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PROPERTY INSPECTION REPORT BY RED SHIELD INSPECTIONS (SAMPLE REPORT)

1234 Main Street
Greenbrae, CA 94904

Buyer Name
05/18/2025 9:00AM

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Agent
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555-555-5555
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Thank you for choosing **Red Shield Inspections** to service your inspection needs!

Red Shield Inspections strives to perform all inspections and the inspection reports in substantial compliance with the Standards of Practice and the Code of Ethics as set forth by the International Association of Certified Home Inspectors (InterNACHI), as well as the State where the property is located.

These Standards of Practice defines the scope of a residential property inspection. Clients sometimes assume that a residential inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the inspection and report. We have attached them to this report and/or linked them in your inspection agreement for your convenience.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible and/or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general residential inspection will not reveal every issue that exists and/or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Inspectors cannot predict future conditions, and/or as such, we cannot be responsible for things that are concealed and/or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional and/or licensed contractor.

Important Information / Limitations: Comment Key - Definitions

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

Recommendations are organized into three categories by level of severity:

1) Servicing, Maintenance and/or Upgrades Recommendations - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation and/or seller-repair item.

2) Repair and/or Replace Recommendations - Most items typically fall into this category. These recommendations may require a qualified professional and/or licensed contractor further evaluate to repair and/or replace. These recommendations may also include maintenance items that if left unattended will result in further deterioration and/or damages.

3) Safety Hazards and/or Concerns - This category is composed of immediate safety hazards/concerns and/or items that could represent a significant expense to repair and/or replace. These recommendations require a qualified professional and/or licensed contractor further evaluate to advise and consult in repairing and/or replacing.

The recommendations in each comment is more important than its categorization. Due to your perception, opinions and/or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect/observation that is paramount, not its categorical placement in the report.

Orientation (Location References): For the sake and purpose of this inspection the front of the property will be considered as the portion pictured in the cover photo. References to the left and/or right of the home should be construed as standing in the front door, entrance and/or yard, viewing the front of the property. All directions are given as if you are standing facing the front of the building. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

Included Photos & Videos (General References): Your report includes many photographs and/or videos. Some pictures and/or videos are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item and/or area at the time of the inspection and/or visit. Some of the pictures and/or videos may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas and/or items that you normally would not see. Not all problem areas and/or conditions will be supported with photos and/or videos. Inversely the included photos and/or videos may not show all problem areas and/or conditions. A representative example of photos and/or videos may be used.

Important Information / Limitations: Notice to Third Parties

The report has been prepared for the exclusive use of Red Shield Inspections paying client. No use by third parties is intended. We will not be responsible to any parties

for the contents of the report, other than the party named herein. The report is copyrighted and may not be used in whole or in part without our express written permission. This document is non-transferable, in whole or in part, to any and all third parties, including, but not limited to; subsequent buyers, sellers, and/or listing agents. Copying and/or pasting deficiencies observed to prepare a repair request list for seller will only permitted to the paying client of this report and/or authorized permission.

THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection Agreement that contained the scope of the inspection, including limitations, exclusions, and/or conditions of the copyright. Unauthorized recipients are advised to contact a Qualified and Licensed Home Inspector of their choosing to provide them with their own Inspection and Report.

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.

Please reach out if you have any questions and/or need further explanation on anything identified in this report.

SUMMARY

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1: INSPECTION INFORMATION & PROPERTY DETAILS

Information

In Attendance
Homeowner(s) / Seller(s)

Occupancy
Occupied, Furnished

Utilities
Utilities On (All)

Weather Conditions
Cloudy

Soil Conditions
Damp

Temperature (Approximate)
60-70 F

Year Built
1965

Square Footage (Approximate)
1413

Number of Stories
1

Type of Building
Detached, Single Family

Type of Foundation
Slab

Water Source
Municipal

Sewer System
Municipal

Front of Home Faces
South

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard, viewing the front of the home.

Permit Records

We advise to have a complete permit record evaluation and copy for best understanding of the property. Some public records might be inaccurate and/or not recorded at all. This records are often available online and/or by contacting the county and/or city local building departments.

Link to records online >> "Click Here"

Codes & Regulations

It is always wise to check with the Building and Codes Department of your local township and/or municipality for permit information and code requirements when there is a question regarding the construction and/or remodeling of a home.

Limitations

Inspector Limitations

LIMITED HOME INSPECTION

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, it is not possible to open every bathroom and kitchen cabinet door, open every vanity or kitchen drawer, open/close every window, test every electrical outlet, operate every switch, open/close all medicine cabinets, or to see every square inch of the walls, ceiling, and floors, etc. Additional cosmetic components such as; window treatments, blinds, and shades often need periodic adjustment to operate as intended, and often cease working after repeated daily use. It is not realistic to expect that each and every defect and/or issue with these components be inspected and reported on.

* For a complete review of what is included and/or not included in a general home inspection, review the International Association of Certified Home Inspectors Standards of Practice.

Inspector Limitations

INACCESSIBLE AREAS

In the report, there may be specific references to areas and items that were inaccessible and/or only partly accessible. The Inspector and Inspection Company cannot make any representations regarding conditions that may be present in these areas that were concealed and/or inaccessible for review. With access and an opportunity for inspection, reportable conditions and/or hidden damage may be found in these areas.

Inspector Limitations

OCCUPIED RESIDENCE LIMITATIONS

Some areas and items at this property were obscured by furniture, stored items, and/or debris at the time of inspection. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets and/or appliances. When furnishings, stored items and/or debris are present, all areas and/or items that are obscured, concealed and/or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items and/or debris are eventually moved, damage and/or problems that were not noted during the inspection may be found.

