



# PROSITE PROPERTY INSPECTIONS

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<https://www.prositeinspections.com>



## GENERAL HOME INSPECTION REPORT

1234 Main St.  
Gulf Breeze FL 32563

Buyer Name  
02/05/2019 9:00AM



Inspector

**Joshua Gregory**

InterNACHI Certified Home Inspector

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Agent

**Agent Name**

**555-555-5555**

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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# SUMMARY



MAINTENANCE/MONITOR



DEFICIENCIES



SAFETY/IMMEDIATE  
ATTENTION

-  1.1.1 Inspection details - Structure Details: No Carbon Monoxide alarms
-  1.1.2 Inspection details - Structure Details: Gas utility Leak
-  2.1.1 Roof - General: Exposed Nail Heads
-  2.1.2 Roof - General: Vegetation in close contact or overhangs
-  2.1.3 Roof - General: Satellite Dish
-  2.1.4 Roof - General: Moss Growth
-  2.2.1 Roof - Chimney: Repoint Mortar
-  2.2.2 Roof - Chimney: Chimney Flashing - substandard
-  2.3.1 Roof - Gutters/drains: Clogged gutters/downspouts
-  2.4.1 Roof - Flashing/Vents: Rusty appurtenances
-  2.4.2 Roof - Flashing/Vents: Substandard lead flashing
-  3.2.1 Exterior - Driveway, Walkway, Patio: Screen enclosure-screens torn
-  3.2.2 Exterior - Driveway, Walkway, Patio: Carport Rake Trim - Loose
-  3.3.1 Exterior - Exterior issues: Vegetation in contact with structure
-  3.4.1 Exterior - Electrical: Ceiling Fan inoperable
-  3.7.1 Exterior - Gutters and Flashing: Gutter End cap missing
-  3.7.2 Exterior - Gutters and Flashing: No downspout
-  5.1.1 Water Heater - Water Heater: TPR >4 elbows
-  5.1.2 Water Heater - Water Heater: Discharge Line Serves Multiple Valves
-  7.1.1 HVAC - General: Service A/C System
-  8.4.1 Kitchen - Electrical: GFCI Upgrade Recommended
-  8.4.2 Kitchen - Electrical: Open Ground
-  8.4.3 Kitchen - Electrical: Ceiling Fan inoperable
-  9.2.1 Interiors - Electrical: Open Ground
-  9.3.1 Interiors - Smoke and CO alarms: Smoke alarms missing
-  9.4.1 Interiors - Windows and Door: Door-binds in jamb
-  10.4.1 Bathrooms - Electrical: GFCI Missing
-  10.8.1 Bathrooms - Sink/countertop: Sink Drain Flex pipe

- ⊖ 10.9.1 Bathrooms - Toilets: Toilet - Loose
- ⊖ 12.2.1 Attic - Attic Hatch: Access cover damage
- 🔧 12.2.2 Attic - Attic Hatch: No Insulation over
- ⊖ 12.4.1 Attic - Insulation: Uneven
- 🔧 13.3.1 Garage - Electrical: GFCI Upgrade Recommended
- ⊖ 14.2.1 Appliances - Dishwasher: Dishwasher No High loop

# 1: INSPECTION DETAILS

## Information

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### Start Time

9am

### Finish Time

12pm

### Ground Condition

Damp

### Present at time of the inspection

Client, Clients Agent

### Property Occupancy

No

### Temperature

65 Fahrenheit

### Weather Condition

Cloudy

### Rain in the last few days

Yes

### Structure Details: Structures Inspected

House, Attached Garage

### Structure Details: Type of Structure

Single Family

### Structure Details: Age of the Structure

1977

### Structure Details: Foundation Type

Slab

### Structure Details: Structure Faces

East

### Structure Details: Utilities

All Utilities on

### The following items have been excluded from the inspection.

Irrigation system, Generator

## Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

**Maintenance/Monitor** = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Deficiencies** = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

**Safety & Immediate Attention** = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

## Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

## Structure Details: Mid-1980s and older

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

## Recommendations

### 1.1.1 Structure Details

#### NO CARBON MONOXIDE ALARMS

##### INTERIOR AREAS

This property has one or more fuel burning appliances, and no carbon monoxide alarms were visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions.

##### Recommendation

Contact a qualified professional.



Safety/Immediate Attention



### 1.1.2 Structure Details

#### GAS UTILITY LEAK

##### BACK EXTERIOR

Based on gas odors, gas appeared to be leaking at the one or more local shut-off valves or supply piping located at the back exterior. This is an explosion and fire hazard. A qualified contractor and/or the gas utility company should evaluate and repair immediately.

##### Recommendation

Contact a qualified plumbing contractor.



Safety/Immediate Attention



## 2: ROOF

### Information

---

**General: Roof Type**

Gable

**General: Roof covering**

Asphalt/Fiberglass Shingles

**General: Estimated roof**

age(main)

12 years

**General: Roof Drainage**

Gutter system

**General: Roof Pictures**





**General: Roof Inspection method**

Traversed

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

**Recommendations**

2.1.1 General



**EXPOSED NAIL HEADS**

ROOF

Exposed nail heads observed. This a potential pathway for moisture intrusion. Although there was no evidence of a leak, we recommend sealing these areas and annually in the future by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



## 2.1.2 General

**VEGETATION IN CLOSE CONTACT OR OVERHANGS**

## ROOF

Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in close contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Recommend pruning vegetation so as to not be in close contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.

