



INSPECT MONTANA | T&B HOUSE AND PROPERTY,
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STANDARD RESIDENTIAL INSPECTION

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Buyer Name
05/22/2019 9:00AM



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Thank you for choosing Inspect Montana, LLC!!

SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



















RECOMMENDATIONS



SAFETY HAZARD

- ⊖ 2.3.1 Roof - Coverings: Damaged (General)
- ⊖ 2.3.2 Roof - Coverings: Exposed fasteners
- ⊖ 2.5.1 Roof - Flashings: Missing
- ⊖ 2.6.1 Roof - Valleys: Improperly cut
- ⊖ 2.8.1 Roof - Chimneys : Deterioration
- 🔧 3.3.1 Exterior - Siding : Flashing/Trim Improperly Installed
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- 🔧 3.4.1 Exterior - Trim: Sealing and Caulking
- ⊖ 3.9.1 Exterior - Sealing and paint: Sealing and paint
- ⊖ 4.1.1 Gutters and Grounds - Gutter System: Missing Gutter System
- ⊖ 5.2.1 Crawl Space - Floor : No vapor barrier
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- ⚠️ 5.3.1 Crawl Space - Foundation/ Walls: Exposed foam insulation
- ⊖ 5.4.1 Crawl Space - Piers: Wood near or in contact with soil
- ⊖ 5.4.2 Crawl Space - Piers: Missing or improper anchoring
- ⊖ 5.4.3 Crawl Space - Piers: Improper installation
- ⊖ 5.5.1 Crawl Space - Beams: Improper support
- ⊖ 5.8.1 Crawl Space - Insulation: Insulation missing
- ⊖ 6.2.1 Attached Garage - Ceiling: Fire barrier compromised
- ⊖ 7.1.1 Heating - Equipment: Needs servicing / cleaning
- 🔧 7.6.1 Heating - Blower Door Switch : Made inoperable
- ⊖ 8.4.1 Cooling - Cooling Lines: UV resistant insulation recommended
- ⊖ 9.2.1 Plumbing - Drain, Waste, & Vent Systems: Kitchen sink drain piping
- ⊖ 9.2.2 Plumbing - Drain, Waste, & Vent Systems: Damage from improper practices
- ⊖ 9.3.1 Plumbing - Water Supply & Distribution : Inadequate support
- ⊖ 9.8.1 Plumbing - Fuel distribution: Inadequate support
- ⊖ 10.4.1 Electrical - Sub Panel: Panel Not Labeled

-  10.5.1 Electrical - Branch Wiring, Circuits: Damaged conduit
-  10.5.2 Electrical - Branch Wiring, Circuits: Inadequate support
-  10.5.3 Electrical - Branch Wiring, Circuits: Exposed wiring
-  10.6.1 Electrical - Receptacles : Faulty device
-  12.8.1 Kitchen - Dishwasher: Improperly Installed Drain Pipe
-  13.7.1 Bathroom 1 - Toilet: Toilet bowl loose
-  13.7.2 Bathroom 1 - Toilet: Sealing
-  14.8.1 Bathroom 2 - Drains & Fixtures: Sealing and caulking
-  14.9.1 Bathroom 2 - Toilet: Sealing
-  14.10.1 Bathroom 2 - Receptacles: No GFCI Protection Installed
-  15.8.1 Bathroom 3 - Drains & Fixtures: Improper connection
-  15.8.2 Bathroom 3 - Drains & Fixtures: Corrugated drain lines
-  15.9.1 Bathroom 3 - Toilet: Sealing
-  17.2.1 Interior - Windows: Missing / Damaged Hardware
-  17.3.1 Interior - Floors: Not adhered
-  17.6.1 Interior - Steps: Open Side

1: INSPECTION DETAILS

Information

Type of Building

Detached, Single Family

In Attendance

Contractor

Occupancy

Partially furnished

House Faces

South

Temperature (approximate)

36 Fahrenheit (F)

Weather Conditions

Cloudy, Recent Rain

Soil Conditions

Damp

2: ROOF

		N	NP	D	NI	IN
2.1	Inspection Method					X
2.2	Roof/Type Style					X
2.3	Coverings			X		X
2.4	Ventilation					X
2.5	Flashings			X		X
2.6	Valleys			X		X
2.7	Plumbing Vents					X
2.8	Chimneys			X		X
2.9	Chimney Flue				X	

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Inspection Method : Inspection Method

Roof, Drone

Roof/Type Style : Roof Type/Style

Gable

Coverings: Material

Composite

Notes in this report only refer to the visible sections of the roof.

Ventilation : Ventilation

Ridge, Soffit, Gable

Flashings: Material

Metal

Valleys: Material

Shingle

Plumbing Vents: Material

PVC

Chimneys : Crown Top

Parge Coated

Chimneys : Vent Caps

Present

Chimneys : Material

Block

Due to the limitations of our inspection we are unable to adequately observe the interior of the chimney flue or vent pipe. We advise you to engage a chimney sweep before finalizing your contract to clean and thoroughly inspect the flues and vents. During the cleaning, the chimney sweep will be able to determine more accurately if any portions are damaged, missing, or if there are any repairs needed.

Chimney Flue: Visibility / Material

Not Visible

Due to the limitations of our inspection we are unable to adequately observe the interior of the chimney flue or vent pipe. We advise you to engage a chimney sweep to clean and thoroughly inspect the flues and vents. during the cleaning, the chimney sweep will be able to determine more accurately in any portions are damaged, missing or if there are any repairs needed.

Deficiencies

2.3.1 Coverings

DAMAGED (GENERAL)

EAST



Roof coverings showed damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.3.2 Coverings

EXPOSED FASTENERS

Several exposed fasteners without proper sealing were found.