Inspector Limitations

"FLIPPED" HOMES LIMITATIONS

When a home is "flipped" and/or a significant amount of work was done to a property that was obtained at a lower cost and/or cheaply (typically abandoned, bank-owned or probate) the inspection can be limited by virtue of the new paint, insulation and/or other substantial and/or cosmetic improvements. It is not uncommon for significant issues to have been hidden and/or covered up. This can be intentional and/or unintentional and is simply the result of a large amount of construction work done quickly and/or inexpensively, which is the nature of flipping homes. Evidence such as wall cracks, stains, damage, etc. that could be used to ascertain larger problems may have been covered up and/or hidden during this process. It is reasonable that in the days, weeks and/or months after purchasing and moving in, the buyer (new homeowner) will discover issues that were not evident during the time of inspection. Recommend to monitor the home and its components.

Inspector Limitations

THE CLIENT DID NOT ATTEND

Unfortunately, my client did not attend the home inspection. This was a limitation and/or restriction of the home inspection. If you (the Client) were not present during the entire inspection, we encourage you to read the complete report and not just the summary section. If you have questions or concerns regarding the home inspection, please consult with us directly. If repairs were made or items were moved, you can hire us again for a walk-through prior to closing.

Inspection Information

WASH AND DRYER NOT INSPECTED

Testing of clothes washers, dryers, water valves and drains are not within the scope of practice and this inspection. I/We inspect the general condition and accessibility of the visible water supply, water drain, electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

Inspection Information

COSMETIC ISSUES

Cosmetic issues are beyond the scope of practice and this inspection, and the cosmetic issues noted by the Inspector in the report are and/or was in no way a comprehensive list of all cosmetic issues at the time of inspection.

Inspection Information

TEMPERATURE TESTING LIMITATIONS

The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the HVAC cool air. Nor, If its too hot, we will be unable to fully test the HVAC hot air.

2: FOUNDATION & STRUCTURE

		IN	NI	NP	D
2.1	Foundation	X			
2.2	Floor Structure	X			
2.3	Ceiling Structure	X			X
2.4	Roof Structure & Attic	X			X
2.5	Wall Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies and Observations

Information

Foundation (Slab On Grade) Overview Photos

Inspection Method
Visual, Limited

Foundation: Material
Slab on Grade

Floor Structure: Material
Inaccessible, Not Visible

Floor Structure: Sub-floor Material
Inaccessible, Not Visible

Ceiling Structure: Material
Wood

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type of Underlayment
Not Visible

Wall Structure: Material (Exterior)
Inaccessible, Not Visible

Wall Structure: Material (Interior)
Inaccessible, Not Visible

Limitations

General

FOUNDATION & STRUCTURE LIMITATIONS (SLAB)

Although the majority of the foundation and structure was hidden and not visible, there were no deficiencies observed by the Inspector at the time of inspection.

Roof Structure & Attic

ROOF STRUCTURE

The roof structure/framing is mostly viewed from within the attic spaces and is limited to areas that are reasonably accessible and visible from the central portions of the attic. Many areas of the eaves and soffits were concealed by low roof clearance and insulation. Some areas were inaccessible due to A/C duct and framework arrangement. Most homes have some inaccessible areas.

Roof Structure & Attic

LIMITED ATTIC ACCESS

Due to limited access in the attic, only areas visible were able to be inspected. Not all areas of the attic were accessible at the time of inspection.

Deficiencies and observations

2.4.1 Roof Structure & Attic

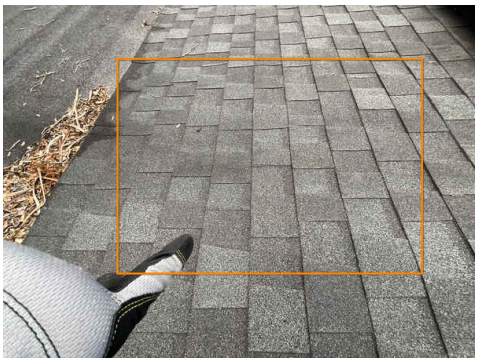
Repair/Replace Recommendation

SAGGING/SOFT SPOTS

Observed areas of the roof sagged and roof soft spots, indicating sheathing and/or rafter deficiencies. The Inspector recommends further evaluation by a Licensed Roofing Contractor to advise as necessary.

Recommendation

Contact a qualified licensed roofing contractor



3: EXTERIOR & GROUNDS

		IN	NI	NP	D
3.1	Walkways & Driveways	X			
3.2	Walls, Siding & Trim	X			X
3.3	Exterior Doors	X			
3.4	Windows Exterior	X			X
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Ceilings Exterior	X			
3.7	Guardrails, Stair Rails, & Handrails			X	
3.8	Fencing & Gates	X			
3.9	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies and Observations

Information

Inspection Method
Visual, Limited

Appurtenance
Sidewalk, Patio

Walkways & Driveways: Material (Driveway)
Concrete

Walkways & Driveways: Material (Walkway)
Concrete

Walls, Siding & Trim: Material
Stucco

Exterior Doors: Material (Front Entry Door)
Metal

Exterior Doors: Material (Rear Entry Door)
Metal

Windows Exterior: Material
Vinyl

Decks, Balconies, Porches & Steps: Material (Balcony)
Pavers

Decks, Balconies, Porches & Steps: Material (Porch)
Concrete

Ceilings Exterior: Material
Aluminum

Fencing & Gates: Material (Fence)
PVC / Vinyl, Chain Links

Fencing & Gates: Material (Gates/Doors)
PVC / Vinyl

Exterior Overview Photos













Walkways & Driveways: Overview Information

The driveways and walkways (if applicable) were inspected to determine their affect on the structure of the home only. The Inspector(s) will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Vegetation, Grading, Drainage & Retaining Walls: Grading / Drainage Overview

The grounds in contact with the home were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted in this report.

