



INK HOME SERVICES

6168489401

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<https://www.inkhomeservices.com>

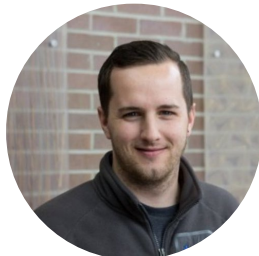


## INSPECTION REPORT

1234 Main St.  
Grand Rapids MI 49503

Buyer Name

07/31/2017 9:00AM



Inspector

**Daniel Geurink**

InterNACHI Certified Home Inspector

616-848-9401

[inkhomeservices@gmail.com](mailto:inkhomeservices@gmail.com)



Agent

**Agent Name**

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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# SUMMARY

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ITEMS INSPECTED



RECOMMENDATIONS

SAFETY HAZARDS &  
IMMEDIATE ATTENTION ITEMS

- 
- Roof - Coverings: Improper/Incomplete Nailing
  - Exterior - Siding, Flashing & Trim: Flashing/Trim Improperly Installed
  - Exterior - Siding, Flashing & Trim: Dryer Vent
  - Exterior - Siding, Flashing & Trim: Small Localized Damage
  - Exterior - Exterior Doors: Door Does Not Close or Latch
  - Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
  - Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
  - Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe/Missing
  - Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
  - Exterior - Vegetation, Grading, Drainage & Retaining Walls: Loose Retaining wall
  - Basement, Foundation, Crawlspace & Structure - Floor Structure: Evidence of Water Intrusion
  - Basement, Foundation, Crawlspace & Structure - Garage Structure: Evidence of Water Intrusion
  - Heating - Equipment: Needs Servicing/Cleaning
  - Heating - Equipment: Possible Heat Exchanger Issue
  - Cooling - Cooling Equipment: Vegetation Too Close
  - Cooling - Cooling Equipment: Unit Undersized
  - Plumbing - Drain, Waste, & Vent Systems: Leaking Pipe
  - Plumbing - Drain, Waste, & Vent Systems: Toilet
  - Plumbing - Hot Water Systems, Controls, Flues & Vents: Improper Installation
  - Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
  - Electrical - Smoke Detectors: Low Battery
  - Electrical - Carbon Monoxide Detectors: Missing
  - Doors, Windows & Interior - Doors: Water Staining
  - Doors, Windows & Interior - Floors: Carpet Stains
  - Doors, Windows & Interior - Floors: Moderate Wear
  - Doors, Windows & Interior - Walls: Minor Corner Cracks
  - Doors, Windows & Interior - Ceilings: Stain(s) on Ceiling

- Doors, Windows & Interior - Ceilings: Fan
- Doors, Windows & Interior - Countertops & Cabinets: Cabinets Damaged
- Doors, Windows & Interior - Countertops & Cabinets: Countertop Cracked/Chipped
- Built-in Appliances - Refrigerator: Dents