## Recommendation

Contact a qualified tree service company.



## 2.1.3 General

**SATELLITE DISH**

## ROOF

Satellite dish was mounted on the roof should be inspected at the least annually, leaks can occur around mounting brackets and may need sealant applied to prevent leaks by a licensed roofing contractor.

## Recommendation

Contact a qualified roofing professional.



2.1.4 General

**MOSS GROWTH**

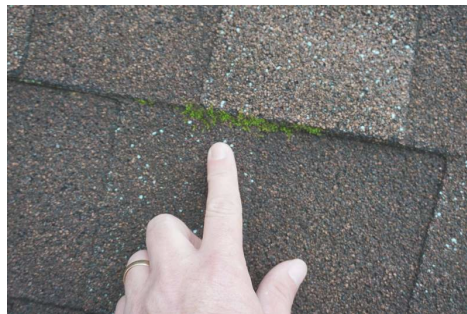
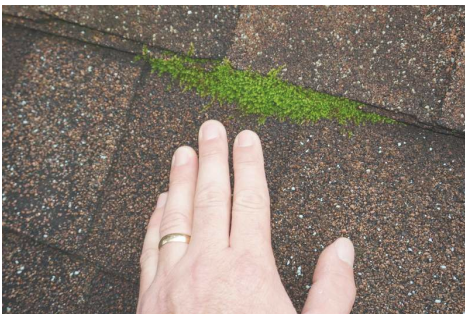
ROOF



Moss was growing on the roof. As a result, roofing material can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. Recommend further evaluation and removing moss by a licensed roofing contractor. Roof should also be evaluated by a licensed roofing contractor once moss is removed.

Recommendation

Contact a qualified roofing professional.



2.2.1 Chimney



**REPOINT MORTAR**

ROOF

Roofing sealant was observed at the chimney's mortar joint in one or more areas. This is not standard practice for repairing masonry mortar joints. The masonry chimney's mortar is may be deteriorated and should be further evaluated for deterioration. Recommend having a qualified chimney service contractor or masonry contractor evaluate and repair as necessary. This will likely require re-pointing the mortar.

Recommendation

Contact a qualified chimney contractor.



2.2.2 Chimney



**CHIMNEY FLASHING - SUBSTANDARD**

ROOF

Chimney flashing was not professionally installed. Leaks can occur as a result. This is conducive for wood destroying organisms. Moisture stains were evident at the roof structure around the chimney area in the attic space. The inspector was not able to traverse into this area to test for moisture due to low height. Excessive roofing sealant was observed at the chimney flashing which may also indicate problems with past moisture intrusion in this area. Roof decking and roof structure must be evaluated during repairs/replacement. Recommend evaluation and replacement of chimney flashing by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.3.1 Gutters/drains



**CLOGGED GUTTERS/DOWNSPOUTS**

ROOF

Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Recommendation

Contact a handyman or DIY project



## 2.4.1 Flashing/Vents

**RUSTY APPURTENANCES**

## ROOF

Roof-top appurtenance such as vents were significantly corroded. Metal may deteriorate to the point of needing replacement. Leaks can occur around such items if flashing or sealant doesn't form a waterproof seal with the corroded metal. This can be a conducive condition for wood-destroying organisms. Recommend that a licensed roofing contractor repair as necessary. For example, by cleaning rust and repainting with a rust-inhibiting paint.

## Recommendation

Contact a qualified roofing professional.



## 2.4.2 Flashing/Vents

**SUBSTANDARD LEAD FLASHING**

## ROOF

Lead flashing at one or more plumbing vent pipes was improperly installed. For example, shorter than the vent pipe or not bent over the edge of the vent pipe. Properly installed, the flashing should extend up and over the top edge of the pipe, and be bent down into the pipe. Otherwise, rain water can flow between the pipe and the flashing, resulting in leaks. This is a conducive condition for wood-destroying organisms. Recommend that a licensed roofing contractor repair per standard building practices.

## Recommendation

Contact a qualified roofing professional.



# 3: EXTERIOR

## Information

**General: Foundation Material**  
Concrete

**General: Exterior wall structure**  
wood Frame

**General: Wall Covering**  
Wood panels, Brick Veneer

**General: Driveway Material**  
Concrete

**General: Exterior doors**  
Metal, Sliding Glass, Metal w/Window

**General: Fencing**  
Wood

**General: Garage Door Material**  
Metal

**General: Sidewalk/Patio Material**  
Concrete

**General: Vehicle Parking**  
Attached Garage, Driveway

### General: Exterior Pictures



## Limitations

General

### SIDING COVER EXTERIOR

The exterior of the home is covered by siding in several areas reducing the visibility of the structure. Any wood behind the siding could not be evaluated and is excluded from this report.