Vegetation, Grading, Drainage & Retaining Walls: Vegetation Observations

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No deficiencies were observed unless otherwise noted in this report.

Limitations

General

INSPECTION LIMITED/PREVENTED BY:

Visual, Limited Access, Personal Belongings/Storage

Vegetation, Grading, Drainage & Retaining Walls

GRADING LIMITATIONS

The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. The Inspector (and "Inspection Company") cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home.

Deficiencies and observations

3.2.1 Walls, Siding & Trim

Repair/Replace Recommendation

STUCCO SETTLEMENT CRACKS

VARIOUS LOCATIONS

The stucco siding showed evidence of typical settlement cracking in one or more places throughout the home. This is a result of temperature changes, and typical as homes with stucco age. The Inspector recommends having a Stucco Contractor/Professional further evaluate to seal cracks and repair as needed.

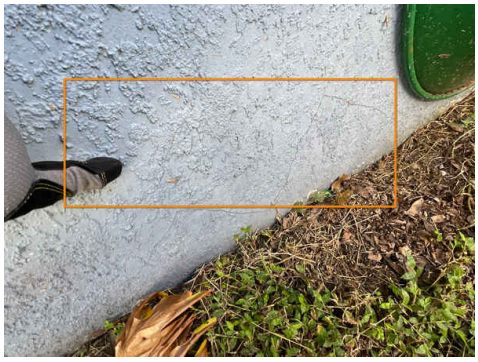
Recommendation

Contact a stucco repair contractor







3.2.2 Walls, Siding & Trim

CHALKING PAINT

Maintenance/Upgrade Recommendation

EXTERIOR OF THE HOME

The exterior paint was noted chalking and at the end of life. It is recommended by most experts that you'll need to paint every five to ten years, depending on factors such as where you live, climate and weather, and the previous paint job. The Inspector recommends further evaluation by a Painting Contractor.

Recommendation

Contact a qualified painting contractor.

3.4.1 Windows Exterior

DAMAGED SCREENS

Maintenance/Upgrade Recommendation

VARIOUS LOCATIONS

Damaged and/or torn screens were noted at various locations throughout the house. The Inspector recommends repairing and/or replacing as needed.

Recommendation

Contact a qualified window repair and installation specialist


3.4.2 Windows Exterior

Safety Hazards/Concerns

BROKEN GLASS PANE

LEFT SIDE OF HOME

Cracked window glass pane was noted. The Inspector recommends having a Window Repair Specialist evaluate to advise in repairing and/or replacing as needed.

Recommendation

Contact a qualified window repair and installation specialist

3.4.3 Windows Exterior

Repair/Replace Recommendation

EXTERIOR SILL COMPONENTS DAMAGED

FRONT SIDE OF HOME

Components of a window sill exterior were loose, damaged, and/or deteriorated at the time of the inspection and is need of maintenance to help prevent damages from moisture intrusion to the home materials and/or the exterior wall structure and/or to prevent development of microbial growth such as mold.

Recommendation

Contact a qualified window repair and installation specialist

3.4.4 Windows Exterior

Maintenance/Upgrade Recommendation

SEALANT MAINTENANCE

VARIOUS LOCATIONS

Sealant around windows was noted deteriorated, old, discolored, cracked, and needed general maintenance to avoid potential moisture intrusion. The Inspector recommends having a Window Repair Specialist evaluate to advise in repairing and/or replacing as needed.

Recommendation

Contact a qualified window repair and installation specialist


3.9.1 Vegetation, Grading, Drainage & Retaining Walls

Repair/Replace Recommendation

DRAINAGE DEFICIENCY

Grading/soil is sloping towards and/or too close to slab and wall around the exterior of the home. This could lead to water intrusion and foundation issues. Recommend Licensed Landscaper and/or Drain Contractor regrade so water flows away from home.

Recommendation

Contact a qualified professional.

4: ROOF SYSTEM & COMPONENTS

		IN	NI	NP	D
4.1	Eaves, Soffits & Fascia	X			
4.2	Roof Covering	X			X
4.3	Roof Deck Underlayment	X			
4.4	Roof Flashings	X			
4.5	Roof Drainage System	X			
4.6	Standard Roof Components Penetrations	X			
4.7	Vegetation	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies and Observations

