NORTHBANK HOME INSPECTION
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RESIDENTIAL REPORT

1234 Main St.
Vancouver WA 98663

Buyer Name
03/31/2019 9:00AM

Inspector
Will Graff

WA#1877|SPI#94289|OR#2099|CCB#218377
360.241.3289
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Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

SUMMARY

1: INSPECTION DETAILS

Information

In Attendance
Client's Agent, Home inspector

Occupancy
New

Style
Ranch

Type of Building
Single Family

Year built
2018

Square Footage
3011 sq.ft.

Left Side Elevation
Left Side

Right Side Elevation
Right Side

Back Elevation
Back

Weather Conditions
Light Rain, Hail

Temperature (approximate)
42 Fahrenheit (F)

Permits and Property Information -- Clark County

The Clark County Assessor's Office maintains publicly accessible property records including permits, tax assessments, property information, and other details.

Click here to view the Clark County Assessor's records for this property.

**All records for this property may not be available online. Contact the Clark County Assessor's Office for more information: (360) 397-2391.*

About This Report

IMPORTANT: Please familiarize yourself with the Standards-of-Practice for home inspections and read the Inspection agreement for limitations.

A home inspection is visual and not destructive

You have contracted with Northbank Home Inspection to perform a generalist inspection in accordance with the Washington State Standards of Practice, which are attached to this report and also provided with each report section. This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls, under floor coverings, or which have been concealed from view by paint, personal items, or wall coverings.

Northbank Home Inspection inspects properties in accordance with the Standards of Practice of Washington state and our Inspection Agreement. Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

This report is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

Scope of this inspection

A home inspection is limited in scope and lower in cost than many individual inspections. Client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors), and environmental quality, among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of problems which exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature, and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

Environmental Testing

A standard home inspection does not include mold, air, contaminate, radon, asbestos, lead, drug residue or other sampling unless otherwise agreed to. Northbank Home Inspection provides radon and mold testing services for an additional fee. DO NOT RELY ON THIS REPORT FOR IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. NORTHBANK HOME INSPECTION SPECIFICALLY DISCLAIMS ANY MOLD-RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES.

Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

A Visual Mold Assessment is performed to determine the presence or absence of a mold-like substance, fungi, growth, or conditions which may lead to mold problems on the main structure of the house. Air-quality samples and lab analysis can be conducted for an additional fee. Additionally, Northbank Home Inspection is licensed to perform a structural pest inspection and will report on conducive conditions for wood-destroying organisms i.e. carpenter ants, termites, and wood rot when present.

Client is responsible for obtaining estimates for any items noted in the report that require further evaluation or repair. The inspector cannot know what expense would be considered significant by client, as everyone's budget is different. It is client's responsibility to obtain quotations prior to the end of the contingency period. CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT. It is client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

How to read this report

The report is categorized into two main categories: "Safety/Immediate Attention" and General Recommendations. "Safety/Immediate Attention" items denote safety issues, such as fire hazards or serious environmental concerns, and major structure issues, such as roof leaks and failing foundations. The general recommendation category -- the bulk of the report -- denotes items that should be considered for repair, best building practices, items that relate to common age issues, and normal homeowner maintenance items.

Comments within the report contain location tags. The locations are oriented from the perspective of looking at the front of the building, i.e. left side indicates the left side of the building when one is looking at it from the front.

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations nor are recorded conversations permitted. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report, or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

When a "Repair or Replace" action is indicated, you should consider having a licensed expert in that field perform a further evaluation of that entire system. For example, if a failed window is noted in the report, this may indicate that other windows may have failed. All windows should be checked BEFORE THE END OF YOUR CONTINGENCY PERIOD.

Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included with the report.

If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas, but at all instances of the defect (such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

Due to personal items such as towels, clothing, hygiene and/or cleaning products, a full evaluation of the cabinets and closets may not be made. I recommend you carefully inspect the cabinets and closets prior to close of escrow. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.

Client's duty

Client agrees to read the entire written report when it is received and promptly call Northbank Home Inspection with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Clients purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

This report meets or exceeds the Washington State Standards of Practice.

This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if, in fact, modifications exist and if they were performed with or without permits.

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND THE TERMS AND CONDITIONS OF THE CONTRACT.

"How much does it cost to replace?"

This is a home inspection question that I often get asked. Here is a good reference source for estimating costs for home repairs and services. Find the service you need and enter the zip code. It will give you a price range. Let me know if you find this helpful in your Real Estate transactions. http://www.homewyse.com/sitemap.html

2: ROOF

Information

Inspection Method
Ladder, Roof, Walked

Roof Type/Style
Hip

Coverings: Material
Asphalt, Metal, Architectural, Standing seam

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Chimneys, Skylights, & Other Roof Penetrations: Gas Fireplace Chinmey

Coverings: **Roof coverings**

Roof coverings were observed by ladder and walking portions of the roof.






Chimneys, Skylights, & Other Roof Penetrations: **Plumbing vents**

Plumbing vent boots typically need to be replaced every 10-15 years. Recommend monitoring for deterioration, cracks in the vent boot, and leaks.

Chimneys, Skylights, & Other Roof Penetrations: **High-efficiency gas appliance exhaust**

Exhaust for high-efficiency gas appliance. Recommend monitoring boot gasket for deterioration. These boots typically need replacement every 10 years.

Chimneys, Skylights, & Other Roof Penetrations: **Roof anchor(s)**

A roof anchor, typically used during the roofing of the home, is still installed. These are prone to leaks because they are typically not meant to be permanent, although some installations can be used for roof maintenance. Recommend monitoring, and if needed, periodic evaluation by a qualified roofing contractor for leaks; seal or repair as needed.

Recommendations

2.2.1 Roof Drainage Systems

Maintenance/Monitor Item

LOCALIZED WEAR

LOWER ROOF

One or more gutters or downspouts discharge onto roof coverings. This can cause localized wear to occur and diminish the lifespan of roofing materials in those areas. Recommend a qualified contractor connect downspouts to gutter directly to help extend the life of the roof coverings.

Recommendation

Contact a qualified roofing professional.

2.2.2 Roof Drainage Systems

Maintenance/Monitor Item

UNDERGROUND STORM DRAINS

The roof drainage systems are connected to drains underground and I cannot verify if the discharge is an appropriate distance away from the foundation or if the drain lines are compromised. The minimum distance water should be diverted away from the foundation is 6 feet. Recommend monitoring.

Recommendation

Contact a qualified general contractor.