## Recommendations

3.2.1 Driveway, Walkway, Patio

### SCREEN ENCLOSURE-SCREENS TORN

BACK PATIO

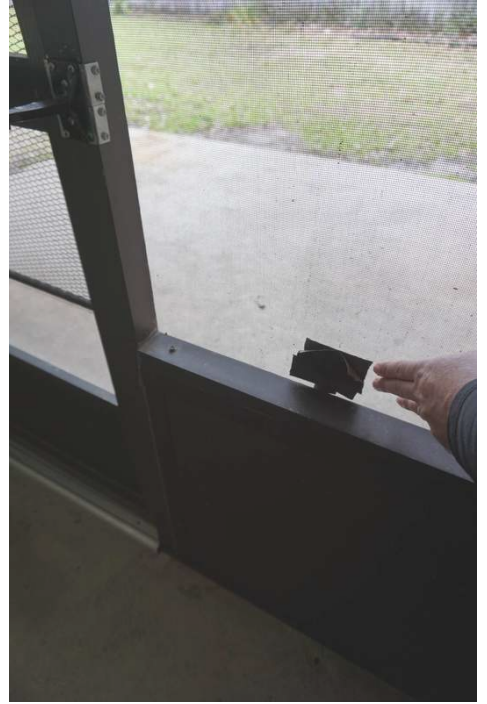
One or more screens were damaged or torn or missing in the screen patio. A certified contractor should make the necessary repairs.



Maintenance/Monitor

Recommendation

Contact a qualified handyman.



3.2.2 Driveway, Walkway, Patio

**CARPORT RAKE TRIM - LOOSE**

FRONT EXTERIOR

Carport rake trim located on the north side was loose. Recommend evaluation and repairs by a qualified professional.

Recommendation

Contact a qualified professional.





## 3.3.1 Exterior issues

**VEGETATION IN CONTACT WITH STRUCTURE**

## BACK EXTERIOR

Vegetation observed within close contact of the house. This can create a pathway for insects and/or wood destroying organisms into the home interior. Recommend trimming vegetation by a qualified landscape professional.

## Recommendation

Contact a qualified landscaping contractor



## 3.4.1 Electrical

**CEILING FAN INOPERABLE**

## BACK PATIO

Ceiling fan was inoperable. Recommend asking the property owner(s) about this, and if necessary, having a licensed electrical contractor evaluate and repair as necessary.

## Recommendation

Contact a qualified electrical contractor.



## 3.7.1 Gutters and Flashing

**GUTTER END CAP MISSING**

## FRONT EXTERIOR

Gutter end cap located at the front exterior north corner was missing. Rainwater may come in contact with the building exterior or accumulate around the foundation as a result. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified person install or repair end caps where missing.

## Recommendation

Contact a qualified professional.



3.7.2 Gutters and Flashing

Deficiencies

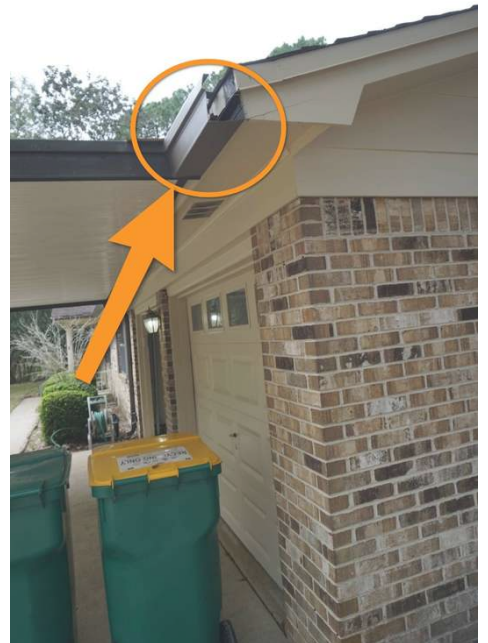
**NO DOWNSPOUT**

FRONT EXTERIOR

There is no downspout installed at the front exterior north corner gutter system. This can cause water to accumulate around the homes foundation and cause soil a erosion. Also standing water could occur as well as low spots around the home. Downspouts should be installed as needed.

Recommendation

Contact a qualified professional.



## 4: PLUMBING

### Information

**General: Location of Main Shut off**

Front Exterior

**General: Water Pressure**  
80 PSI



**General: Location of Water meter**

Front Exterior

**General: Location of main fuel shut off**

South Exterior

**General: Service Pipe to house**  
Not Visible

**General: Interior Supply piping**  
Copper, Where Visible

**General: Water Source**

Public Water

**General: Drain Pipe**

PVC, Where Visible

**General: Vent Pipe**

PVC, Where Visible

**General: Waste Pipe**

Not Visible

**General: Plumbing In Walls**

As is typical of most buildings, the majority of the supply piping is concealed from view. Basically it is installed inside the walls, attic and under the floors. Any plumbing obscured from view cannot be evaluated and is excluded from this report.