Recommendation

Contact a qualified roofing professional.



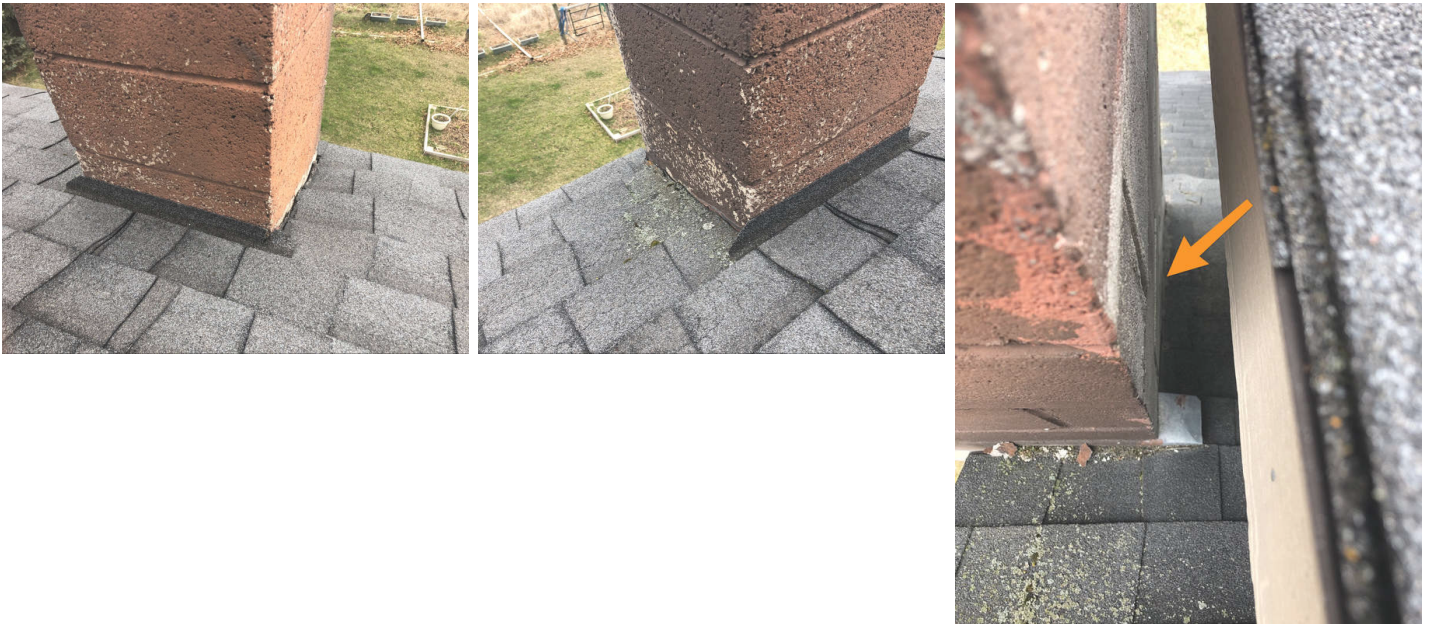


2.5.1 Flashings

MISSING

 Recommendations

Proper flashings at chimneys were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.



2.6.1 Valleys

IMPROPERLY CUT

 Recommendations

Valley is improperly cut and may lead to moisture problems. See video explaining proper valley installation [here](#). Refer to a qualified contractor for evaluation.

Recommendation

Contact a qualified roofing professional.



2.8.1 Chimneys

DETERIORATION

Portions of block were damaged and/or deteriorated. The crown was also deteriorated. Refer to qualified mason for correction.



3: EXTERIOR

		N	NP	D	NI	IN
3.1	Foundation					X
3.2	Eaves, Soffits & Fascia	X				X
3.3	Siding	X		X		X
3.4	Trim	X				X
3.5	Decks, Balconies, Porches					X
3.6	Walks					X
3.7	Steps					X
3.8	Entry Doors					X
3.9	Sealing and paint					X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Foundation: Material

Block, Poured concrete

Siding : Siding Style

Lapped

Decks, Balconies, Porches : Material

Concrete

Entry Doors: Exterior Entry Doors

Fiberglass, Steel, French doors

Siding : Siding installation

Siding appeared to have been installation over the old wood panel siding.

Eaves, Soffits & Fascia: Material

Engineered wood

Trim: Material

Engineered wood

Walks: Walks

Concrete

Siding : Siding Material

Engineered Wood, Wood

Decks, Balconies, Porches : Type

Covered Porch

Steps: Material

Concrete



Limitations

Eaves, Soffits & Fascia

UNDER CONSTRUCTION

Exterior portions of the fascia, siding, and eaves were under construction at time of inspection.



Siding

UNDER CONSTRUCTION

Exterior portions of the fascia, siding, and eaves were under construction at time of inspection.



Trim

UNDER CONSTRUCTION

Exterior portions of the fascia, siding, and eaves were under construction at time of inspection.

Deficiencies

3.3.1 Siding

FLASHING/TRIM IMPROPERLY INSTALLED



Flashing was missing at transition points, which could result in moisture intrusion and damaging leaks if sealing and caulking are not installed and maintained regularly thereafter.



3.3.2 Siding

Recommendations

GROUND CLEARANCE

Inadequate clearance between the siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 6". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for water to susceptible materials.



3.3.3 Siding

Recommendations

WOOD IN CONTACT WITH SOIL

Wood was found to be in contact with soil. I would will run out as well as potential he create a van for moisture intrusion. We recommend reparations be done.

Recommendation

Contact a qualified professional.



Northeast

3.4.1 Trim

SEALING AND CAULKING

 Maintenance Item

Proper sealing and caulking, regularly maintained, will prevent damages from moisture intrusion.