3: EXTERIOR

Information

Inspection Method
Attic Access, Crawlspace Access, Visual

Siding, Flashing & Trim: Siding Material
Fiber Cement, Masonry

Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch

Fence: Wood fence

Siding, Flashing & Trim: Siding Style
Batten, Stone, Shakes, Shiplap

Exterior Doors: **Exterior Entry Door(s)**
Fiberglass, Glass



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


Recommendations

3.1.1 Siding, Flashing & Trim

Maintenance/Monitor Item

GROUND CLEARANCE

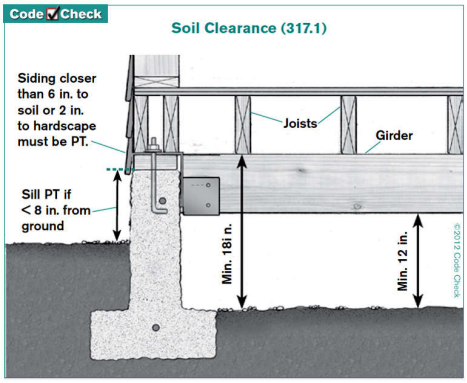
BACK, LEFT SIDE

Inadequate clearance between siding and ground. Best practices recommend a minimum ground clearance between bottom of siding and the ground of 6"-8"; for hardscape (i.e. concrete), minimum clearance is 2". Siding close or in contact with the ground or soil can be a concern because it can provide direct access for wood destroying insects and moisture. Recommend a qualified siding contractor or landscaper repair. (re-grade soil near siding).

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

Maintenance/Monitor Item

MISSING FLASHING

FIXTURES

Flashing is not installed where its needed. This can allow water to damage the siding, windows, fixtures, or other components, and lead to multiple issues, including rot of wooden components. Appropriate flashings can help extend the life of building components. Recommend a qualified contractor install flashing where needed.

Recommendation

Contact a qualified siding specialist.


3.1.3 Siding, Flashing & Trim

Maintenance/Monitor Item

MISSING TRIM

BACK SLIDING DOOR

Trim is missing in one or more areas of the home, exposing the sheathing. Recommend a qualified contractor install trim in appropriate areas.

Recommendation
Contact your builder.

3.1.4 Siding, Flashing & Trim

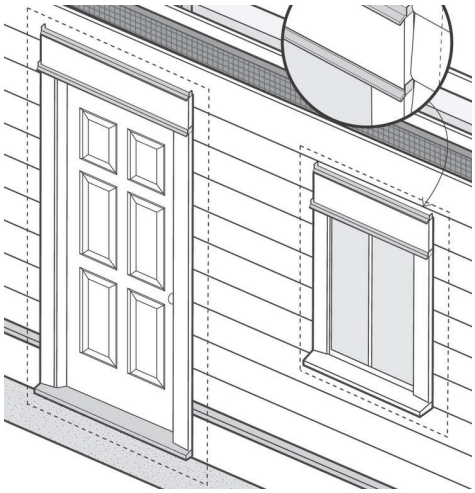
Maintenance/Monitor Item

WINDOW FLASHING

TRIMMED WINDOWS

Windows in one or more areas are missing flashing. This can lead to water intrusion and damage if exterior seals fail. Windows should have flashing installed above them to help shed water. This is a modern building standard. Recommend monitoring and maintaining sealant or installation of window flashing by a qualified contractor if needed.

Recommendation
Contact a qualified siding specialist.



Window flashing detail

3.1.5 Siding, Flashing & Trim

Maintenance/Monitor Item

SIDING PENETRATION NOT SEALED

LEFT SIDE - WATER HEATER CONDENSATE DRAIN

Penetrations in the siding are not sealed or flashed properly in one or more areas. This can lead to water intrusion, which can potentially cause damage, including rot, of siding and framing components. Recommend a qualified contractor repair with appropriate sealant and/or flashing.

Recommendation
Contact a qualified siding specialist.

3.1.6 Siding, Flashing & Trim

Maintenance/Monitor Item

TRIM GROUND CLEARANCE

SIDE GARAGE DOOR, BACK PATIO

Trim in one or more areas does not have enough clearance from the ground. Trim should be a minimum of 2 inches above hardscape, ie concrete, or 6-8 inches above soil to prevent water wicking up into the trim and causing damaged. Recommend a qualified contractor repair.

Recommendation

Contact a qualified handyman.



3.1.7 Siding, Flashing & Trim

Maintenance/Monitor Item

MASONRY MISSING SEALANT

FRONT MASONRY

Masonry cladding is missing edge sealant. This can allow moisture intrusion behind the masonry, which can eventually lead to damage, including wood rot. Recommend a qualified contractor repair.

Recommendation

Contact a qualified masonry professional.


3.2.1 Exterior Doors

Maintenance/Monitor Item

SLIDING GLASS DOOR-DIFFICULT LATCH

SLIDING DOOR

The locking mechanism on the sliding screen door is difficult to latch. This can be a security issue. Recommend a qualified contractor repair.

Recommendation

Contact a qualified handyman.

3.4.1 Decks, Balconies, Porches & Steps

Maintenance/Monitor Item

POST INSTALLATION

FRONT PORCH

A post is installed in a substandard manner - the post is twisted and not square. This can sometimes indicate stress of the post from the load its bearing. Additionally, the double post design of the front patio is also atypical. Recommend asking builder about design and function of the posts, and to correct if necessary. It may be prudent to review original planned drawings to determine if deviations were made and for what purpose.

Recommendation

Contact your builder.

3.5.1 Eaves, Soffits & Fascia

Maintenance/Monitor Item

FASCIA/RAFTER TAIL(S) NOT PAINTED

BACK ROOF

Portions of the fascia and/or rafter tails are not painted. Unpainted exterior wood should be painted to help protect it from moisture. Recommend a qualified contractor paint appropriate areas.

Recommendation

Contact a qualified painting contractor.

3.7.1 Fence

Maintenance/Monitor Item

NON-TREATED WOOD

FENCE

The exterior fence is constructed with non-treated materials. Untreated components can deteriorate quickly in wet environments and lead to premature fence failure. Recommend maintaining stain of installed members regularly or replacing untreated members with treated wood.

Recommendation

Recommend monitoring.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Attic Access, Visual, Crawlspace Access

Foundation: Material
Concrete

Basements & Crawlspaces: Flooring Insulation
Fiberglass

Floor Structure: Material
Engineered Floor Trusses

Floor Structure: Sub-floor
OSB

Floor Structure: Basement/Crawlspace Floor
Dirt

Roof Structure & Attic: Material
OSB

Roof Structure & Attic: Type
Hip

Basements & Crawlspaces: **Crawlspace and/or basement**

Master Bedroom

Crawlspace and/or basement was accessed for the inspection.

Vapor Retarders (Crawlspace or Basement): **Vapor barrier**

A vapor barrier was observed in the crawlspace. Vapor barriers can help limit moisture and radon exposure when installed correctly.

Roof Structure & Attic: Attic

Attic access.






Limitations

Roof Structure & Attic

ATTIC - NO ACCESS

BACK LEFT BEDROOM

No attic access is available.

Recommendations

4.2.1 Basements & Crawlspaces

Immediate Attention / Safety Item

STANDING WATER

CRAWLSPACE MULTIPLE LOCATIONS

Standing water was observed in the crawlspace. The source of the moisture is not clear, but appears to be ground water. Moisture could be caused by issues including, but not limited to, a high water table, poor site drainage, damage to the irrigation system, or plumbing issues. If left as is, this can lead to a number of issues including mold growth and conducive conditions for wood-destroying organisms such as, carpenter ants and fungi. Recommend a qualified contractor evaluate to find source and install an effective water removal system, such as a sump pump or French drain system.