**Supply Lines: Pre-1986**

Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.
- Install appropriate filters at points of use.
- Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.
- Use bottled or distilled water.
- Treat well water to make it less corrosive.
- Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

<http://www.epa.gov/safewater/lead/index.html>

# 5: WATER HEATER

## Information

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**Water Heater: Serial #**

GCV40300

**Water Heater: Model #**

1220A012232

**Water Heater: Estimated Age**

7 Years

**Water Heater: Energy Source**

Natural Gas

**Water Heater: Manufacturer**

A.O. Smith

**Water Heater: Location**

Laundry room

**Water Heater: Water temperature**

Kitchen

112 Degrees

**Water Heater: Capacity**

40

**Water Heater: Type**

Tank



## Water Heater: Pictures of Unit

Laundry Room



## Recommendations

### 5.1.1 Water Heater

#### TPR >4 ELBOWS

##### LAUNDRY ROOM

The temperature/pressure relief valve drain line has more than 4 elbows in it. This is a potential safety hazard due to the risk of explosion. Typically these valves are limited to 4 elbows or less in the drain line so venting is not restricted. A qualified plumber should evaluate and repair as necessary so the drain line complies with the temperature-pressure relief valve manufacturer's installation instructions.

##### Recommendation

Contact a qualified plumbing contractor.



Safety/Immediate Attention



5.1.2 Water Heater

**DISCHARGE LINE SERVES MULTIPLE VALVES**

LAUNDRY ROOM

This water heater discharge pipe served multiple temperature/pressure relief (TPR) valves. This condition is a potential safety hazard. Recommend further evaluation and repairs by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

 Safety/Immediate Attention



# 6: ELECTRIC SERVICE

## Information

**Electric Panel: Amperage**  
175

**Electric Panel: Panel Manufacturer**  
Square D, Milbank

**Electric Panel: Protection**  
Breakers

**Electric Panel: Service Type**  
Overhead

**Electric Panel: Service Voltage**  
120/240

**Electric Panel: Branch Wiring**  
Copper

**Electric Panel: Location of Main Disconnect**  
Below meters

**Electric Panel: Service Conductor**  
Unverified

**Electric Panel: System Grounding**  
Grounding Rod, copper

**Electric Panel: Location of Main Panel**  
North Exterior

**Electric Panel: Panel pictures**  
North Exterior, Garage



**Electric Panel: Generator System**

North Exterior

Equipment for a generator system was found. Generators, transfer switches and any associated wiring are excluded from this inspection. Recommend that the client consult with the property owner or review documentation to familiarize themselves with the operation of this system.





## 7: HVAC

**Information****General: Cooling source**

Electric

**General: Heat Source**

Electric

**General: Distribution**

Flex Duct, Fiberglass Duct

**General: A/C Type**

Split System, Central Air

**General: Heat Type**

Heat Pump

**General: Last Service Date (Estimated)**

2015

**Condensing Unit: Estimated Age  
Condensing Unit**

4 Year(s)

**Condensing Unit: Condenser  
Model #**

N/A

**Condensing Unit: Condenser  
Serial #**

N/A

**Condensing Unit: Manufacturer**

Rheem

**Air Handler: Estimate Age Air  
Handler**

4 Year(s)

**Air Handler: Air Handler Model #**

RH1V48215TANJA

**Air Handler: Air Handler Serial #**

W201537145

**Air Handler: Filter Location**

Below unit, Behind grill

**Air Handler: Manufacturer**

Rheem

**General: Temperature Differential**

Interior Areas

19 Degrees

This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.