# 1: INSPECTION DETAILS

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## Information

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**In Attendance**

Client, Client's Agent

**Occupancy**

Furnished, Occupied

**Temperature**

73 Fahrenheit (F)

**Type of Building**

Detached, Single Family

**Weather Conditions**

Clear

# 2: ROOF

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

## Information

### Inspection Method

Ladder, Roof

### Roof Type/Style

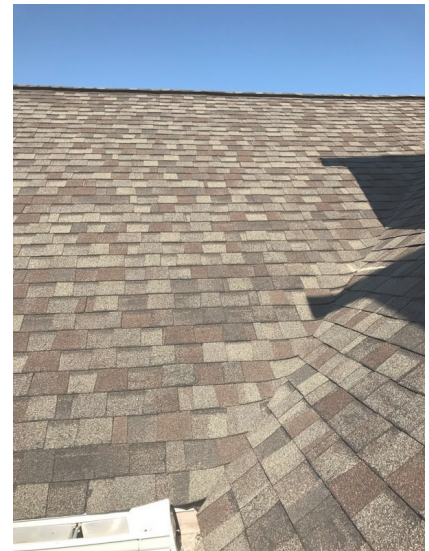
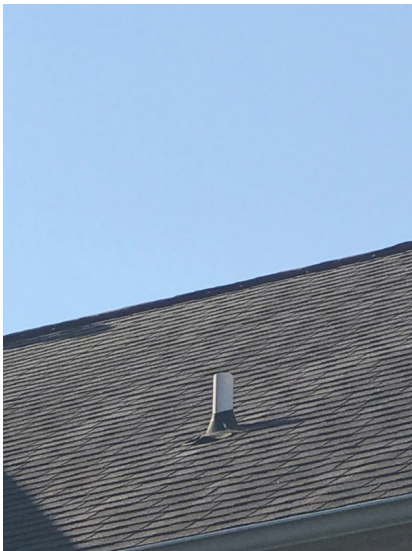
Combination

### Flashings: Material

Aluminum

### Coverings: Material

Asphalt



**Gutters: Gutter Material**

Aluminum, Seamless Aluminum



		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Gutters	X			
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

**Recommendations**

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2.1.1 Coverings

## IMPROPER/INCOMPLETE NAILING

Roof coverings showed signs of improper installation and fastening. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.





# 3: EXTERIOR

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

## Information

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### Exterior Doors: Garage Door

#### Inspection Method

Visual



**Siding, Flashing & Trim: Siding Material**

Vinyl



**Exterior Doors: Exterior Entry Door**

Glass, Steel



**Walkways, Patios & Driveways: Driveway Material**

Concrete, Cobblestone



**Walkways, Patios & Driveways: Sidewalk Material**

Concrete



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

Wood



		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

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**Recommendations**

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3.1.1 Siding, Flashing & Trim

## FLASHING/TRIM IMPROPERLY INSTALLED

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

## DRYER VENT

Dryer vent in need of repair or replacement

Recommendation

Contact a qualified professional.



3.1.3 Siding, Flashing & Trim

# SMALL LOCALIZED DAMAGE

There was on or more areas with small localized damage to the exterior siding

Recommendation

Contact a qualified professional.



3.2.1 Exterior Doors

# DOOR DOES NOT CLOSE OR LATCH

Garage door does not close or latch properly. Recommend qualified handyman adjust door so that top left corner closes.

Recommendation

Contact a qualified door repair/installation contractor.



3.3.1 Walkways, Patios & Driveways

# DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.4.1 Decks, Balconies, Porches & Steps

## DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project

3.4.2 Decks, Balconies, Porches & Steps

## RAILING UNSAFE/MISSING

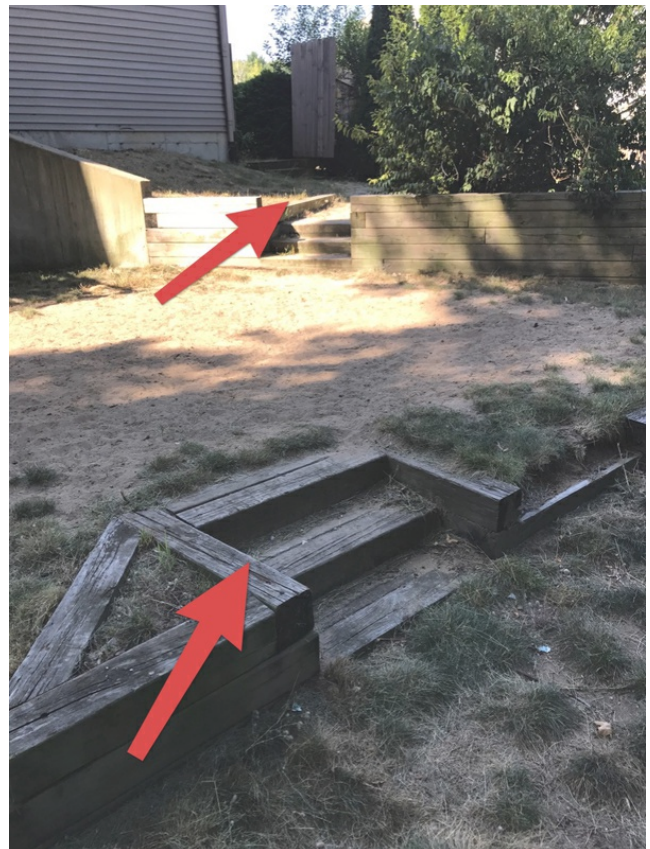
**⚠️ Safety Hazard and/or Requires Immediate Attention**

There was one or more areas with 3 steps or more that had an unsafe or missing railing. This is a safety concern and should be addressed by a qualified contractor.