Information

Inspection Method
Walked Roof

Roof Type/Style
Gable, Flat

Roof Age
Unknown

Roof Permit Date
No Permit

Eaves, Soffits & Fascia: Material (Fascia)
Aluminum

Eaves, Soffits & Fascia: Material (Soffit)
Aluminum

Roof Covering: Material
Shingles, Modified Butimen Membrane

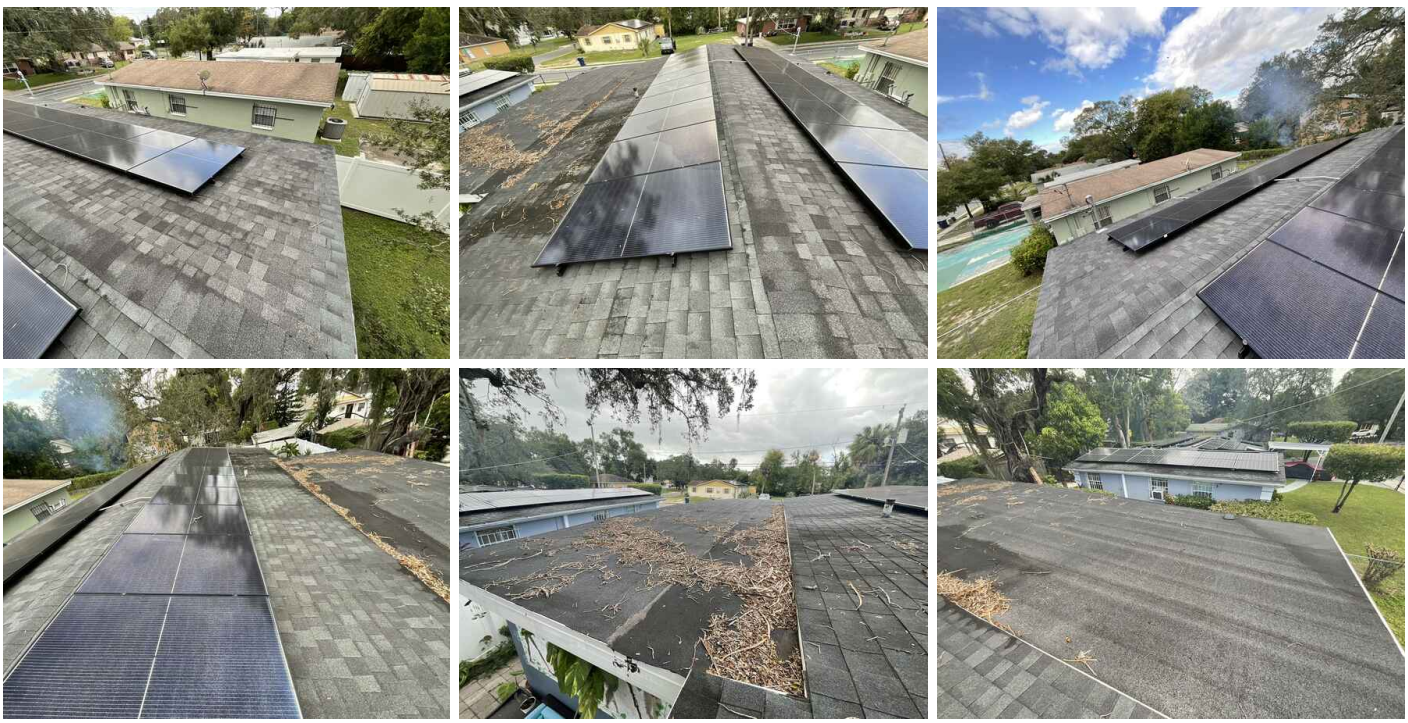
Roof Deck Underlayment: Material
Hidden, Not Visible

Roof Flashings: Material
Not Visible, Hidden

Roof Drainage System: Guttering Coverage
No Guttering

Roof Drainage System: Gutter Material
N/A

Roof Overview Photos



Roof General Introduction

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

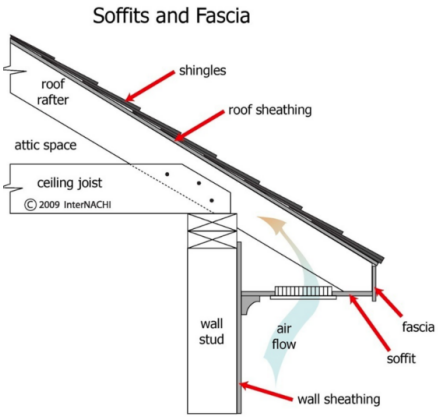
Roof Age/Permit Determined By

Permit Search: Hillsborough County & City of Tampa Building Services Division

Permit Number: N/A

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Introduction

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



Roof Flashings: Flashing General Information

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

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, etc - if applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding (as applicable), and therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Roof Drainage System: Maintenance & Services

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

Standard Roof Components Penetrations: Roof Penetrations Overview Photos



Standard Roof Components Penetrations: Maintenance & Service

The roof had one or more roof components penetrations, such as; vents, chimney(s) and/or others installed at the roof system. These roof components penetrations are notoriously problematic and a common point of leaks. The visible roof components penetrations appeared to be in good condition and no sign of active leaks were noted at the time of inspection. However, the Inspector highly recommends to keep the areas around them clean and monitor them for evidence of leaks during heavy rains and/or winter snow melts.

Limitations

Roof Covering

INSPECTION LIMITED/PREVENTED BY:

Visual, Limited Access

Deficiencies and observations

4.2.1 Roof Covering

Repair/Replace Recommendation

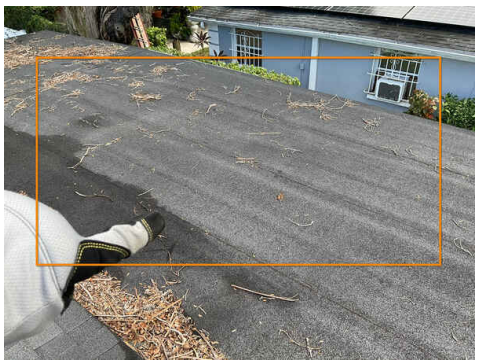
NEARING/END OF SERVICEABLE LIFE SPAN

At the time of inspection, the roof covering appeared to be nearing/at the end of its serviceable life span in terms of years.