Recommendation

Contact a handyman or DIY project

3.9.1 Sealing and paint

SEALING AND PAINT

 Recommendations

Sealing and paint will prolong the life of exterior materials and prevent deteriorative effects to other associative materials as well, such as wall sheathing and framing.

Recommendation

Contact a qualified professional.

4: GUTTERS AND GROUNDS

		N	NP	D	NI	IN
4.1	Gutter System		X	X		
4.2	Downspouts		X			
4.3	Grading, & Drainage					X
4.4	Driveway					X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Gutter System: Gutter Material
Not Present

Downspouts : Downspouts
None

Driveway: Driveway Material
Gravel

Grading, & Drainage : Grading
Satisfactory

One of the most common causes of the wet basement, crawlspaces, and slabs is incorrect grading. The ground around the foundation should slope away from the house. A drop of six inches over six foot is recommended as a minimum. Patios that slope toward the foundation creates serious water penetration problems. Incorrect grades that channel water toward the house are major causes of structural damage. The soil can become so that it's load bearing capability is reduced. During freezing weather, water in the soil expands as it freezes and can heave and crack foundations. The importance of positive drainage and / or grades that slope away from the foundation, cannot be emphasized too strongly.

Deficiencies

4.1.1 Gutter System



MISSING GUTTER SYSTEM

We recommend installing a full gutter system to help divert water away from foundation.

Recommendation

Contact a qualified gutter contractor

5: CRAWL SPACE

		N	NP	D	NI	IN
5.1	Access				X	X
5.2	Floor			X		X
5.3	Foundation/ Walls			X		X
5.4	Piers			X		X
5.5	Beams			X		X
5.6	Joists					X
5.7	Subfloor					X
5.8	Insulation			X		X
5.9	Water Penetration		X			
5.10	Drainage		X			

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Access: Type / Location

Hatch

Floor : Material

Missing Vapor Barrier,
Improperly installed vapor barrier

Floor : Multiple crawlspaces

There were two crawlspaces.
Notes will refer to east or west.

Foundation/ Walls: Material
Concrete masonry unit (block)

Piers: Type
Wood

Beams: Type
Wood

Joists : Type
I Joists, Wood

Subfloor: Type
OSB, Particleboard

Insulation: Location
Between Joists, Spray foam

Water Penetration: Penetration **Drainage: Type**
Appears Due to: None Observed
Not Applicable

Water Penetration: Evidence of Seepage

No Evidence at Time of Inspection

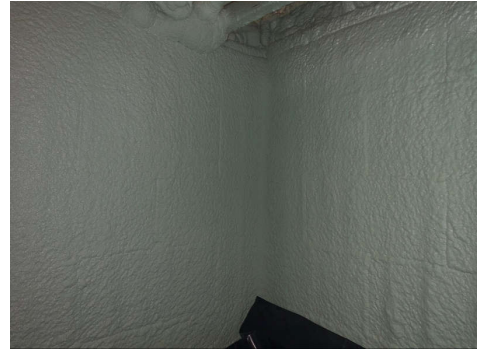
Staining noted on portions on floor and/or walls at time of inspection. Although not active, staining indicates possible prior seepage in these areas. Monitor for change and if active seepage occurs, address any flat or negative grades and/or gutter deficiencies. If seepage still continues, refer to qualified basement waterproof company for further evaluation.

Limitations

Foundation/ Walls

INSULATION COVERED

Foundation walls could not be observed due to insulation cover.



Deficiencies

5.2.1 Floor

 Recommendations

NO VAPOR BARRIER

WEST

No Vapor Barrier observed. A minimum of 6mil. Plastic covering should be installed on floor surface to minimize moisture intrusion and potential mold growth. Refer to a qualified contractor for correction.



5.2.2 Floor

 Recommendations

VAPOR BARRIER IMPROPERLY INSTALLED

EAST

Recommendation

Contact a qualified professional.

5.3.1 Foundation/ Walls

 Safety Hazard

EXPOSED FOAM INSULATION

Spray foam insulation in an attic or crawlspace. The building code requires using materials or assemblies that offer some fire resistance.

Recommendation

Contact a qualified professional.

5.4.1 Piers

 Recommendations

WOOD NEAR OR IN CONTACT WITH SOIL

Proper ground clearance between soil and wood structure was not present at some locations.

We recommend review by a structural specialist.

Recommendation

Contact a qualified structural engineer.



5.4.2 Piers

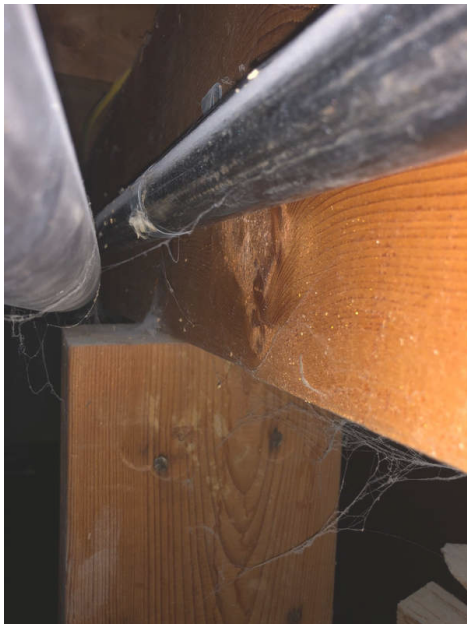
MISSING OR IMPROPER ANCHORING

 Recommendations

Missing or improper anchoring was observed at several places throughout the crawlspace.

Recommendation

Contact a qualified professional.