Recommendation

Contact a qualified general contractor.








5: HVAC

Information

Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Gas-Fired Heat, Forced Air, Air handler

Heating Equipment: Location
Interior closet

Heating Equipment: Filter
Recommend replacement of the filter about every six months or as needed.

Cooling Equipment: Energy Source/Type
Electric, Condensing unit

Cooling Equipment: Location
Right side

Normal Operating Controls: Thermostat
The thermostat was used to test heating and/or cooling system.

Distribution Systems: Configuration
Central

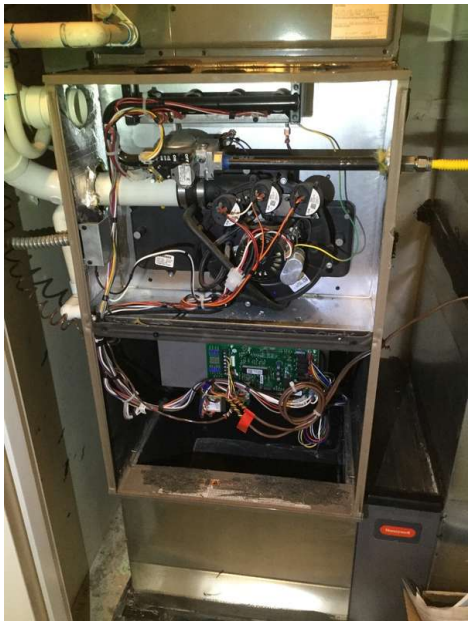
Distribution Systems: Ductwork
Insulated

Gas/LP Firelogs & Fireplaces: Fireplaces (gas)

Heating Equipment: **Brand**

Coleman

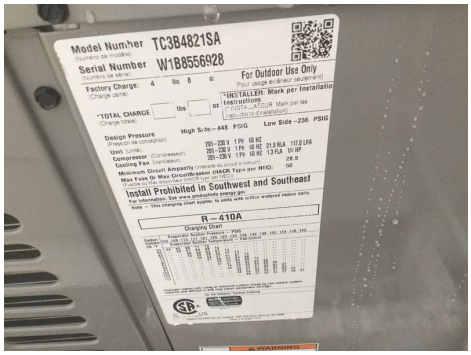
Furnaces typically have an expected life 15-20 years. Recommend servicing furnace and duct system at least annually.



Cooling Equipment: **Brand**

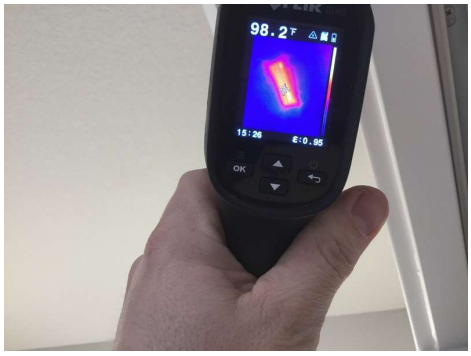
Coleman

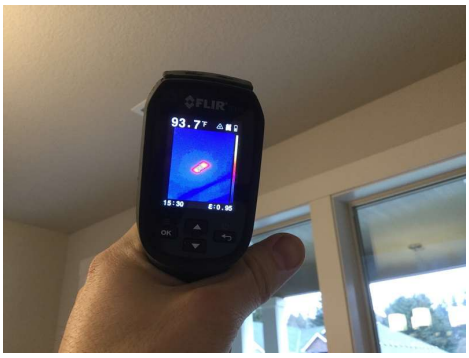
Condensing units (A/C units) generally have an expected lifespan of about 15 years.

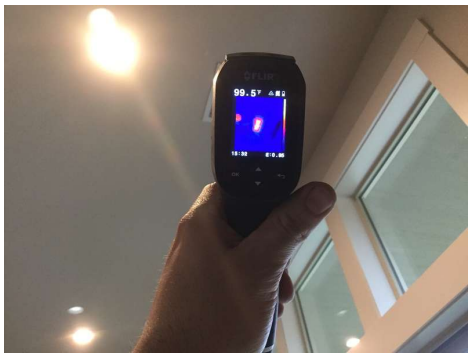


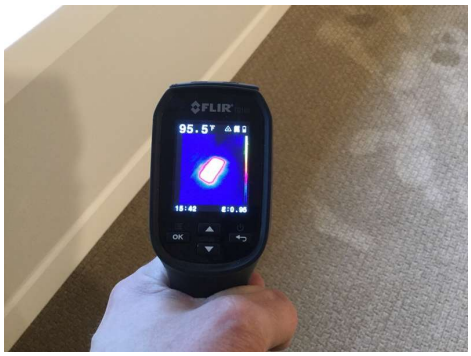
Presence of Installed Heat/Cool Source in Each Room: **Heating/Cooling source (thermal image)**

Images of heating/cooling sources in rooms throughout the home.





Limitations

Cooling Equipment

COOLING NOT TESTED -- LOW TEMPERATURE

The air conditioning unit was not tested due to low outdoor temperature. Operation of a these units below 60 degrees Fahrenheit may damage the unit.

Recommendations

5.1.1 Heating Equipment

Maintenance/Monitor Item

HVAC SYSTEM SERVICE (NEW CONSTRUCTION)

HVAC SYSTEM

The furnace and duct system need servicing. During construction, if the HVAC system is not properly sealed off, construction debris can enter the duct system. This can impact energy efficiency and negatively impact air quality. Recommend builder service HVAC system.

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Heating Equipment

Maintenance/Monitor Item

IMPROPER INSTALL - SECONDARY CONDENSATE LINE

RIGHT SIDE EXTERIOR

A secondary condensation drain is installed inappropriately - this drain discharges to the exterior next to the primary drain. This drain is a backup drain intended to catch condensation if the primary is clogged. The secondary drain should be routed to a conspicuous area where it can be easily noticed and accessed. If water is coming out of this drain the primary drain has failed and repairs to the system are likely needed. Recommend a qualified contractor properly install a secondary drain.

Recommendation

Contact a qualified HVAC professional.


6: PLUMBING

Information

Filters
None

Water Source
Public

Drain, Waste, & Vent Systems: Drain Size
1 1/2", 2-4"

Drain, Waste, & Vent Systems: Material
ABS, PVC

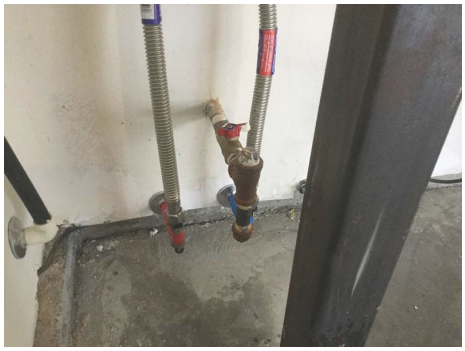
Drain, Waste, & Vent Systems: Sewer line cleanout

Water Supply, Distribution Systems & Fixtures: Distribution/Supply Material
Pex

Water Supply, Distribution Systems & Fixtures: Water Pressure
75 psi

The recommended range is between 40-80 psi.