Railings on deck were wobbly and should be properly secured.

Recommendation

Contact a qualified carpenter.







3.6.1 Vegetation, Grading, Drainage & Retaining Walls

## NEGATIVE GRADING

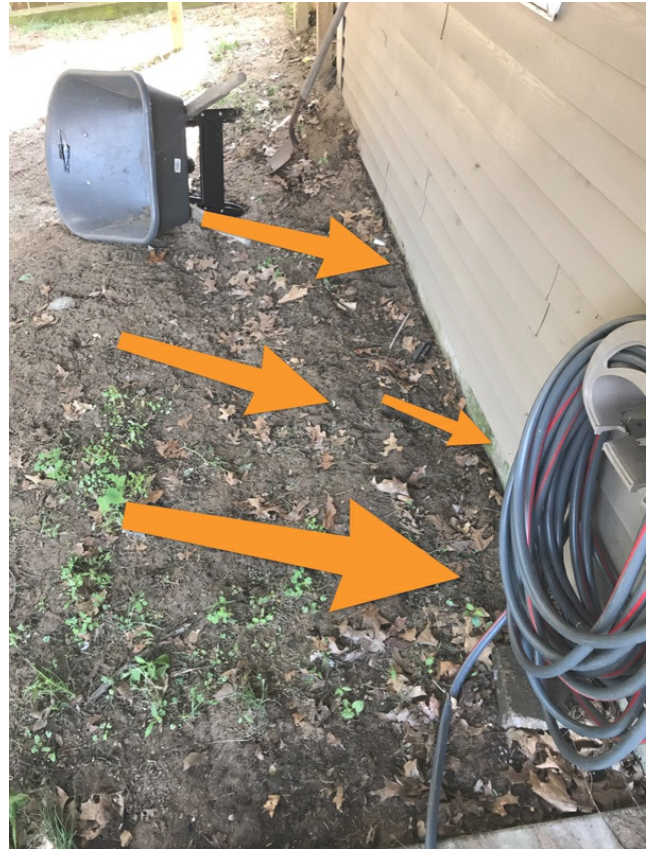
Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues.

Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaper or gardener.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

## LOOSE RETAINING WALL

Wooden retaining wall was loose at the time of inspection. Repair or replace with proper retaining wall.

Recommendation

Contact a qualified professional.



# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

## Information

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**Floor Structure: Sub-floor**

OSB

**Floor Structure:**

**Basement/Crawlspace Floor**

Concrete

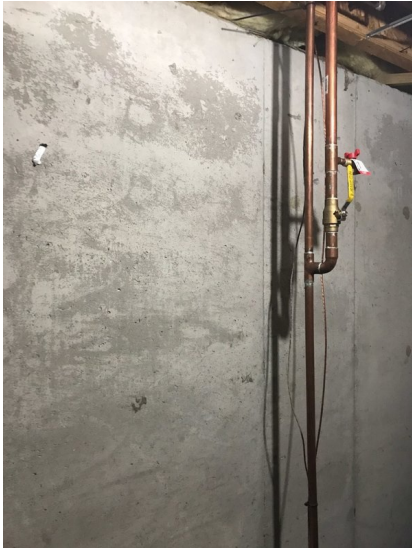
**Inspection Method**

Visual



**Foundation: Material**

Concrete



**Floor Structure: Material**

Wood I-Joists



		IN	NI	NP	R
4.1	Foundation	X			
4.2	Basements & Crawlspace	X			
4.3	Floor Structure	X			X
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			
4.6	Garage Structure	X			X