5.4.3 Piers

IMPROPER INSTALLATION

EAST

 Recommendations

Improper installation of a pier holding up floor joists for the cut in crawlspace access hatch was noted.

Recommendation

Contact a qualified professional.



5.5.1 Beams

IMPROPER SUPPORT

 Recommendations

A support under a short beam in the addition was inadequately supported and anchored according to standards.

Recommendation

Contact a qualified structural engineer.



5.8.1 Insulation

INSULATION MISSING

WEST

 Recommendations

Insulation was missing or inadequate.



6: ATTACHED GARAGE

		N	NP	D	NI	IN
6.1	General					X
6.2	Ceiling			X		X
6.3	Walls					X
6.4	Vehicle Doors					X
6.5	Garage Door Opener					X
6.6	Service doors					X
6.7	Floor					X
6.8	Foundation					X
6.9	Windows					X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Ceiling: Material

Sheetrock

Walls: Material

Sheetrock

Vehicle Doors: Material

Insulated, Steel

Vehicle Doors: Type

Automatic

Garage Door Opener: Operators

Auto Safety Reverse

Service doors: Material

Metal

Service doors: Fire Rated

Present

Service doors: Self-closing

Not Present

Floor: Cracks

Minor (Typical)

Floor: Material

Concrete

Foundation: Material

Slab

Windows: Type

Vinyl

General: Type

2 Car

This inspection only includes one readily identifiable standard attached garage. Carports, sheds, barns or other ancillary structures (even if used for auto storage) are not a part of this inspection, unless elsewhere noted.

Limitations

General

LIMITED VIEW

At the time of the inspection there was limited view on the walls and ground due to storage

Deficiencies

6.2.1 Ceiling

FIRE BARRIER COMPROMISED



The attic access compromised the required fire barrier between house and garage.

Recommendation

Contact a qualified professional.

7: HEATING

		N	NP	D	NI	IN
7.1	Equipment			X		X
7.2	Thermostat					X
7.3	Vents, Flues & Chimneys					X
7.4	Burners					X
7.5	Distribution Systems					X
7.6	Blower Door Switch			X		X
7.7	Disconnects					X
7.8	Filter				X	
7.9	Presence of Heat Sources					X
7.10	Operation					X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Equipment: Brand

Carrier

Equipment: BTU Rating

78000

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Thermostat : Location

Living Room, Programable

Thermostat : Type

Single

Vents, Flues & Chimneys: Type

Plastic

Blower Door Switch : Switch

Present

Disconnects : Disconnects

Fuse or Breaker

Filter : Filter

Electronic, Turned off

Operation: Satisfactory

The unit operated as intended.

Equipment: Approximate Manufacture Date

2014

The life expectancy of a gas furnace is typically between 20 and 25 years. When a unit is older than 12 years it should be serviced and cleaned annually. Once a unit has reached 18 years or greater you should budget to replace soon.

Burners : Flame

Satisfactory

High-efficiency furnaces have a limited view due to construction. The burners on a high-efficiency furnace have no visibility or very little visibility. We will not be able to fully inspect all components of the burners.

Distribution Systems: Ductwork

Metal Ducts, Flex Ducts

It is impossible to view all sections of the ductwork behind walls and above ceilings. The notes and this report referred only to the visible portions of the ductwork.

Deficiencies

7.1.1 Equipment

 Recommendations

NEEDS SERVICING / CLEANING

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

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

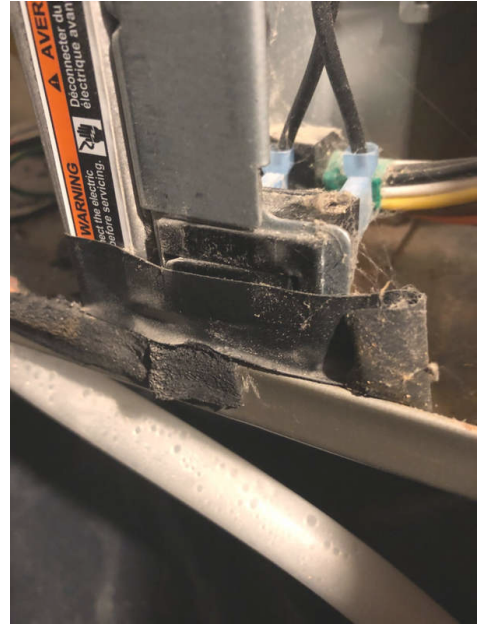


7.6.1 Blower Door Switch

 Maintenance Item

MADE INOPERABLE

The safety switch was made inoperable by tape.



8: COOLING

		N	NP	D	NI	IN
8.1	System Information					X
8.2	Coils & Fans					X
8.3	External Disconnect					X
8.4	Cooling Lines	X				X
8.5	Condensate Drain					X
8.6	Operation				X	

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

System Information: Location

Exterior

System Information: Brand

Trane

System Information: Type

Central

System Information: Max Fuse

35 amp

System Information: Manufacture Date

1997

Coils & Fans: Coils & Fins

Covered

External Disconnect : External Disconnect

Present

Cooling Lines: Insulation

Non-UV Resistant

System Information: Energy Source/Type

Electric

During the summer geothermal heating and cooling systems absorb heat from your home and transfer it to the underground Loop where it is then absorbed by the cool Earth. The geothermal heat pump uses the cool water returning from the ground to create cool, dehumidifier and air conditioning for your home. The process is reversed in the winter time.

Condensate Drain: Drains

Crawlspace

Condensate drain should terminate only at a location where the condensate could not contact human skin surfaces.

Limitations

Operation

SEASONAL OPERATING RESTRICTIONS

The A/C unit was not tested due to low outdoor temperature. The exterior temperature must be at least 65 degrees or warmer for several consecutive days prior to testing. This may cause damage the unit.