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



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

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

Main Water Shut-off Device: **Main water shut off**

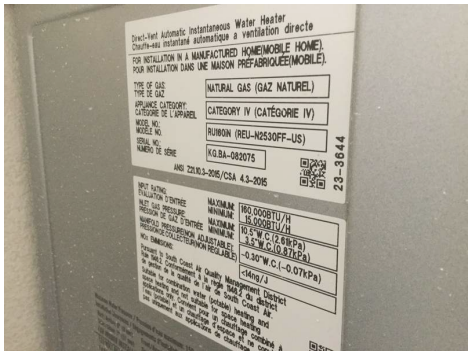
Street-front, Water meter, Garage

Hot Water Systems, Controls, Flues & Vents: **Manufacturer**

Rinnai

Recommend flushing & servicing your water heater annually for optimal performance. Standard tank water heaters have a life expectancy of 8-12 years, generally; tankless water heater have an expected lifespan of 20 or more years.

Here is a nice maintenance guide from Lowes.



Hot Water Systems, Controls, Flues & Vents: **Water Temperature**

60 Degrees Fahrenheit

The gas to the hot water heater is not connected so the hot water temperature could not be determined. The recommended water temperature range is between 120-125 degrees Fahrenheit. Temperatures exceeding 130 degrees can result in scalding.

Bathtubs & Showers: Bathtub/Shower



Radon reduction system: Passive Radon-reduction system

A passive radon-reduction system was observed -- a passive pipe that runs from the crawlspace up through the house and exits the roof. These systems are not active (they are not connected to a powered exhaust fan) and generally do not provide effective radon ventilation for the home, which is why radon testing is prudent. Additionally, this pipe needs to be located centrally and the vapor barrier should be completely sealed to maintain a gas barrier for this system to be effective. Recommend periodic radon testing to determine accurate and safe radon levels.

Please contact me for a radon test and read more about radon, testing, and mitigation here. Click here for information on long-term test kits (alpha track).


Limitations

Hot Water Systems, Controls, Flues & Vents

GAS SUPPLY NOT CONNECTED

Water temperature could not be measured do to lack of gas connection to water heater.

Irrigation system

IRRIGATION SYSTEM

Irrigation system noted but not inspected.

Recommend flushing the irrigation system to prepare for winter months. This help prevent the water inside the pipes from freezing, expanding, and bursting the pipes.

Recommendations

6.2.1 Drain, Waste, & Vent Systems

Maintenance/Monitor Item

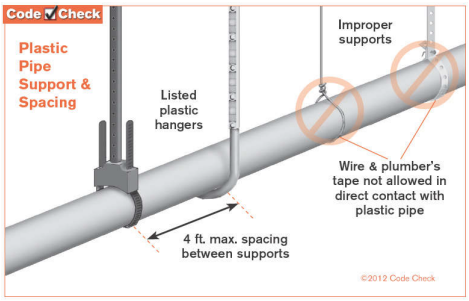
DRAINS HUNG W/ METAL STRAPPING

CRAWLSPACE

The ABS (plastic) drain lines are hung with metal straps. Metal straps can damage the ABS piping over long periods of time. Recommend a qualified maintenance person re-hang pipes with plastic material.

Recommendation

Contact a qualified handyman.



6.4.1 Hot Water Systems, Controls, Flues & Vents

General Repair Item

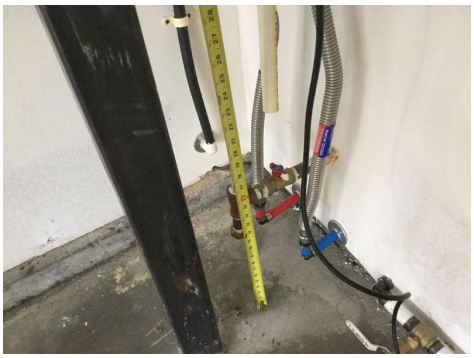
TPR DISCHARGE INADEQUATE

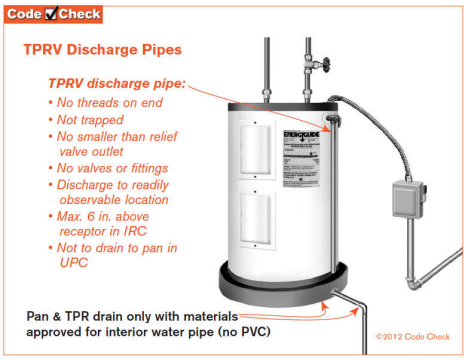
WATER HEATER

The temperature pressure relief (TPR) valve pipe does not extend within 6 inches of the ground. If tripped due to high pressure, the steam released could scald someone nearby. Recommend a qualified professional extend the TPR valve pipe to prevent injury.

Recommendation

Contact a qualified plumbing contractor.





6.4.2 Hot Water Systems, Controls, Flues & Vents

Maintenance/Monitor Item

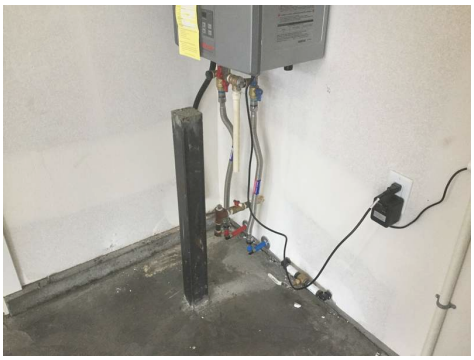
NO EXPANSION TANK

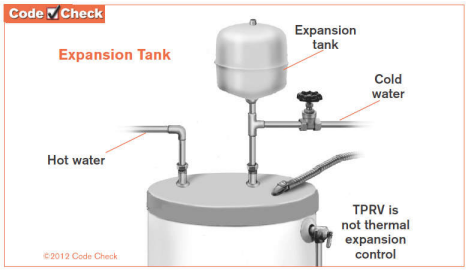
WATER HEATER

An expansion tank is not installed on the water heater. Expansion tanks allow for the thermal expansion of water in the plumbing system -- basically water expands when heated. Without an expansion tank, thermal expansion can put stress on plumbing connections and fixtures and eventually lead to premature failure. These tanks are standard in new installations. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.





6.4.3 Hot Water Systems, Controls, Flues & Vents

General Repair Item

WATER HEATER GAS SUPPLY NOT CONNECTED

WATER HEATER

The gas water heater gas line is not connected. Gas is the energy source for this system; it will not function without it. Recommend a qualified plumbing contractor connect gas line to the water heater.

Recommendation

Contact a qualified plumbing contractor.