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**Recommendations**

4.3.1 Floor Structure

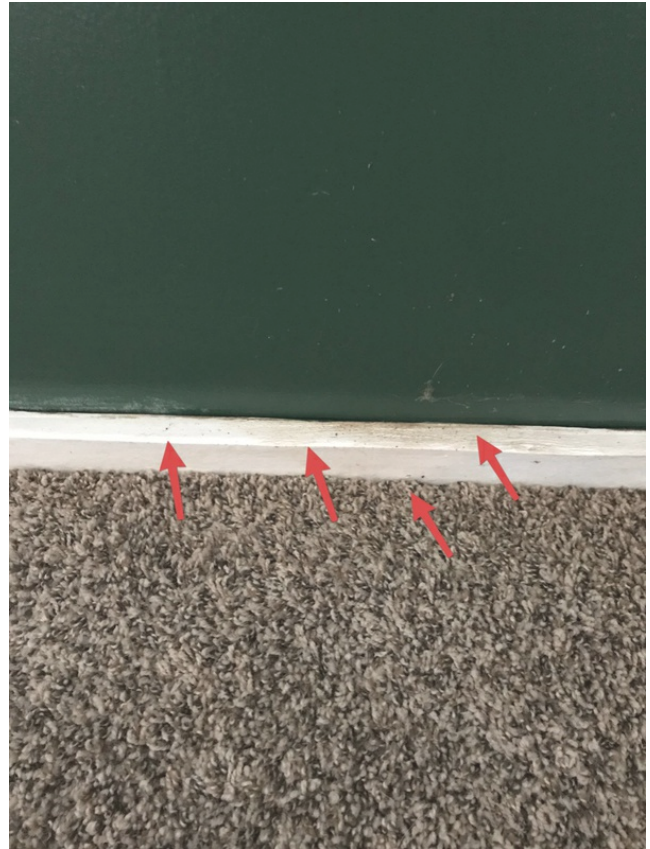
# EVIDENCE OF WATER INTRUSION

**⚠ Safety Hazard and/or Requires Immediate Attention**

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.

Recommendation

Contact a qualified professional.



4.6.1 Garage Structure

# EVIDENCE OF WATER INTRUSION

GARAGE

**⚠ Safety Hazard and/or Requires Immediate Attention**

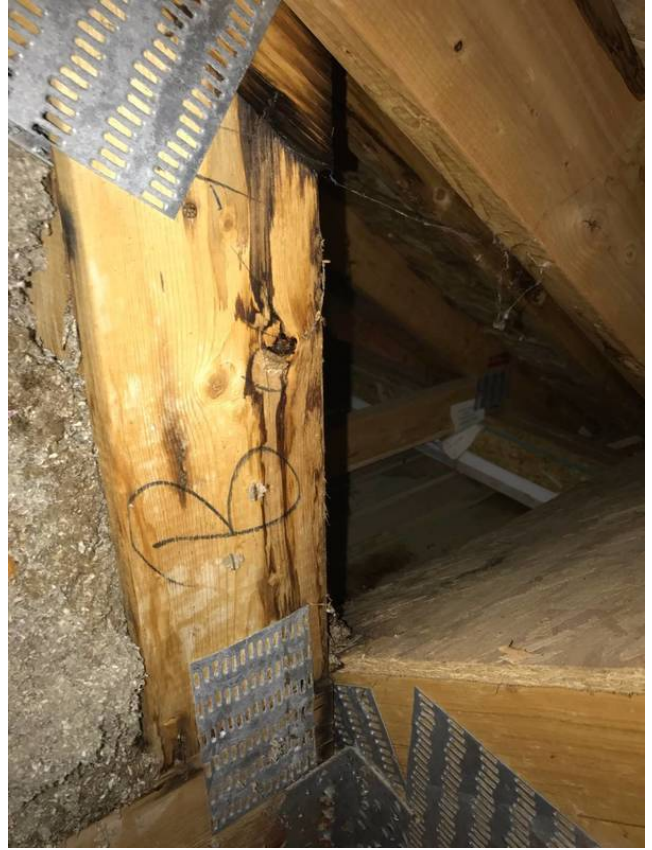
Wall structure showed signs of previous water intrusion, which if not properly fixed could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Note: this may have already been repaired but since there has not been recent rain it is hard to tell.