The Inspector recommends having a Licensed Roofing Contractor further evaluate to discuss options and costs for replacement as needed.

Recommendation

Contact a qualified licensed roofing contractor

4.2.2 Roof Covering

Repair/Replace Recommendation

DETERIORATING (GRANULE LOSS)

The roof covering showed evidence of deterioration and granule loss throughout the roof system.

The Inspector recommends having a Licensed Roofing Contractor further evaluate to repair and/or replace as needed.

Recommendation

Contact a qualified licensed roofing contractor

4.2.3 Roof Covering

Repair/Replace Recommendation

SHINGLES (CRACKED/BROKEN)

Cracked/broken shingles were noted at various locations throughout the roof system.

The Inspector recommends having a Licensed Roofing Contractor further evaluate to repair and/or replace as needed.

Recommendation

Contact a qualified licensed roofing contractor

4.2.4 Roof Covering

Maintenance/Upgrade Recommendation

DEBRIS/LEAVES

The roof was observed to be covered by leaves and/or debris at various areas. This can cause improper drainage and/or water ponding.

The Inspector recommends cleaning to avoid and/or reduce deterioration to the roof system.

Recommendation

Recommended DIY Project

4.2.5 Roof Covering

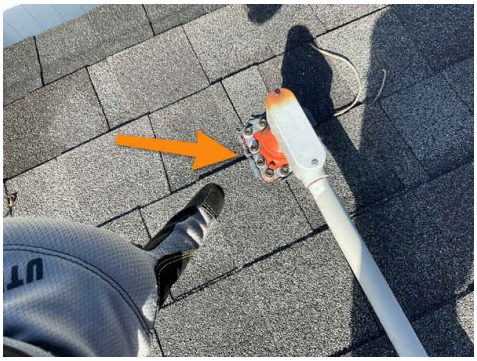
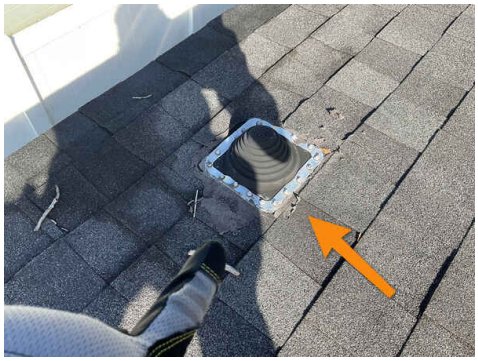
Repair/Replace Recommendation

NAILS/SCREWS NOT SEALED

The nails/screws were noted exposed and not properly sealed. The Inspector recommends having a Licensed Roofing Contractor further evaluate to seal the nails, repair and/or replace as needed.

Recommendation

Contact a qualified licensed roofing contractor

4.7.1 Vegetation

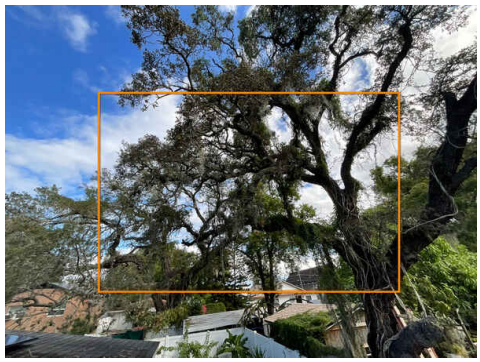
Repair/Replace Recommendation

TREES NEAR ROOF

The tree limbs and vegetation that are in contact with roof and/or hanging near roof should be trimmed to reduce roof covering deterioration and/or avoid/reduce moisture intrusion. The Inspector recommends having tree limbs trimmed by a Qualified Tree Professional/Contractor as necessary.

Recommendation

Contact a qualified tree service professional



5: PLUMBING SYSTEMS & COMPONENTS

		IN	NI	NP	D
5.1	Main Water Shut-off Device	X			
5.2	Water Supply, Distribution Systems & Fixtures	X			X
5.3	Drain, Waste, & Vent Systems	X			
5.4	Hot Water Systems, Controls, Flues & Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies and Observations

Information

Water Source
Public

Filters
Whole house conditioner, Not Inspected

Main Water Shut-off Device: Location of Main Water Shut Off Valve
Left, Patio Area

Main Water Shut-off Device: Location of Water Meter & Shut Off Valve
Not Located

Water Supply, Distribution Systems & Fixtures: Location of Backflow Preventer
N/A

Water Supply, Distribution Systems & Fixtures: Piping Material (Supply)
Galvanized, PVC, No Other Visible

Drain, Waste, & Vent Systems: Location of Sewage Mainline
Right, Back Yard

Drain, Waste, & Vent Systems: Sewage System Type
Municipal

Drain, Waste, & Vent Systems: Piping Material (Drain)
PVC

Drain, Waste, & Vent Systems: Drain Size
Unknown

Hot Water Systems, Controls, Flues & Vents: Location of Water Heater Tank
Laundry

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

Hot Water Systems, Controls, Flues & Vents: Piping Material (Water Heater)
PVC/CPVC

Hot Water Systems, Controls, Flues & Vents: Manufacturer/Brand
AO Smith

Hot Water Systems, Controls, Flues & Vents: System Age
5 Years

Hot Water Systems, Controls, Flues & Vents: Manufacturing Date
2018

Hot Water Systems, Controls, Flues & Vents: Capacity
38 Gallons

Plumbing Overview Photos

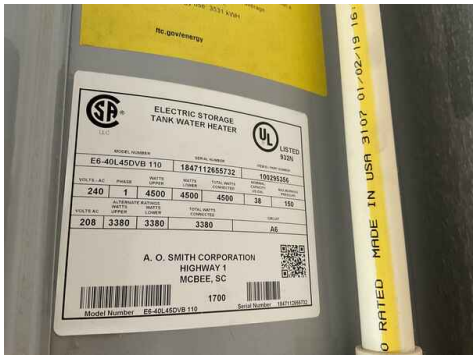





Water Supply, Distribution Systems & Fixtures: Water Distribution Pressure General Information

This standard home inspection included a water distribution pressure check throughout the home as part of the inspection package. Photos in this section do not represent pressure deficiencies and are for documentation purposes. Deficiencies from pressure distribution will be documented below 'DEFICIENCIES & OBSERVATIONS' section and/or throughout the report as discovered.