Deficiencies

8.4.1 Cooling Lines

UV RESISTANT INSULATION RECOMMENDED



Insulating refrigerant lines with a UV resistant material is recommended for preservation and efficiency of equipment.

Recommendation

Contact a handyman or DIY project

9: PLUMBING

		N	NP	D	NI	IN
9.1	Main Water Shut-Off Device					X
9.2	Drain, Waste, & Vent Systems	X		X		X
9.3	Water Supply & Distribution			X		X
9.4	Water Heaters					X
9.5	Temperature / Pressure Relief Valve					X
9.6	Cold Water Shut Off					X
9.7	Building Fuel Type					X
9.8	Fuel distribution			X		X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Main Water Shut-Off Device:

Location

Crawlspace

Main Water Shut-Off Device:

Shut Off Valve

Present

Main Water Shut-Off Device:

Supply material

Pex

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply & Distribution :

Pump

Submersible Pump

Water Heaters: Total Rating

4500 Watts

Water Heaters: Capacity

50 gallons

Water Heaters: Location

Pantry

Water Heaters: Power

Source/Type

Electric

Tankless water heaters require and annual Purge for proper maintenance.

Temperature / Pressure Relief Valve : TPRV

Present

Cold Water Shut Off: Cold Water Shut Off

Present

Building Fuel Type: Fuel Type

Natural Gas

Building Fuel Type: Main Gas

Shut-off Location

Gas Meter

Fuel distribution: Distribution

pipng

Rigid pipe, Corrugated (CSST)

Type

Private

Private wells are not a part of this inspection. We recommend testing by an independent third party testing company.

Water Supply & Distribution : Water Supply

Private, Well

Private wells are not tested or evaluated as part of this inspection. Refer to the qualified contractor for testing

Water Supply & Distribution : Water Supply Material

Poly

Galvanized pipe has a tendency to corrode and rot from the inside out. This galvanized piping is installed in the building we recommend continuous monitoring to ensure there are no leaks and the future upgrade to plastic style typing.

Only the visible portion of the supply piping are inspected. We are unable to fully View all of the plastic pipe underneath the house. The notes of this report only refer to the visible portions of the supply piping.

Water Heaters: Manufacturer

Rheem

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.](#)

Building Fuel Type: Storage/ Supply

None

Fuel storage tanks fully or partially buried will not be evaluated by the inspection company. The client is urged to employ an independent tank testing company for evaluation. We are unable to identify or verify if there has ever been an oil tank on the property. This is above the scope of a New York state home inspection. Fuel tanks are not inspected even if above ground.

Limitations

Water Supply & Distribution

SUBMERSIBLE PUMP

Submersible pumps are not visible and not inspected. The only way to view a submersible pump is to have a water systems company pull the pump out of the well system and evaluate.

Deficiencies

9.2.1 Drain, Waste, & Vent Systems

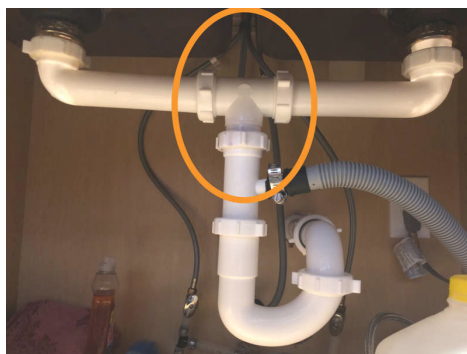
KITCHEN SINK DRAIN PIPING

KITCHEN

While this tee style drain set up under a two or more basin sink fixture is fairly commonly available in hardware stores, there is the potential for drain water and debris to back up from one basin to the next due to the proper installation of a proper Santee missing.

Recommendation

Contact a qualified professional.



9.2.2 Drain, Waste, & Vent Systems

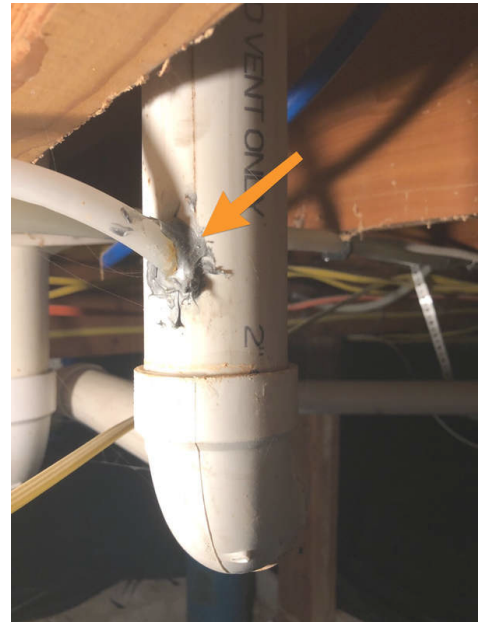
DAMAGE FROM IMPROPER PRACTICES

A vent pipe was cut into to accommodate the condensate drain line from the furnace. We recommend reparations and proper disposal of condensate.



Recommendation

Contact a qualified plumbing contractor.



9.3.1 Water Supply & Distribution

INADEQUATE SUPPORT

Inadequate support For distribution water piping was found throughout the crawlspace.

Recommendation

Contact a qualified plumbing contractor.



9.8.1 Fuel distribution

INADEQUATE SUPPORT

Inadequate support was found in the crawlspace for one or more lengths of gas piping.

Recommendation

Contact a qualified plumbing contractor.