**General: Filter Advice**

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

**Condensing Unit: Pictures of Unit**

South Exterior

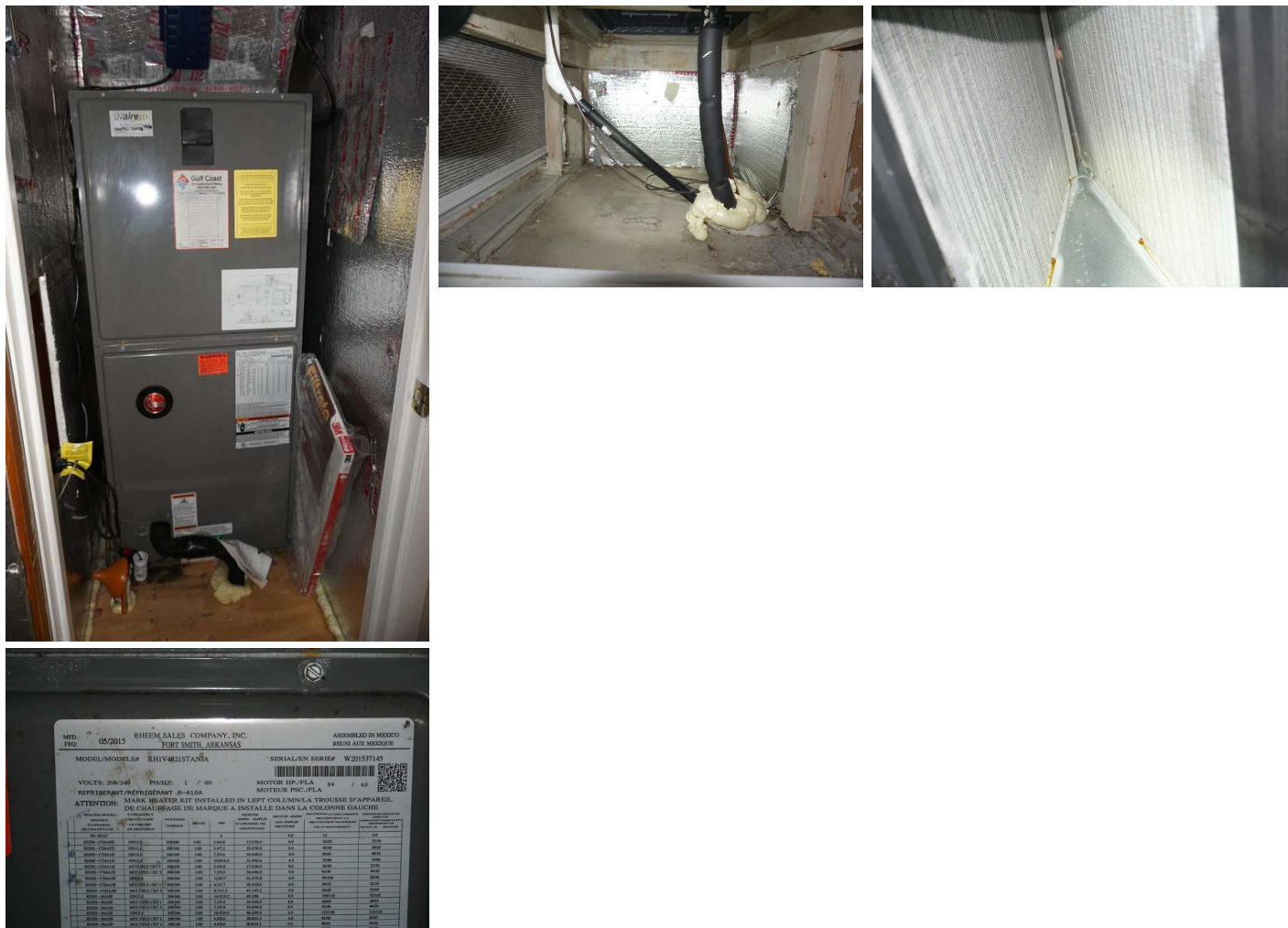
**Condensing Unit: Good condition**

South Exterior

The condensing unit was functional during the inspection. The unit ran as expected

**Air Handler: Pictures of unit**

Interior Closet



**Air Handler: Unit in Good Condition**

Interior Closet

The air handler was functional during the inspection. The unit ran and cold as expected.

**Recommendations**

7.1.1 General

 Maintenance/Monitor

**SERVICE A/C SYSTEM**

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

Recommendation

Contact a qualified HVAC professional.



## 8: KITCHEN

### Information

#### Sink: Running water and below sink

Kitchen



### Recommendations

#### 8.4.1 Electrical

#### **GFCI UPGRADE RECOMMENDED**

KITCHEN

Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets were not present in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:

- Bathrooms
- Outside
- Garages
- Crawlspace (at or below grade)
- Unfinished basements
- Kitchens
- Laundry rooms
- Within 6 feet of all plumbing fixtures
- Boathouses

GFCI protection is available as GFCI circuit breakers or as GFCI outlets. Both devices are designed to trip to prevent electrical shock or electrocution.

Consider having GFCI protection installed as a safety precaution.

This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in the garage circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing a non-GFCI breaker currently protecting an electrical circuit with a GFCI-type breaker.

Recommendation

Contact a qualified electrical contractor.



## 8.4.2 Electrical

 Safety/Immediate Attention**OPEN GROUND**

## KITCHEN

Modern 3-slot electric receptacle in the kitchen was found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a licensed electrical contractor repair as necessary so all receptacles are grounded per standard building practices.

## Recommendation

Contact a qualified electrical contractor.



## 8.4.3 Electrical

 Maintenance/Monitor**CEILING FAN INOPERABLE**

## KITCHEN

One or more ceiling fans appear to be inoperable. Recommend asking the property owner(s) about this, and if necessary, having a qualified electrician evaluate and repair as necessary.

## Recommendation

Contact a qualified electrical contractor.



## 9: INTERIORS

### Information

#### Floors, Walls, Ceilings: Wall material/covering

Drywall, Paneling

#### Smoke and CO alarms: Smoke Alarms Present

No

### Recommendations

#### 9.2.1 Electrical

##### **OPEN GROUND**

LIVING ROOM, DINING ROOM, MASTER BEDROOM

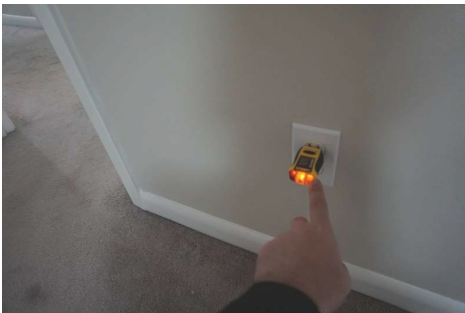
Modern, 3-slot electric receptacles were found with an open ground located in the living room, dining room and master bedroom. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a licensed electrical contractor repair as necessary so all receptacles are grounded per standard building practices.

#### Recommendation

Contact a qualified electrical contractor.