6.5.1 Fuel Storage & Distribution Systems

Maintenance/Monitor Item

SHUT-OFF WRENCH

GAS METER

A gas valve shut-off wrench was not found in a reasonable range from the main gas shut-off. This is not required, but is helpful in the event of an emergency involving the natural gas systems of the home. Recommend installation of a gas valve shut-off wrench near the main gas valve.

Emergency Gas and Water Shutoff 4-in-1 Tool on Amazon.

Recommendation

Recommended DIY Project

7: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Left Side
Below Ground

Electrical service entrance.

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

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

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

GFCI & AFCI: AFCI Operational

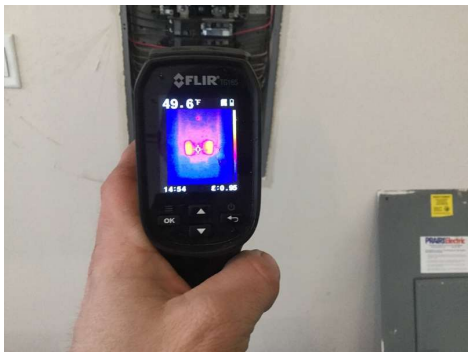
AFCI breakers were operational at time of inspection.

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

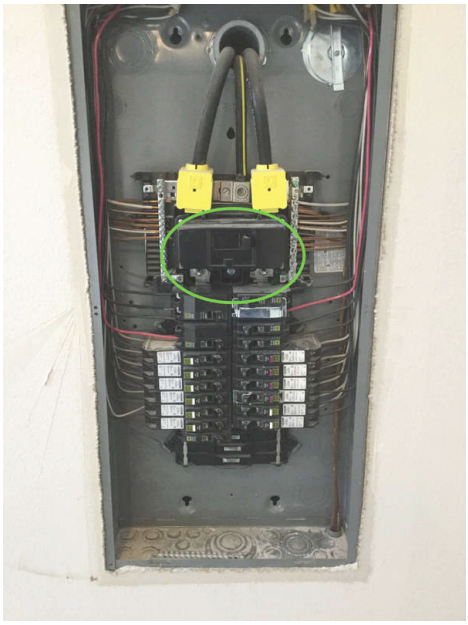
Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Manufacturer**

Square D



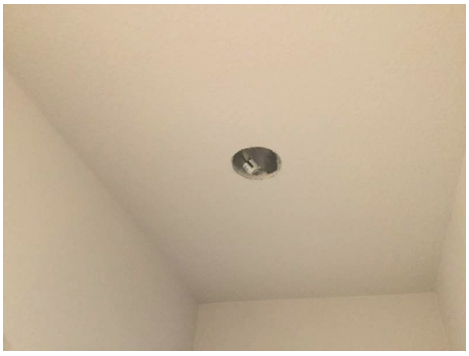
Branch Wiring Circuits, Breakers & Fuses: **Main disconnect**

The switch (or switches) circled in green is the main electrical disconnect.



Lighting Fixtures, Switches & Receptacles: **Receptacle installation in progress**

Electrical fixture installation was in progress at the time of inspection. Recommend testing fixtures prior to closing.

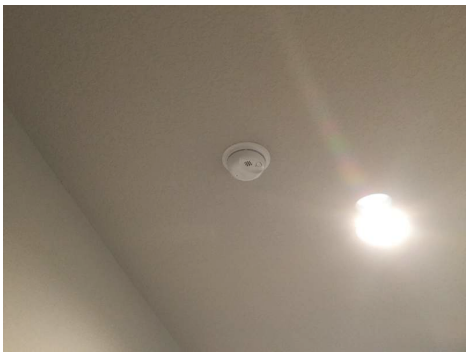


GFCI & AFCI: **GFCIs operational**

Electrical receptacles in wet locations are equipped with GFCI protection and were operational at the time of inspection. A representative number were tested.

Smoke Detectors: **Smoke detectors**

Smoke detectors were operational at time of inspection, but should be tested again upon moving into the home. Replace at least every 10 years.



Carbon Monoxide Detectors: **CO detectors**

Carbon Monoxide detectors were operational at time of inspection, but should be tested upon moving into the home.

Recommendations

7.3.1 Branch Wiring Circuits, Breakers & Fuses

General Repair Item

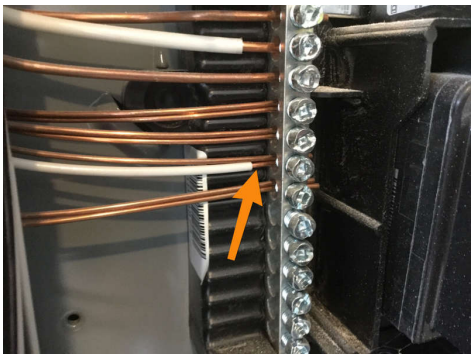
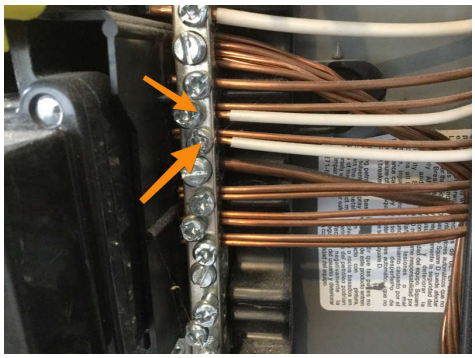
BUS BAR - SHARED TERMINALS

ELECTRICAL PANEL

One or more neutral conductors are sharing terminals with grounding conductors. This can be a safety hazard as it can negate grounding of those power sources. Recommend a qualified electrical contractor separate conductors appropriately.

Recommendation

Contact a qualified electrical contractor.

7.4.1 Lighting Fixtures, Switches & Receptacles

Maintenance/Monitor Item

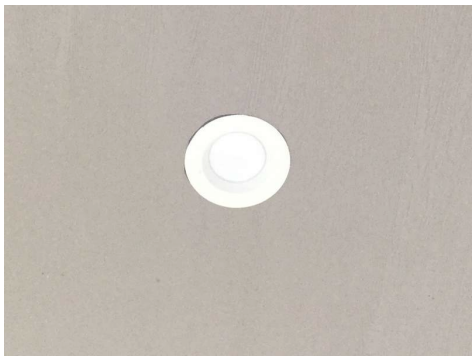
POOR INSTALLATION

BACK PATIO

Receptacles, fixtures, or switches are installed poorly in one or more areas. Recommend reinstallation by a qualified contractor.

Recommendation

Contact a qualified handyman.

7.7.1 Carbon Monoxide Detectors

Maintenance/Monitor Item

INAPPROPRIATE LOCATION

LIVING ROOM

Carbon monoxide detector effectiveness may be compromised due to location -- detector should be 5 feet from the ground -- where CO floats -- to properly function. CO detectors are required in common areas outside of each sleeping room on every floor and living space. If this unit is a dual smoke/CO detector, consider installing a stand-alone CO detector in an appropriate location. Recommend relocating according to manufacturer's instructions.