10: ELECTRICAL

		N	NP	D	NI	IN
10.1	Service Entrance Conductors				X	
10.2	Main Panel					X
10.3	Grounding				X	
10.4	Sub Panel			X		X
10.5	Branch Wiring, Circuits			X		X
10.6	Receptacles			X		X
10.7	Smoke & Carbon Monoxide Detectors					X
10.8	Door Bell		X			

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Main Panel: Main Panel Location Yard	Main Panel: Panel Capacity 200 AMP	Main Panel: Panel Manufacturer Bryant
Main Panel: Panel Type Circuit Breaker	Grounding: Type Unable To Verify	Sub Panel: GFCI / AFCI Breaker (s) Present
Sub Panel: Panel Capacity 200 AMP Grounds and neutrals must always be isolated in a sub panel.	Sub Panel: Panel Location Laundry room	Sub Panel: Panel Manufacturer Square D
Sub Panel: Type Circuit Breakers	Branch Wiring, Circuits: Branch Wires Copper	Branch Wiring, Circuits: Wiring Method Conduit, Knob & Tube
Branch Wiring, Circuits: AFCI Breaker (s) Present	Branch Wiring, Circuits: GFCI Breaker (s) Present	Branch Wiring, Circuits: Surge Protector Not Present
Door Bell: Style None		

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Aluminum
Underground service lines and cables are not accessible and therefore not inspected.

Smoke & Carbon Monoxide Detectors: Presence
Yes, Smoke detectors only
This inspection is accessing the PRESENCE of smoke and CO detectors and their intended locations only. Units are not tested. If units are not new - we urge replacement of existing detectors and/or batteries as they are often old and ineffective. Place smoke detectors in all bedrooms and all levels of the house. Add CO detectors within 15 of any sleeping areas and all levels of the house for added safety.

Limitations

Service Entrance Conductors

UNDERGROUND WIRING INACCESSIBLE

Deficiencies

10.4.1 Sub Panel

PANEL NOT LABELED

 Recommendations

10.5.1 Branch Wiring, Circuits

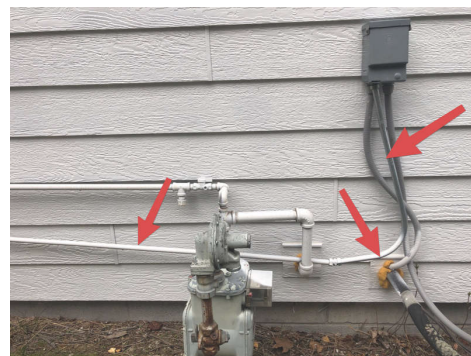
DAMAGED CONDUIT

 Safety Hazard

The conduit to the AC unit wiring was damaged and unsupported. We recommend reparations to prevent damages to wiring within, creating potential hazards.

Recommendation

Contact a qualified professional.



10.5.2 Branch Wiring, Circuits

INADEQUATE SUPPORT

 Recommendations

Inadequate support was found throughout the crawlspace for branch wiring.

Recommendation

Contact a qualified electrical contractor.

10.5.3 Branch Wiring, Circuits

EXPOSED WIRING

 Recommendations

Cabling that appeared not to be designed for sunlight or moisture exposure was exposed outside.

Recommendation

Contact a qualified electrical contractor.



10.6.1 Receptacles

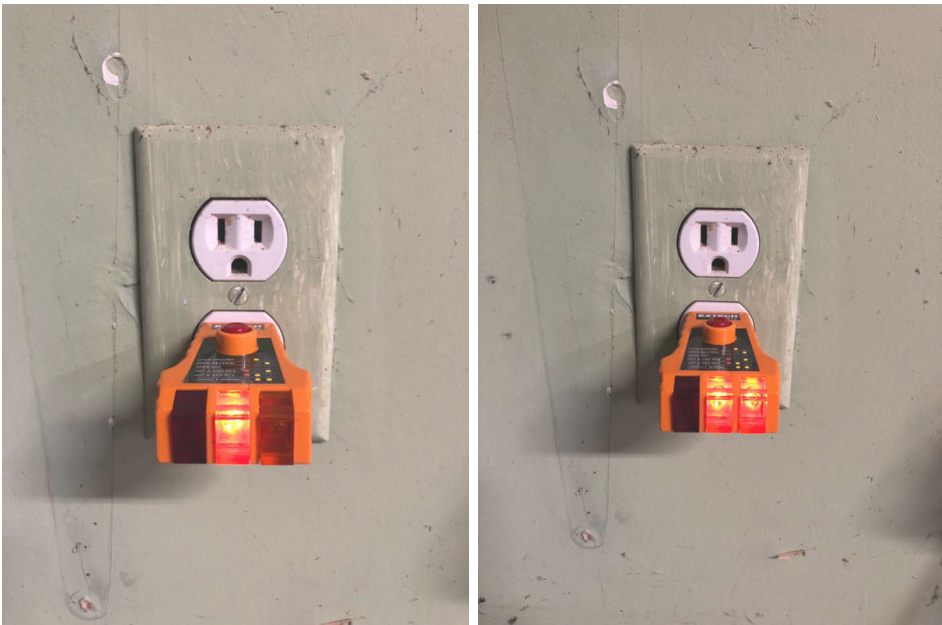
FAULTY DEVICE

 Safety Hazard

A receptacle in the garage had inconsistent readings and appeared to be shorting at the device.

Recommendation

Contact a qualified electrical contractor.



