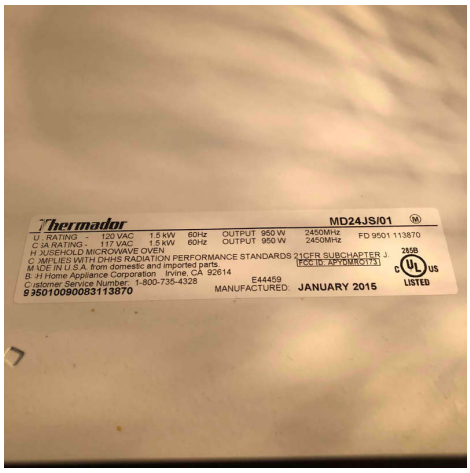
At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the oven.

Garbage Disposal: Disposal OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

Built-in Microwave: Microwave Brand

Thermador



Built-in Microwave: Microwave OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

Recommendations

11.2.1 Cooktop/Exhaust Fan

Moderate Item

COOKTOP IGNITER FAILED TO IGNITE

A cooktop burner igniter failed to ignite the burner. The Inspector recommends service by a qualified technician.

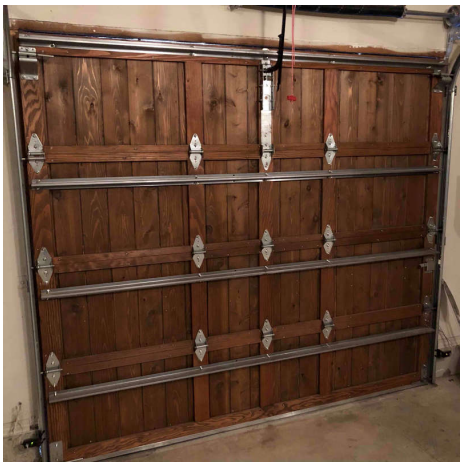
Recommendation

Contact a qualified appliance repair professional.

12: GARAGE

Information

Garage Door: Material
Wood



Garage Door: Type
Sectional, Automatic

Recommendations

12.3.1 Walls & Firewalls

Moderate Item

DAMAGED DRYWALL

Garage wall had damaged drywall. Recommend drywall contractor repair.

Recommendation

Contact a qualified drywall contractor.

Garage East Wall

12.4.1 Garage Door

Significant and/or Safety Concern

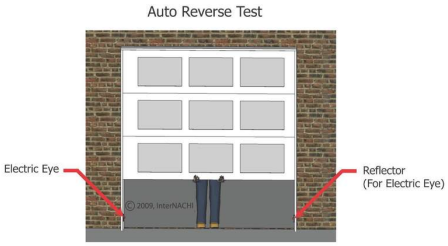
AUTO REVERSE SENSOR NOT WORKING

DOUBLE GARAGE DOOR

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.



STANDARDS OF PRACTICE

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

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

Foundation, Basement, 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.

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.

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.

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.

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.

Doors, Windows & 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.

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.