Safety/Immediate Attention



#### 9.3.1 Smoke and CO alarms

##### **SMOKE ALARMS MISSING**

INTERIOR AREAS

Smoke alarms were missing at all interior areas. This is a safety hazard. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage.

#### Recommendation

Contact a qualified electrical contractor.



Safety/Immediate Attention



#### 9.4.1 Windows and Door

##### **DOOR-BINDS IN JAMB**

NORTHWEST GUEST BEDROOM

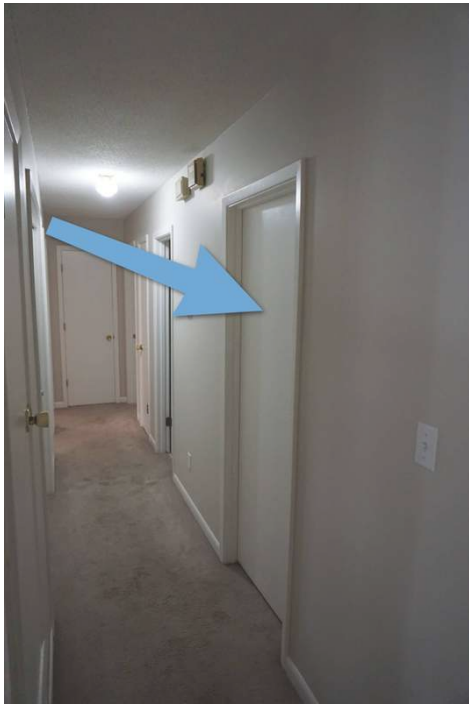


Maintenance/Monitor

Interior door binds in jamb and cannot be closed and latched, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jamba or trimming doors.

Recommendation

Contact a qualified door repair/installation contractor.





# 10: BATHROOMS

## Information

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### **Bathub: Running water**

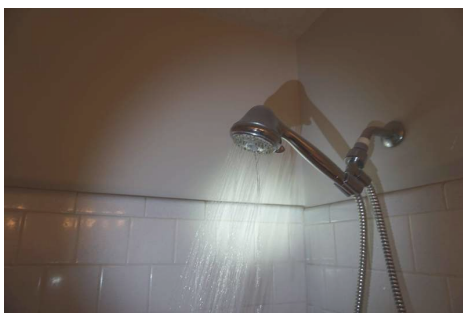
Guest Bathroom

Running water



### **Shower: Running water**

Master Bathroom, Guest Bathroom



**Sink/countertop: Running water and under sink area**

Master Bathroom

**Limitations**

Sink/countertop

**FAUCETS NOT INSTALLED**

GUEST BATHROOM

Faucets at the guest bathroom were not installed during the inspection. Plumbing fixtures in this area could not be fully evaluated and are excluded from this report.

**Recommendations**

10.4.1 Electrical

**GFCI MISSING**

GUEST BATHROOM, MASTER BATHROOM

**Safety/Immediate Attention**

One or more electric receptacles at the bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a licensed electrical contractor evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

Outdoors (since 1973)

Bathrooms (since 1975)

Garages (since 1978)

Kitchens (since 1987)

Crawl spaces and unfinished basements (since 1990)

Wet bar sinks (since 1993)

Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.



#### 10.8.1 Sink/countertop

### **SINK DRAIN FLEX PIPE**

#### MASTER BATHROOM

Sink drain for the master bathroom used flexible drain pipe. This type of drain pipe is more likely to clog than smooth wall pipe. Recommend having a licensed plumbing contractor replace this pipe with standard plumbing components (smooth wall pipe) to prevent clogged drains.

Recommendation

Contact a qualified plumbing contractor.





## 10.9.1 Toilets

**TOILET - LOOSE**

## MASTER BATHROOM

Toilets was loose. Plumbing leaks can occur as a result. A licensed plumbing contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

## Recommendation

Contact a qualified plumbing contractor.



# 11: FIREPLACE

## Information

**General: Chimney type**

Masonry

**General: Fireplace type**

Masonry

**General: Woodstove type**

N/A

**General: Fireplace pictures****Flue and damper: Clean Annually**

All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.

## Limitations

General

**NO RESPONSE**

LIVING ROOM

Gas fireplace did not respond when the controls were operated. This may be due to the pilot light being turned off, the gas supply being turned off, or any number of other reasons. As a result, these appliances were not fully evaluated. As per the Standards of Practice for both the National Association of Certified Home Inspectors (NACHI) and the American Society of Home Inspectors (ASHI) the inspector does not operate gas shut off valves or light pilot lights during inspections. Recommend consulting with the property owner(s) as to how the fireplace(s) and/or stove(s) operate, and/or having a gas appliance contractor evaluate and repair if necessary.