11: ATTIC

		N	NP	D	NI	IN
11.1	Access					X
11.2	Ventilation					X
11.3	Insulation					X
11.4	Structure					X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Access: Access

Garage

Access: Description of space

Unfinished

Access: Viewed From

Hatch, Inside Attic

Ventilation: Ventilation Type

Gable Vents, Ridge Vents, Soffit Vents

Insulation : Depth

above 12"

Insulation : Insulation type

Cellulose, Loose fill, Foam Board, Batts, Spray foam

Insulation : Baffles installed

Structure: Framing

Trusses

Structure: Sheathing

Plywood, OSB

Structure: Collar Ties

N/A

12: KITCHEN

		N	NP	D	NI	IN
12.1	Cabinets					X
12.2	Countertops					X
12.3	Sinks					X
12.4	Drain Lines					X
12.5	Faucets					X
12.6	Sprayer					X
12.7	Garbage Disposal		X			
12.8	Dishwasher			X		X
12.9	Refrigerator					X
12.10	Range/Oven/Cooktop					X
12.11	Microwave					X
12.12	Vent Type					X
12.13	GFCI / Receptacle					X
12.14	Flooring					X
12.15	Walls/ Ceilings					X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Cabinets: Cabinetry

Wood

Countertops : Countertop Material

Wood Butcher Block

Sinks: Type

Copper

Drain Lines: Materials

PVC

Drain Lines: Type

P Trap

Faucets: Type

Single Lever, With Sprayer

Dishwasher: Brand

Samsung

Dishwasher: Drain Line Looped

No

Refrigerator: Brand

Samsung

Range/Oven/Cooktop:

Range/Oven Brand

Samsung

Range/Oven/Cooktop:

Range/Oven Energy Source

Gas

Microwave: Manufacturer

Samsung

Microwave: Microwave Type

Built In

Vent Type: Vent Type

Recirculating

Flooring: Material

Tile

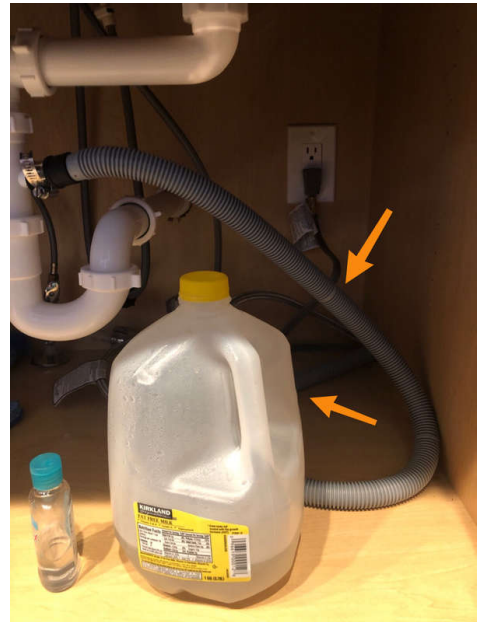
Deficiencies

12.8.1 Dishwasher



IMPROPERLY INSTALLED DRAIN PIPE

The dishwasher drain hose did not terminate through an air gap, or run in a high loop above the unit, either of which is typically required by manufacturers for proper operation.



13: BATHROOM 1

		N	NP	D	NI	IN
13.1	General					X
13.2	Shower Pan					X
13.3	Shower Walls					X
13.4	Wall & Ceilings					X
13.5	Sinks					X
13.6	Drains & Fixtures					X
13.7	Toilet			X		X
13.8	Receptacles					X
13.9	Floor					X
13.10	Exhaust Systems					X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

General: Location

Master bedroom

Shower Pan: Material

Tile

Shower Walls: Material

Tile

Drains & Fixtures: Faucets

Individual

Drains & Fixtures: Trap

P Trap

Receptacles: Type

GFCI, Grounded

Floor: Material

Tile

Exhaust Systems: Ventilation

Window, Fan

Drains & Fixtures: Drain Material

PVC

Galvanized piping has a tendency to corrode from the inside out. Continue to monitor all galvanized piping if it is installed in the home for potential leaks. We encourage the use of PVC piping.

Deficiencies

13.7.1 Toilet

TOILET BOWL LOOSE



Recommendations

Toilet bowl was loose and not properly secured, refer to a qualified contractor for repair to properly tighten down and seal the toilet.

13.7.2 Toilet

SEALING



Maintenance Item

It is recommended to seal around all plumbing fixtures to prevent damages to adjacent materials.

Recommendation

Contact a handyman or DIY project

14: BATHROOM 2

		N	NP	D	NI	IN
14.1	General					X
14.2	Tub					X
14.3	Tub Space Walls					X
14.4	Shower Pan					X
14.5	Shower Walls					X
14.6	Wall & Ceilings					X
14.7	Sinks					X
14.8	Drains & Fixtures					X
14.9	Toilet			X		X
14.10	Receptacles			X		X
14.11	Floor					X
14.12	Exhaust Systems					X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

General: Location

1st Floor

Tub: Material and type

Fiberglass

Tub Space Walls: Material

Ceramic Tile

Shower Pan: Material

Tub

Shower Walls: Material

Tile

Drains & Fixtures: Faucets

Single Lever

Drains & Fixtures: Trap

P Trap

Receptacles: Type

Grounded

Floor: Material

Tile

Exhaust Systems: Ventilation

Fan

Drains & Fixtures: Drain Material

PVC

Galvanized piping has a tendency to corrode from the inside out. Continue to monitor all galvanized piping if it is installed in the home for potential leaks. We encourage the use of PVC piping.

Deficiencies

14.8.1 Drains & Fixtures

SEALING AND CAULKING



Sealing around all plumbing fixtures and adjacent materials is recommended to minimize and prevent damages from moisture that may become trapped.

Recommendation

Contact a handyman or DIY project

14.9.1 Toilet



SEALING

It is recommended to seal around all plumbing fixtures to prevent damages to adjacent materials.