Recommendation

Contact a qualified roofing professional.





# 5: HEATING

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

## Information

**Equipment: Energy Source**  
Natural Gas

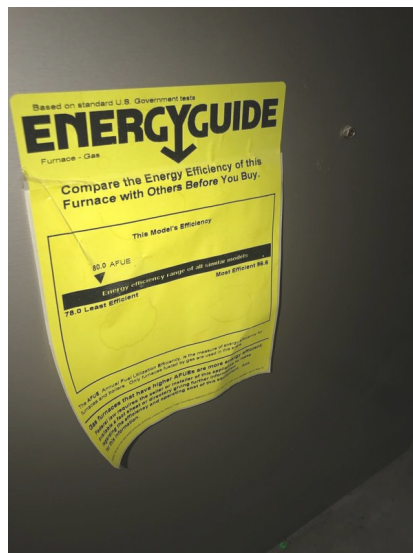
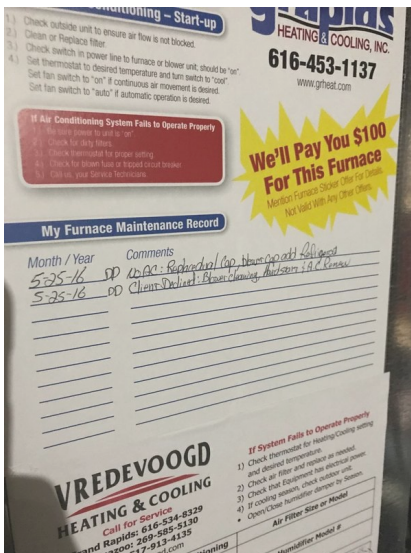
**Equipment: Heat Type**  
Gas-Fired Heat, Steam Boiler

**Equipment: Year**  
2002 - 2004

### AFUE Rating

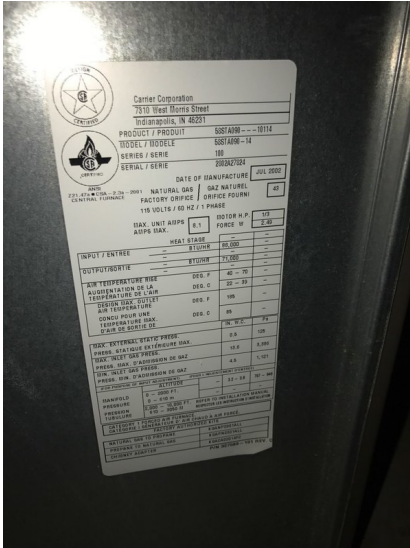
80

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



**Equipment: Brand**

Carrier



**Distribution Systems: Ductwork**

Non-insulated



		IN	NI	NP	R
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Gas/LP Firelogs & Fireplaces		X		
5.6	Presence of Installed Heat Source in Each Room	X			

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**Limitations**



Gas/LP Firelogs &amp; Fireplaces

## FIREPLACE DOOR

Fireplace door was zip tied shut

### Recommendations

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#### 5.1.1 Equipment

## NEEDS SERVICING/CLEANING

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

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

#### Recommendation

Contact a qualified HVAC professional.

#### 5.1.2 Equipment

## POSSIBLE HEAT EXCHANGER ISSUE

**⚠ Safety Hazard and/or Requires Immediate Attention**

The burner flame on the furnace was flickering yellow during inspection. This can sometimes be a result of an issue with the heat exchanger. It is recommended to have the furnace fully inspected by an HVAC professional to determine whether the furnace is just burning inefficiently or if there are heat exchanger issues present

#### Recommendation

Contact a qualified HVAC professional.