# 12: ATTIC

## Information

**General: Ceiling Structure**

Trusses

**General: Inspection Method**

Partially Traversed

**General: Insulation Depth**

R12

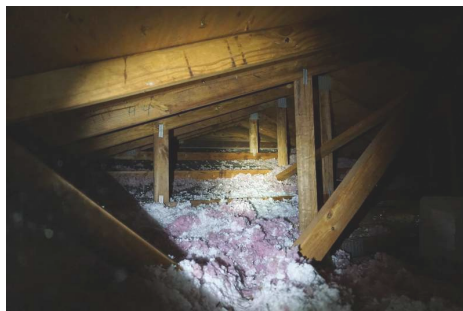
**General: Insulation Material**

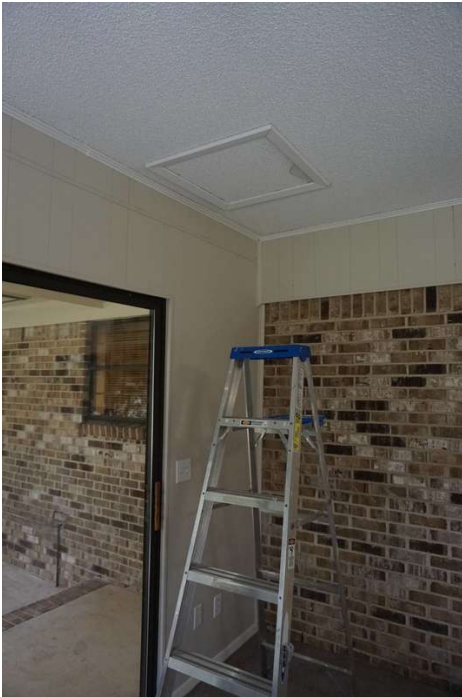
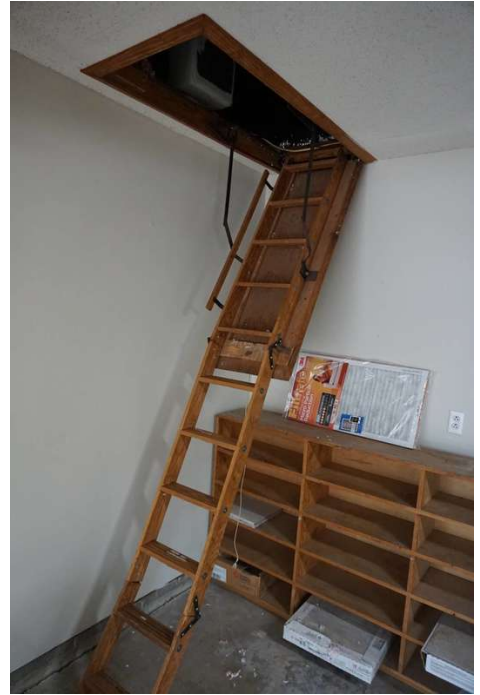
Fiberglass loose

**General: Roof Structure**

Trusses

**General: Attic pictures**





## Limitations

General

### AREAS INACCESSIBLE

Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

## Recommendations

12.2.1 Attic Hatch

### ACCESS COVER DAMAGE

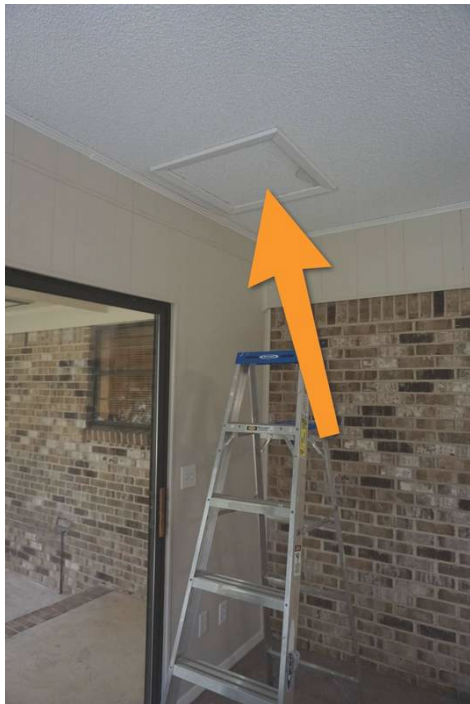
SUNROOM



The drywall access cover was damaged. The exit to cover should be replaced as a repair is not adequate. Recommend replacement by a qualified professional.

Recommendation

Contact a qualified professional.



12.2.2 Attic Hatch

**NO INSULATION OVER**

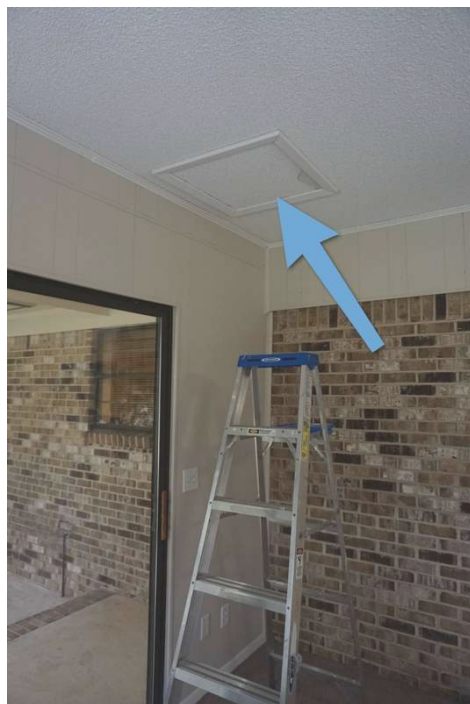
**SUNROOM**

No insulation was installed over the attic access hatch. Recommend installing insulation above hatch for better energy efficiency by a qualified professional.