Recommendation

Contact a handyman or DIY project

14.10.1 Receptacles



NO GFCI PROTECTION INSTALLED

No GFCI protection present. Have a licensed electrician upgrade by installing ground fault receptacles in all required locations. Receptacles within 6 feet of water must be GFCI protected and properly labeled. If an outlet is ungrounded but GFCI protected it also must be properly labeled.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

15: BATHROOM 3

		N	NP	D	NI	IN
15.1	General					X
15.2	Tub		X			
15.3	Tub Space Walls					X
15.4	Shower Pan					X
15.5	Shower Walls					X
15.6	Wall & Ceilings					X
15.7	Sinks					X
15.8	Drains & Fixtures			X		X
15.9	Toilet			X		X
15.10	Receptacles					X
15.11	Floor					X
15.12	Exhaust Systems					X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

General: Location

2nd Floor

Tub Space Walls: Material

Finished drywall

Shower Pan: Material

Plastic/Fiberglass

Shower Walls: Material

Plastic/Fiberglass

Drains & Fixtures: Faucets

Individual

Drains & Fixtures: Trap

P Trap

Receptacles: Type

GFCI, Grounded

Floor: Material

Tile

Exhaust Systems: Ventilation

Window, Fan

Tub: Material and type

Not installed



Drains & Fixtures: Drain Material

PVC

Galvanized piping has a tendency to corrode from the inside out. Continue to monitor all galvanized piping if it is installed in the home for potential leaks. We encourage the use of PVC piping.

Deficiencies

15.8.1 Drains & Fixtures

IMPROPER CONNECTION

Recommendations



15.8.2 Drains & Fixtures

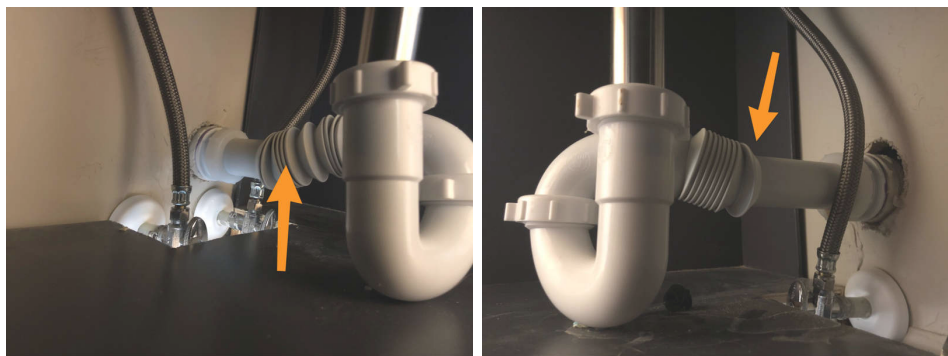
CORRUGATED DRAIN LINES

Recommendations

Though sold regularly at hardware stores these corrugated drain lines are never recommended by professionals due to the high probability of blockages from accumulated debris.

Recommendation

Contact a qualified plumbing contractor.



15.9.1 Toilet

SEALING

Maintenance Item

It is recommended to seal around all plumbing fixtures to prevent damages to adjacent materials.

Recommendation

Contact a handyman or DIY project

16: LAUNDRY

		N	NP	D	NI	IN
16.1	Washer Drains					X
16.2	Dryer Vented					X
16.3	Energy Source					X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Washer Drains: Washer Drains
To:
 Drain line in wall

Dryer Vented : Dryer Vent
 Metal (Flex), To exterior

Energy Source : Dryer energy source
 220 Electric

17: INTERIOR

		N	NP	D	NI	IN
17.1	Doors					X
17.2	Windows			X		X
17.3	Floors			X		X
17.4	Walls					X
17.5	Ceilings					X
17.6	Steps					X
17.7	Fireplace				X	

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Doors: Type

Wood

Windows: Window Manufacturer

Ply Gem

Windows: Window Type

Casement, Single-hung

Floors: Floor Coverings

Carpet, Laminate, Tile

Walls: Wall Material

Drywall, Unfinished, Wood

Ceilings: Ceiling Material

Unfinished, Drywall



Steps: Material

Wood, Under construction

Fireplace: Location

Kitchen

Fireplace: Material

Manufactured



Fireplace: Damper

N/A

Fireplace: Type

Gas Only

This inspection is not able to determine the condition of interior flues within the chimney, nor determine the draft capability of any fireplace or stove. See important chimney flue comments later in this report.

Limitations

Fireplace

GAS OFF

Fireplace was not tested at time of inspection. Gas valve was turned off. We are not permitted to turn on gas valves that are off. Have tested by final walk-through.

Deficiencies

17.2.1 Windows



MISSING / DAMAGED HARDWARE

The hardware for one or more windows to properly lock / open / close is missing or damaged. We recommend that all windows in the home be properly tested and in proper working function prior to closing.

Recommendation

Contact a handyman or DIY project



17.3.1 Floors

 Recommendations

NOT ADHERED

Flooring was not properly adhered to crawlspace access hatches.

Recommendation

Contact a qualified professional.



17.6.1 Steps

 Recommendations

OPEN SIDE

For added safety add a handrail to open side of stairs.



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.

Crawl Space

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

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.

Kitchen

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 confirm the operation of every control and feature of an inspected appliance.

Operation of appliances is provided as a courtesy and is not part of our standard inspection. Only built-in appliances were tested briefly for apparent function. Timers, clocks, self-cleaning feature, refrigerators and/or freezers are not evaluated, temperatures were not tested.

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.

In the process of conducting this inspection, the inspector is not permitted to move furniture or pick up carpeting or rugs. The inspector is not required to observe paint, wallpaper, and other finish treatments on the interior walls, ceilings and floors. Carpeting, draperies, blinds, and window treatments are not part of this inspection. We did not evaluate the presence or absence of lead paint on any surface, or any possible asbestos material contained in building products.