# 6: COOLING

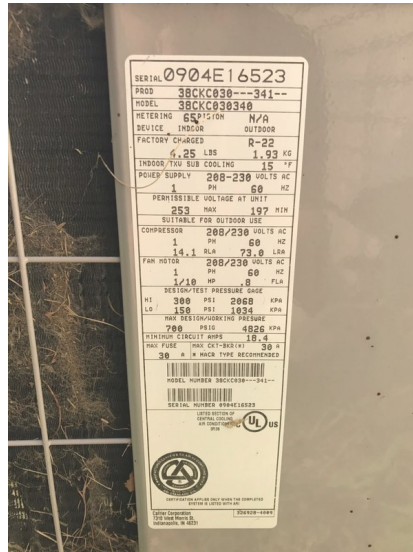
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate;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

## Information

**Cooling Equipment: Energy Source/Type**  
Electric

**Cooling Equipment: Location**  
Exterior East

**Cooling Equipment: Brand**  
Unknown



**Cooling Equipment: SEER Rating**  
12 SEER

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

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

**Distribution System: Configuration**

Central



		IN	NI	NP	R
6.1	Cooling Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

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**Recommendations**

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6.1.1 Cooling Equipment

## VEGETATION TOO CLOSE

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.

Recommendation

Recommended DIY Project



6.1.2 Cooling Equipment

## UNIT UNDERSIZED

Unit appears to be too small for the home size. A proper cooling load calculation should be used to determine the correct size of the unit.

Recommendation

Contact a qualified HVAC professional.



# 7: PLUMBING

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

## Information

<b>Filters</b> None	<b>Water Source</b> Public	<b>Drain, Waste, &amp; Vent Systems:</b> <b>Drain Size</b> 2"
<b>Drain, Waste, &amp; Vent Systems:</b> <b>Material</b> ABS	<b>Water Supply, Distribution Systems &amp; Fixtures: Water Supply Material</b> Copper	<b>Hot Water Systems, Controls, Flues &amp; Vents: Power Source/Type</b> Gas
<b>Hot Water Systems, Controls, Flues &amp; Vents: Capacity</b> 40 gallons	<b>Hot Water Systems, Controls, Flues &amp; Vents: Location</b> Basement	<b>Fuel Storage &amp; Distribution Systems: Main Gas Shut-off Location</b> At Tank

**Main Water Shut-off Device: Location**

Basement



**Water Supply, Distribution Systems & Fixtures: Distribution Material**

Copper



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

Richmond

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



**Sump Pump: Location**

Basement



		IN	NI	NP	R
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			X
7.3	Water Supply, Distribution Systems & Fixtures	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			X
7.5	Fuel Storage & Distribution Systems	X			
7.6	Sump Pump	X			

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## Recommendations

### 7.2.1 Drain, Waste, & Vent Systems

## LEAKING PIPE

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

#### Recommendation

Contact a qualified plumber.





7.2.2 Drain, Waste, & Vent Systems

# TOILET

Toilet mechanism sticks when flushed.  
Should be repaired or replaced.

Recommendation

Contact a qualified plumber.



7.4.1 Hot Water Systems, Controls, Flues & Vents

# IMPROPER INSTALLATION

**⚠ Safety Hazard and/or Requires Immediate Attention**

Water heater flue was improperly installed.  
It should go up a 1/4 inch per foot.  
Recommend qualified plumber evaluate & repair/relocate.

Recommendation

Contact a qualified plumber.



# 8: ELECTRICAL

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Overhead, 220 Volts

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Panel Manufacturer**  
Siemens, Crouse-Hinds

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

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Sub Panel Location**  
None

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

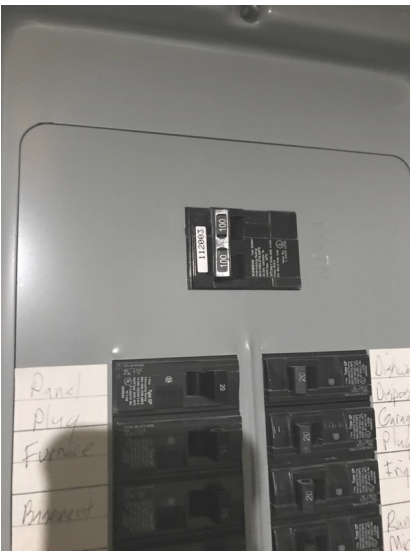
**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**