Recommendation

Contact a qualified insulation contractor.

 Maintenance/Monitor



12.4.1 Insulation

**UNEVEN**

**ATTIC**

 Deficiencies



The ceiling insulation in one or more areas in the attic space was compacted or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified professional repair, replace or install insulation as necessary and per standard building practices (typically R-30).

Recommendation

Contact a qualified insulation contractor.



# 13: GARAGE

## Information

### Vehicle door: Manual open

The garage door does not have an automatic vehicle door opener. It is manually operated. The client may want to have an automatic door opener installed for easy opening.

### Vehicle door: Vehicle Door safety

VEHICLE DOOR: safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. ( consult the owners manual or contact the door/opener manufacture. [www.overheaddoor.com/Pages/safety-information.aspx](http://www.overheaddoor.com/Pages/safety-information.aspx)

## Recommendations

### 13.3.1 Electrical

#### GFCI UPGRADE RECOMMENDED

##### GARAGE

Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets were not present in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:

- Bathrooms
- Outside
- Garages
- Crawlspace (at or below grade)
- Unfinished basements
- Kitchens
- Laundry rooms
- Within 6 feet of all plumbing fixtures
- Boathouses

GFCI protection is available as GFCI circuit breakers or as GFCI outlets. Both devices are designed to trip to prevent electrical shock or electrocution.

Consider having GFCI protection installed as a safety precaution.

This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in the garage circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing a non-GFCI breaker currently protecting an electrical circuit with a GFCI-type breaker.

##### Recommendation

Contact a qualified electrical contractor.



# 14: APPLIANCES

## Information

**General: Dishwasher**

Frigidaire

**General: Disposer**

N/A

**General: Microwave**

N/A

**General: Refrigerator**

Samsung

**General: Stove**

Kenmore

**General: Appliance contract**

Although many of the appliances are in good condition, for a relatively small amount of money involved, we strongly recommend that you consider the purchase of an Appliance Contract. Generally this is available from several commercial companies and operates similar to an insurance policy.

**Dishwasher: Dishwasher Operation**

The dishwasher was functional and operated as expected during the inspection. The unit was operated through a complete cycle. No operational discrepancies were noted.



**Hood/Vent: Normal operation**

Hood vent and light functioned as expected during the inspection.



**Range-Cooktop-Oven: Normal operation**

The heating elements for the oven and stove top functioned as expected during the inspection.

**Refrigerator: Chiller and freezer temp**

36 - -10 Fahrenheit

The refrigerator appeared functional during the inspection. The unit ran cold as expected.

**Refrigerator: Water and Ice maker**

There was an automatic ice maker installed,

The ice maker tray was full.

The automatic ice maker was found in the ON position.

We urge you to verify the units proper operation after it has been running for sometime.

## Recommendations

### 14.2.1 Dishwasher

Deficiencies

#### DISHWASHER NO HIGH LOOP

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

Also, no "air gap" is installed. Air gaps are another device meant to prevent water from the sink drain or food disposal from entering the dishwasher. These are required in some municipalities for new construction and when remodeling. The client(s) should consult with a qualified contractor to determine if an air gap should be installed.

#### Recommendation

Contact a qualified appliance repair professional.



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# STANDARDS OF PRACTICE

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## Inspection details

ProSite Property Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the National Association of Certification Home Inspectors (NACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. Billings Home Inspections will not release a copy or this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. There is no fee for your 1st telephone consulting call. Additional calls may incur additional fees. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

## Roof

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visual and apparent conditions at the time of the inspection. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even Then, numerous features may conceal active leakage. Usually not all attics are readily accessible for inspection. The client is advised to inquire about the presence of any roof leaks with the present owner.

IF Required, Only Qualified, License personnel Should Carry Out Any Repairs Needed.

All roofs require periodic maintenance to achieve typical lifespans, and should be inspected annually. Expect to

make periodical repairs to any roof on a routine basis with replacement at the end of the roof's material Useful Service Life, which may not be equal to its Design Life.

CONCLUSIONS MADE BY THE INSPECTOR DO NOT CONSTITUTE A WARRANTY, GUARANTY, OR POLICY OF INSURANCE.

### **Exterior**

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

### **Plumbing**

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following.

- 1) Portions of the plumbing system canceled by finishes and/or storage (below sinks etc.) below the structure, or beneath the ground surface are not inspected.
- 2) Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- 3) Clothes washing machine connections are not inspected.
- 4) Interior of flues or chimneys which are not readily accessible are not inspected.
- 5) Water conditioning systems, solar water heaters, fire and lawn sprinklers, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

### **Water Heater**

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

### **Electric Service**

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall

capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

### **HVAC**

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

### **Interiors**

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

### **Fireplace**

The chimney inspection is limited to the visible and/or accessible components only. Inspection of concealed or inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, if a flue lining is present, checking for deterioration, damage or cracks.

### **Attic**

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the "random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.