Hot Water Systems, Controls, Flues & Vents: Water Heater Overview Photos



Hot Water Systems, Controls, Flues & Vents: Maintenance & Service

The Inspector recommends flushing and servicing the water heater tank annually for optimal performance. It is also recommended that water temperature should be set to at least 120 degrees F (Fahrenheit) to kill microbes and no higher than 130 degrees F to prevent scalding. ***For more information visit the EPA website regarding water temperature recommendations.***

FOR YOUR INFORMATION [Here's a nice maintenance guide from Lowe's to help.]

Limitations

General

INSPECTION LIMITED/PREVENTED BY:

Visual, Limited Access, Personal Belongings/Storage

Deficiencies and observations

5.2.1 Water Supply, Distribution Systems & Fixtures

Repair/Replace Recommendation

SPIGOT MISSING VALVE

FRONT OF THE HOME

Water spigot was noted missing valve at the time of inspection and couldn't be tested. The Inspector recommends having a Licensed Plumbing Contractor further evaluate to repair and/or replace as needed.

Recommendation

Contact a qualified licensed plumbing contractor

6: ELECTRICAL SYSTEMS & COMPONENTS

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Main Electrical Panel, Service & Grounding	X			X
6.3	Sub Electrical Panel	X			
6.4	Branch Wiring Circuits, Breakers & Fuses	X			X
6.5	Exterior Lighting Fixtures, Switches & Receptacles	X			X
6.6	Interior Lighting Fixtures, Switches & Receptacles	X			X
6.7	GFCI & AFCI	X			
6.8	Smoke Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies and Observations

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead

Main Electrical Panel, Service & Grounding: Main Panel Box Location
Exterior, Left

Main Electrical Panel, Service & Grounding: Main Panel Disconnect Location
At Main Panel Box

Main Electrical Panel, Service & Grounding: Main Panel Manufacturer
Eaton

Main Electrical Panel, Service & Grounding: Main Panel Capacity
200 AMP

Main Electrical Panel, Service & Grounding: Main Panel Type
Circuit Breaker

Sub Electrical Panel: Sub Panel Box Location
Hallway

Sub Electrical Panel: Sub Panel Disconnect Location
At Sub Panel Box

Sub Electrical Panel: Sub Panel Manufacturer
Eaton

Sub Electrical Panel: Sub Panel Capacity
150 AMP

Sub Electrical Panel: Sub Panel Type
Circuit Breaker

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit

GFCI & AFCI: GFCI Installed Location/s
Kitchen, Bathrooms

GFCI & AFCI: GFCI Reset Location/s
At Location

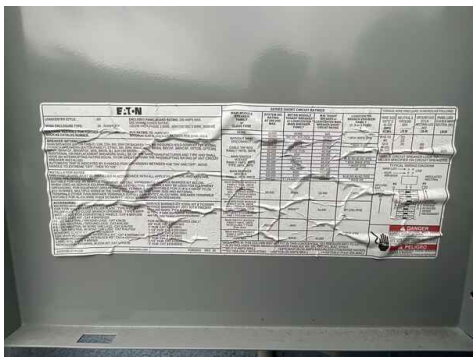
GFCI & AFCI: AFCI Installed Location/s
Not Found, Undetermined

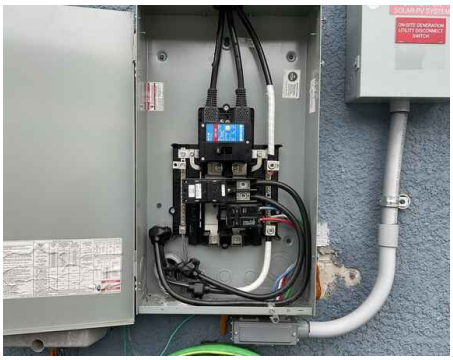
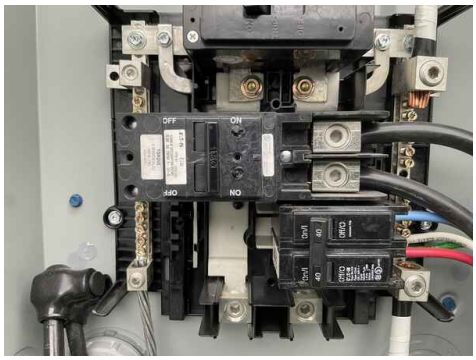
Smoke Detectors: Smoke Detectors Presents
Limited