Recommendation

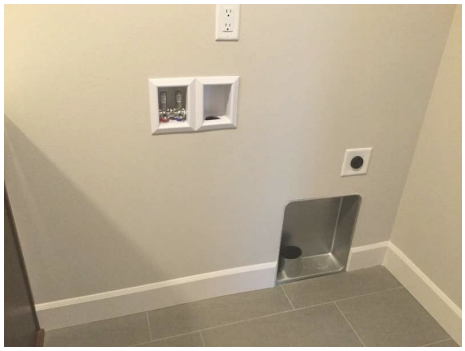
Recommended DIY Project

8: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal



Attic Insulation: Insulation Type
Blown

Ventilation: Ventilation Type
Roof vents, Foundation vents, Soffit Vents

Exhaust Systems: Exhaust Fans
Fan Only, Fan with Light

Recommendations

8.1.1 Attic Insulation

General Repair Item

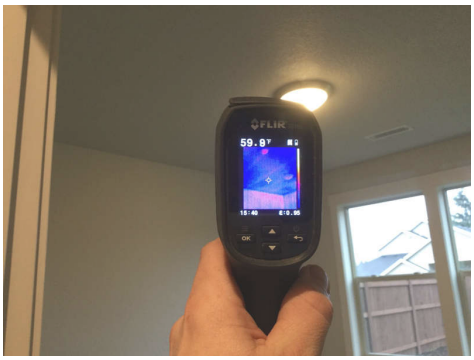
INSUFFICIENT INSULATION

OFFICE, LIVING ROOM, BACK LEFT BEDROOM

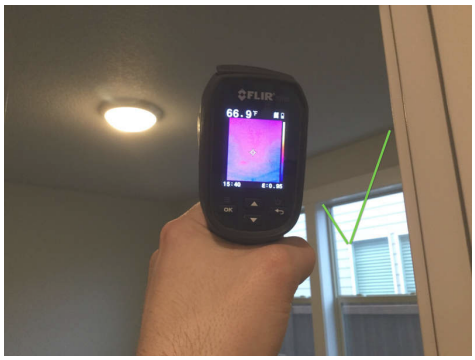
Attic insulation is insufficient or missing in one or more areas. Dark blue areas of the thermal images indicate measured cold temperatures, which is typically where insulation is insufficient or missing. This can lead to energy loss and affect the comfort of the home. Recommend a qualified insulation contractor evaluate and remedy as needed.

Recommendation

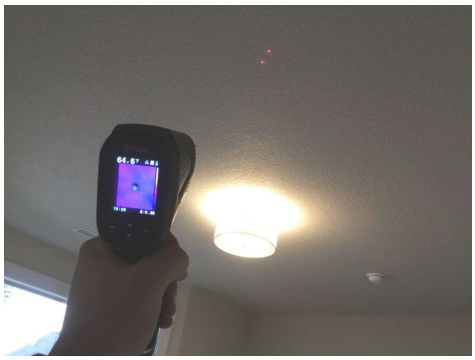
Contact a qualified insulation contractor.

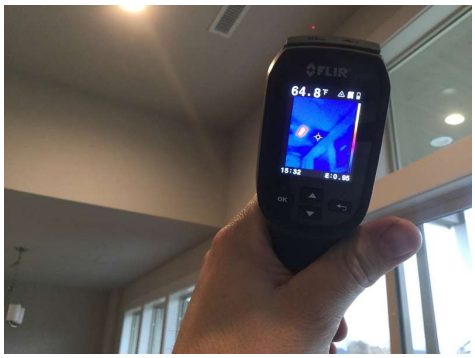


Back left bedroom - Thermal image measured cold temperatures indicating ceiling insulation is missing or inadequate



Thermal image of room with insulation




8.3.1 Exhaust Systems

General Repair Item

DUCTS LOOSE OR DISCONNECTED

RANGE EXHAUST

Ductwork is loose or disconnected. This can promote moisture in the areas through which the ducting runs and create an environment conducive to mold, wood-destroying insects, and fungi. Recommend a qualified HVAC professional repair duct and terminate it to the exterior.

Recommendation

Contact a qualified HVAC professional.


8.3.2 Exhaust Systems

Immediate Attention / Safety Item

DRYER VENT HEIGHT

LEFT SIDE

Dryer vent does not terminate to an appropriate height. This can be a safety issue because it could become blocked more easily by obstructions, such as tree debris, and become fire hazard. Recommend a qualified contractor evaluate and reinstall exhaust at an appropriate height, at least 12 inches above grade.

Recommendation

Contact a qualified HVAC professional.

9: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Type
Vinyl

Windows: Window Manufacturer
Unknown

Walls: Wall Material
Textured drywall

Ceilings: Ceiling Material
Textured drywall

Steps, Stairways & Railings: Stairs and railings

Countertops & Cabinets: Countertop Material
Tile, Quartz

Interior








Floors: **Floor Coverings**

Engineered Wood, Tile, Carpet

Photos of the flooring throughout the home.


Countertops & Cabinets: Cabinetry

Wood

Recommendations

9.1.1 Doors

Maintenance/Monitor Item

DOOR STICKS

POCKET DOOR MASTER BATHROOM

One or more doors stick and are difficult to use. Recommend a qualified contractor repair.

Recommendation

Contact a qualified handyman.

9.3.1 Floors

Maintenance/Monitor Item

MISSING TRANSITION

MULTIPLE LOCATIONS

A flooring transition is missing in one or more areas. Transition pieces help protect flooring between different types of flooring. Recommend a qualified contractor install a transition piece.

Recommendation

Contact a qualified flooring contractor

9.4.1 Walls

Maintenance/Monitor Item

MINOR DAMAGE

BATHROOM

General damage and disrepair of the walls was observed in one or more areas. Recommend a drywall contractor repair as needed.

Recommendation

Contact a qualified drywall contractor.

9.5.1 Ceilings

Maintenance/Monitor Item

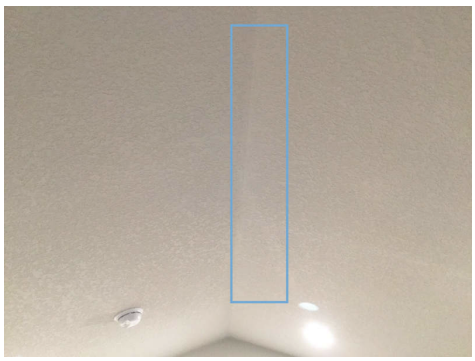
DAMAGE - CRACKING

2ND FLOOR

Ceiling cracking was observed. Some drywall cracking is part of normal settling. Moisture or other damage can also lead to cracking or ceiling blemishes. Recommend a qualified drywall contractor repair.