Basement



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

100 AMP



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

Copper



		IN	NI	NP	R
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			X
8.4	Lighting Fixtures, Switches & Receptacles	X			
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X			X
8.7	Carbon Monoxide Detectors	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

**Recommendations**

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8.3.1 Branch Wiring Circuits, Breakers & Fuses

## IMPROPER WIRING

Light and fan controls are switched

Recommendation

Contact a qualified electrician.



8.6.1 Smoke Detectors

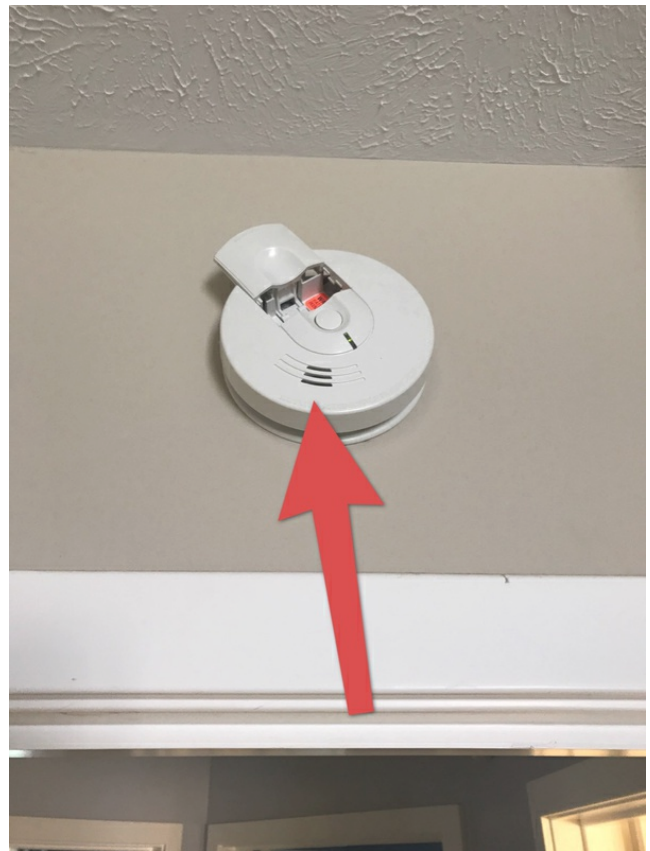
## LOW BATTERY

**⚠️ Safety Hazard and/or Requires Immediate Attention**

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project



8.7.1 Carbon Monoxide Detectors

# MISSING

 Safety Hazard and/or Requires Immediate Attention

Carbon Monoxide detector was missing from one or more locations. Recommend installation of at least one low level CO monitor per floor.

Recommendation

Contact a qualified professional.

# 9: ATTIC, INSULATION & VENTILATION

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

## Information

### Dryer Power Source

Gas

### Dryer Vent

Metal (Flex)

### Flooring Insulation

None

### Exhaust Systems: Exhaust

#### Fans

Fan with Light

### Attic Insulation: R-value

30



**Attic Insulation: Insulation Type**

Cellulose, Blown



**Ventilation: Ventilation Type**

Soffit Vents, Ridge Vents



		IN	NI	NP	R
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)			X	
9.3	Ventilation	X			
9.4	Exhaust Systems	X			
9.5	Wall Insulation	X			

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**Limitations**

**Vapor Retarders (Crawlspace or Basement)** not present.





# 10: DOORS, WINDOWS & INTERIOR

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I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

## Information

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### Windows: Window Type

Double-hung, Single-hung,  
Sliders

### Ceilings: Ceiling Material

Gypsum Board

### Countertops & Cabinets:

#### Countertop Material

Laminate

### Countertops & Cabinets:

#### Cabinetry

Wood

**Floors: Floor Coverings**

Carpet, Vinyl, Laminate



**Walls: Wall Material**

Drywall



		IN	NI	NP	R
10.1	Doors	X			X
10.2	Windows	X			
10.3	Floors	X			X
10.4	Walls	X			X
10.5	Ceilings	X			X
10.6	Steps, Stairways & Railings	X			
10.7	Countertops & Cabinets	X			X

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**Recommendations**

10.1.1 Doors

## WATER STAINING

Door shows noticeable water staining, which could lead to further deterioration. Monitor for future repair or replacement.