Smoke Detectors: Smoke Detectors Installed Location/s
Bedrooms

Electrical Overview Photos

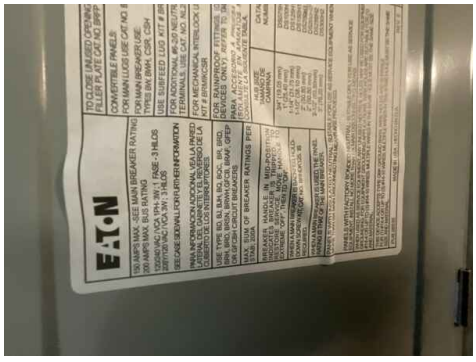







Smoke Detectors: Smoke Detectors General Introduction

The inspector recommends having smoke detectors in the home: (1) In all sleeping rooms, (2) Hallways outside of sleeping areas in immediate vicinity of the sleeping rooms. (3) On each level of the dwelling unit including basements. (4) If separated by a door, it is also recommend having smoke detectors in the dining room, furnace room, utility room, and hallways not protected by the required Smoke Alarms. It is recommend installing smoke detectors according to the manufacturers instructions as well as regularly testing and monitoring smoke detectors as their batteries need to be replaced and/or the smoke detectors expire and should be replaced periodically per the manufacturer's instructions.

The Inspector also recommends testing smoke detectors upon moving into home and service / maintenance at least every 6 months for functionality. Most manufacturers recommend testing detectors every month and replacing the detectors at least every 10 years.

Limitations

General

INSPECTION LIMITED/PREVENTED BY:

Visual, Limited Access

Deficiencies and observations

6.8.1 Smoke Detectors

Safety Hazards/Concerns

MISSING DETECTOR / ALARM

HALLWAY

Smoke detector(s) was noted missing at the time of inspection. This is considered a safety hazard. The Inspector recommends replacement.

Recommendation

Contact a qualified professional.

7: HVAC SYSTEMS & COMPONENTS

		IN	NI	NP	D
7.1	Air Compressor Equipment (HVAC-Cooling)	X			X
7.2	Air Handler Equipment (HVAC-Heating)	X			
7.3	Operating Controls (Thermostat)	X			
7.4	Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies and Observations

Information

Air Compressor Equipment (HVAC-Cooling): Manufacturer/Brand
International Comfort Products

Air Compressor Equipment (HVAC-Cooling): System Age
7 Years

Air Compressor Equipment (HVAC-Cooling): Manufacturing Date
2016

Air Compressor Equipment (HVAC-Cooling): Energy Source
Electric

Air Compressor Equipment (HVAC-Cooling): System Tonnage
3 Tons

Air Compressor Equipment (HVAC-Cooling): System Type
Electric Central Air (Cooling)

Air Compressor Equipment (HVAC-Cooling): Location
Patio Area, Back

Air Compressor Equipment (HVAC-Cooling): Type of Refrigerant
R-410A

Air Handler Equipment (HVAC-Heating): Manufacturer/Brand
International Comfort Products

Air Handler Equipment (HVAC-Heating): System Age
7 Years

Air Handler Equipment (HVAC-Heating): Manufacturing Date
2016

Air Handler Equipment (HVAC-Heating): Energy Source
Electric

Air Handler Equipment (HVAC-Heating): System Tonnage
2.5 Tons

Air Handler Equipment (HVAC-Heating): Heat Type
Electric Central Air (Heating)

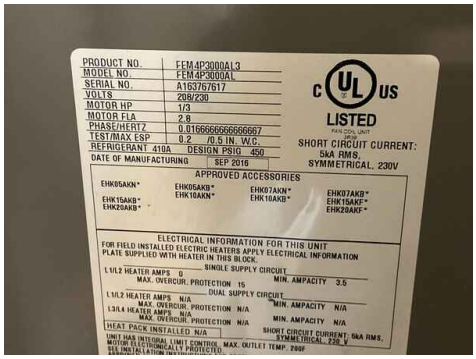
Air Handler Equipment (HVAC-Heating): Location
Hallway Closet

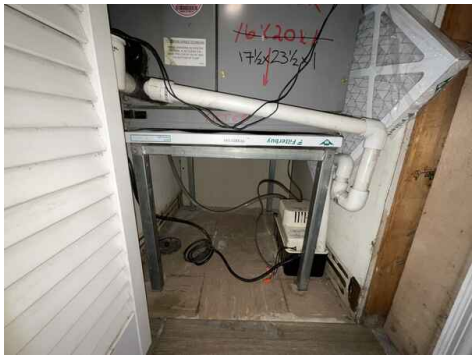
Operating Controls (Thermostat): Thermostat Location
Hallway

Distribution Systems: Ductwork
Insulated

HVAC Equipment & Data Plates Photos





HVAC General Introduction

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

Air Compressor Equipment (HVAC-Cooling): Temperature Differential

The ambient air test was performed by using thermometers on the system in "Cool mode" to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The reading indicated the range in temperature drop was normal.

Air Handler Equipment (HVAC-Heating): Temperature Differential

The ambient air test was performed by using thermometers on the system in "Heat mode" to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is heating as intended. The reading indicated the range in temperature drop was normal.

Limitations

Air Compressor Equipment (HVAC-Cooling)

INSPECTION LIMITED/PREVENTED BY:

Visual, Limited Access

Air Handler Equipment (HVAC-Heating)

INSPECTION LIMITED/PREVENTED BY:

Visual, Limited Access

Operating Controls (Thermostat)

SETTINGS & FUNCTIONS

Digital thermostats will usually have several custom settings and/or functions that can vary widely from model to model. Testing of these special features is beyond the scope of a home inspection and we made no attempt to evaluate any of these added features. We recommend asking seller for any documentation regarding the thermostats, if available.