Recommendation

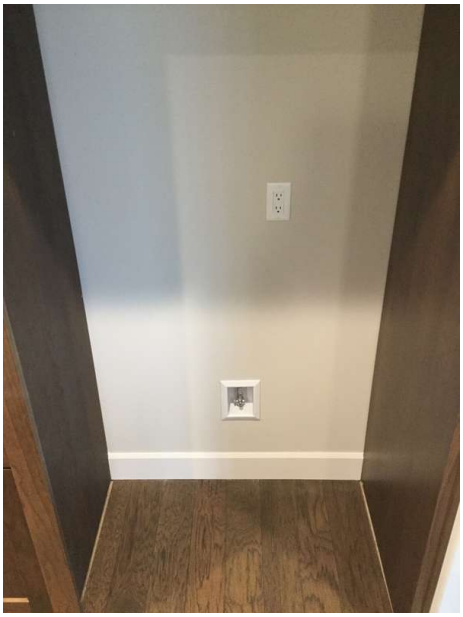
Contact a qualified drywall contractor.



10: BUILT-IN APPLIANCES

Information

Refrigerator: Brand
Not present



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

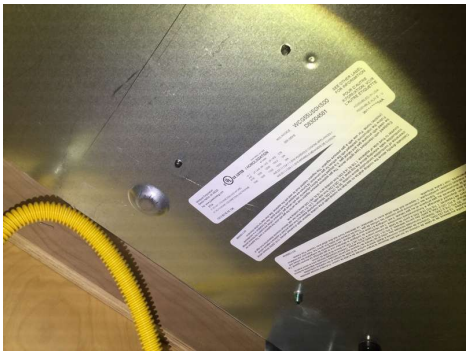
Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Oven operational
The oven operational at the time of inspection.

Dishwasher: Dishwasher operational
The dishwasher was operational at the time of inspection.

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool



Dishwasher: Brand
Whirlpool


Built-in Microwave: Microwave operational

The built-in microwave was operational at time of inspection.



Limitations

Refrigerator

CONNECTIONS AVAILABLE

Water connections for a refrigerator/freezer ice maker or water dispenser.

Range/Oven/Cooktop

GAS SUPPLY OFF

The cooktop gas supply was shut off at the time of inspection and not tested. Recommend testing cooktop prior to closing.

Washer/dryer

CONNECTIONS AVAILABLE

Recommendations

10.2.1 Range/Oven/Cooktop

Maintenance/Monitor Item

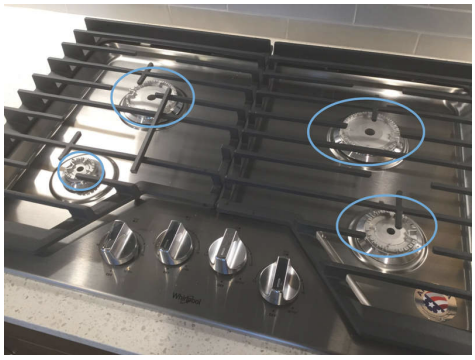
MISSING BURNER PLATES

COOKTOP

The cooktop is missing burner plates that help to evenly distribute flame. This appliance did not appear to be fully installed at the time of inspection. Recommend ensuring appliance is properly installed and functional prior to closing.

Recommendation

Contact a qualified appliance repair professional.



10.4.1 Garbage Disposal

Immediate Attention / Safety Item

DISPOSAL MALFUNCTION

KITCHEN

The garbage disposal malfunctioned during testing and began to smoke. This is a fire hazard. A qualified contractor should evaluate this installation and repair or replace unit.

Recommendation

Contact a qualified appliance repair professional.

11: GARAGE

Information

Garage

Ceiling: Garage ceiling

Floor: Garage floor

Garage Door: Material

Vinyl

Garage Door: Type

Automatic, Manual

Garage Door Opener: Opener

The garage door opener was operational at the time of inspection.

Occupant Door (From garage to inside of home): Self-closing

Recommendations

11.3.1 Walls & Firewalls

General Repair Item

FIREWALL COMPROMISED

GARAGE

The firewall is compromised in one or more areas. This can allow a garage fire to spread more easily to the interior. Combustibles are more likely to be stored in the garage, and therefore, fires are more likely to start there. No gaps should exist and all firewall materials should be made of fire-resistant material. Gaps should be sealed with a fire-resistant sealant or other appropriate material. Recommend repair of compromised areas by a qualified contractor.

Recommendation

Contact a qualified professional.

11.6.1 Occupant Door (From garage to inside of home)

General Repair Item

NOT SELF-CLOSING

GARAGE - STORAGE BENEATH STAIRS

A door from the garage to the interior of the home has inadequate self-closing hinges or may need adjustment. Self-closing doors between the garage and home help to prevent the spread of a fire to the living space in the event of a garage fire. Combustible materials are more likely to be stored in the garage, and therefore, fires are more likely to begin there. Additionally, self-closing doors can help reduce the chance of vehicle- and gas appliance-created carbon monoxide from entering the home. Recommend a qualified contractor properly install or adjust self-closing hinges.

DIY Resource Link.

Recommendation

Contact a handyman or DIY project

12: ADDITIONAL RESOURCES

Information

Conclusion

Report conclusion, pre-closing walkthrough tips, helpful apps

We are proud of our service and trust you will be happy with the quality of your report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door, or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We cannot predict future events. For those reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for you, our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report and call, text, or email us if you have any questions. We are always striving to improve the quality of our service and our report -- your feedback is appreciated!

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Additionally, defects or problems that were not found during the home inspection may be discovered during the walk-through. Be thorough during the pre-closing walk-through.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring Northbank Home Inspection to conduct your pre-closing walk-through.

Inspect these items:

- Check the heating and cooling system.**Heating:** Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and producing heat. Turn the thermostat to off and wait 20 minutes. You should not operate a heat pump in the heating mode when it is over 75 degrees outside. **Cooling:** Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is producing cool air. The cooling system should not be checked if the temperature is below 60 degrees.
- Operate all appliances.
- Run water at all fixtures and flush toilets.
- Operate all exterior doors, windows and locks.
- Test smoke and carbon monoxide detectors.
- Inspect areas that may have been restricted at the time of the inspection.

Ask the seller:

- For all remote controls to any garage door openers, fans, gas fireplaces, etc.
- Questions about anything that was not covered during the home inspection.
- About prior infestation treatment (such as, pesticides used) and warranties (such as, roof coverage) that may be transferable.
- And, importantly, read seller's disclosure

Useful mobile apps for your home

-ColorSmart by Behr | Browse, match, and pick colors

-Todoist | Keep track of everything in one place and get more done

-Homewyse | Super helpful cost repair estimator/calculator based on zip code| Calculator (mobile or desktop)

-Hayward Score | Home health score report -- fill out the questionnaire to produce a report with great information on how to improve the air quality in your home

STANDARDS OF PRACTICE

Roof
I. Northbank Home Inspection shall:

Traverse the roof to inspect it.

Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.

Report the manner in which the roof is ventilated.

Describe the type and general condition of roof coverings.

Report multiple layers of roofing when visible or readily apparent.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.

Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.

Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.

Operate powered roof ventilators.

Predict remaining life expectancy of roof coverings.