Recommendation

Contact a quality handyman.



10.3.1 Floors

## CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

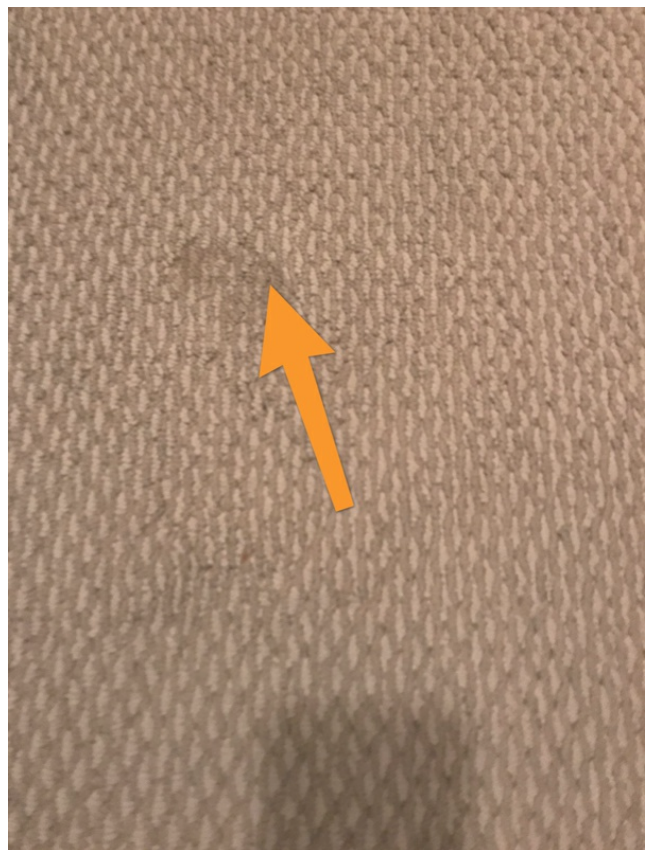
Contact a qualified cleaning service.



10.3.2 Floors

# MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.



10.4.1 Walls

## MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.



10.5.1 Ceilings

## STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined and ceiling repainted.

Recommendation

Contact a qualified professional.



10.5.2 Ceilings

# FAN

One or more fans were not working and in need of service at the time of the inspection. Repair or replace.

Recommendation

Contact a qualified electrician.



10.7.1 Countertops & Cabinets

# CABINETS DAMAGED

Cabinets had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair.

Recommendation

Contact a qualified cabinet contractor.



10.7.2 Countertops & Cabinets

## COUNTERTOP CRACKED/CHIPPED

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

[Here is a helpful article](#) on repairing cracks, chips & fissures.

Recommendation

Contact a qualified countertop contractor.





# 11: BUILT-IN APPLIANCES

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10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

## Information

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**Range/Oven/Cooktop:****Range/Oven Energy Source**

Gas

**Dishwasher: Brand**

Bosch



**Refrigerator: Brand**

Amana



**Range/Oven/Cooktop: Range/Oven Brand**

Samsung



**Range/Oven/Cooktop: Exhaust Hood Type**

Re-circulate



		IN	NI	NP	R
11.1	Dishwasher	X			
11.2	Refrigerator	X			X
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			

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**Recommendations**

11.2.1 Refrigerator

**DENTS**

At the time of inspection the fridge had one or more dings dents or scratches. This did not appear to affect the functionality of the refridgerator.

Recommendation

Contact a qualified appliance repair professional.