Exterior
I. Northbank Home Inspection shall inspect:

Describe the exterior components visible from ground level.

Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to: Inspect (a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling. (b) Safety type glass or the integrity of thermal window seals. (c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

Test or evaluate the operation of security locks, devices or systems.

Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.

Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

(a) Describe the material used for driveways, walkways, patios and other flatwork around the home. (b) Inspect (i) For serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure. (ii) For proper grading and drainage slope. (iii) Vegetation in close proximity to the home. (c) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect fences, privacy walls or retaining walls that are not contiguous with the structure.

Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure.

Evaluate hydrological or geological conditions.

Determine the adequacy of bulkheads, seawalls, breakwalls, and docks.

Basement, Foundation, Crawlspace & Structure
I. Northbank Home Inspection shall inspect:

Describe the type of building materials comprising the major structural components.

Enter and traverse attics and subfloor crawlspaces.

Inspect

(a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible. (b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

Describe any deficiencies of these systems or components.

Report all wood rot and pest-conducive conditions discovered.

Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) The inspector is not required to:

Enter (a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams). (b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.

Move stored items or debris or perform excavation to gain access.

HVAC
I. Northbank Home Inspection shall inspect:

Heating

(a) Describe the type of fuel, heating equipment, and heating distribution systems. (b) Operate the system using normal readily accessible control devices. (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable. (d) Inspect (i) The condition of normally operated controls and components of systems. (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems. (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles. (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present. (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion. (vi) Electric baseboard and in-wall heaters to ensure they are functional. (e) Report any evidence that indicates the possible presence of an underground storage tank. (f) Describe any deficiencies of these systems or components.

(2) The inspector is not required to: (a) Ignite pilot lights. (b) Operate: (i) Heating devices or systems that do not respond to normal controls or have been shut down. (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment. (c) Inspect or evaluate (i) Heat exchangers concealed inside furnaces and boilers. (ii) Any heating equipment that is not readily accessible. (iii) The interior of chimneys and flues. (iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems. (d) Remove covers or panels that are not readily accessible or removable. (e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users. (f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard. (g) Determine: (i) The capacity, adequacy, or efficiency of a heating system. (ii) Determine adequacy of combustion air. (h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

(1) The inspector will:

Describe fireplaces and stoves.

Inspect dampers, fireboxes and hearths.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

Ignite fires in a fireplace or stove.

Determine the adequacy of draft.

Perform a chimney smoke test.

Inspect any solid fuel device being operated at the time of the inspection.

Evaluate the installation or adequacy of fireplace inserts.

Evaluate modifications to a fireplace, stove, or chimney.

Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

Cooling

(a) Describe the central air conditioning system and energy sources.

(b) Operate the system using normal control devices and measure and record temperature differential.

(c) Open readily accessible access panels or covers provided by the manufacturer or installer.

(d) Inspect the condition of controls and operative components of the complete system; conditions permitting.

(e) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Activate cooling systems that have been shut down.

(b) Inspect

(i) Gas-fired refrigeration systems.

(ii) Evaporative coolers.

(iii) Wall or window-mounted air-conditioning units.

(iv) The system for refrigerant leaks.

(c) Check the coolant pressure/charge.

(d) Determine the efficiency, or adequacy of the system.

(e) Operate cooling system components if the exterior temperature is below sixty degrees Fahrenheit or when other circumstances are not conducive to safe operation or when doing so might damage the equipment.

(f) Remove covers or panels that are not readily accessible.

(g) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.

(h) Determine how much current the unit is drawing.

(i) Evaluate digital-type thermostats or controls.

Plumbing

I. Northbank Home Inspection shall inspect:

(a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment. (b) Report (i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry. (ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found. (iii) The presence of the temperature and pressure relief (TPR) valve and associated piping. (iv) Whether or not the water temperature was tested and

state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit. (c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible. (d) Operate fixtures in order to observe functional flow. (e) Check for functional drainage from fixtures. (f) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance. (b) Inspect (i) Any system that is shut down or winterized. (ii) Any plumbing components not readily accessible. (iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains. (iv) Fire sprinkler systems. (v) Water-conditioning equipment, including softeners and filter systems. (vi) Private water supply systems. (vii) Gas supply systems. (viii) Interior components of exterior pumps or sealed sanitary waste lift systems. (ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation. (c) Test (i) Pressure or temperature/pressure relief valve. (ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials. (d) Determine (i) The potability of any water supply whether public or private. (ii) The condition and operation of water wells and related pressure tanks and pumps. (iii) The quantity of water from on-site water supplies. (iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment. (e) Ignite pilot lights.

Electrical

I. Northbank Home Inspection shall: (a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used. (b) Report (i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined. (ii) When no connection to a service grounding electrode can be confirmed. (c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s). (d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe. (e) Verify (i) The operation of a representative number of accessible switches, receptacles and light fixtures. (ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior. (iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required. (f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards. (g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards. (h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns. (i) Describe any deficiencies of these systems or components. (2) The inspector is not required to: (a) Insert any tool, probe or testing device into the main or subpanels. (b) Activate electrical systems or branch circuits that are not energized. (c) Operate circuit breakers, service disconnects or remove fuses. (d) Inspect ancillary systems, including but not limited to: (i) Timers. (ii) Security systems. (iii) Low voltage relays. (iv) Smoke/heat detectors. (v) Antennas. (vi) Intercoms. (vii) Electrical deicing tapes. (viii) Lawn sprinkler wiring. (ix) Swimming pool or spa wiring. (x) Central vacuum systems. (xi) Electrical equipment that's not readily accessible. (e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels. (f) Move any objects, furniture, or appliances to gain access to any electrical component. (g) Test every switch, receptacle, and fixture. (h) Remove switch and receptacle cover plates. (i) Verify the continuity of connected service ground(s).

Attic, Insulation & Ventilation

I. Northbank Home Inspection shall:

Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.

Describe the type of insulation in viewable and accessible unconditioned spaces.

Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.

Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.

Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.

Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

Doors, Windows & Interior
I. Northbank Home Inspection shall: (a) Verify That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches. (b) Inspect (i) The overall general condition of cabinets and countertops. (ii) Caulking and grout at kitchen and bathroom counters. (iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage. (iv) The condition and operation of a representative number of windows and doors. (c) Comment on the presence or absence of smoke detectors. (d) Describe any noncosmetic deficiencies of these systems or components.

(2) The inspector is not required to: (a) Report on cosmetic conditions related to the condition of interior components. (b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

Built-in Appliances
10.1 Northbank Home Inspection 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 Northbank Home Inspection is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Garage
Northbank Home Inspection shall:

Inspect the condition and function of the overhead garage doors and associated hardware.

Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.

Inspect the condition and installation of any pedestrian doors.

Inspect fire separation between the house and garage when applicable.

Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Determine whether or not a solid core pedestrian door that is not labeled is fire rated.

Verify the functionality of garage door opener remote controls.

Move vehicles or personal property.

Operate any equipment unless otherwise addressed in the SOP.