Deficiencies and observations

7.1.1 Air Compressor Equipment (HVAC-Cooling)

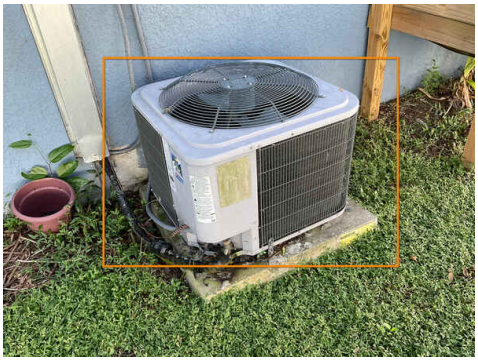
Repair/Replace Recommendation

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. The Inspector recommends having a qualified and licensed heating and cooling (HVAC) contractor further evaluate to service as needed.

Recommendation

Contact a qualified licensed hvac contractor



7.1.2 Air Compressor Equipment (HVAC-Cooling)

Repair/Replace Recommendation

INSULATION DAMAGED

The air condensing unit freon line insulation was noted damaged and/or missing at areas. This can cause energy loss and condensation. The Inspector recommends having a qualified and licensed heating and cooling (HVAC) contractor further evaluate to repair and/or replace as needed.

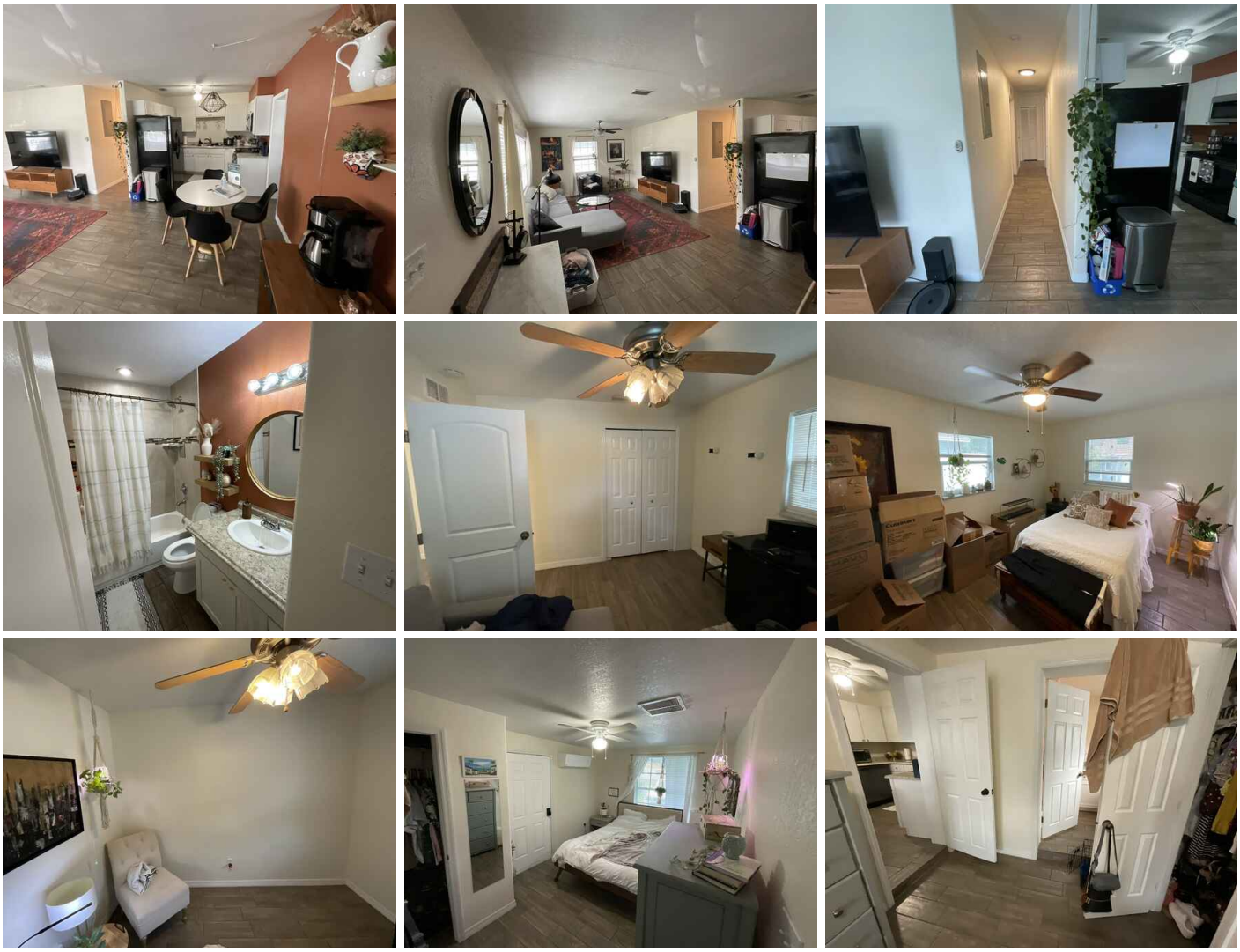
8: INTERIOR, DOORS & WINDOWS

		IN	NI	NP	D
8.1	Interior Doors	X			
8.2	Windows Interiors	X			
8.3	Floors	X			
8.4	Walls	X			
8.5	Ceilings	X			
8.6	Countertops & Cabinets	X			
8.7	Steps, Stairways & Railings			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies and Observations

Information

Interior Overview Photos



Limitations

General

INSPECTION LIMITED/PREVENTED BY:

Visual, Limited Access, Personal Belongings/Storage

9: BUILT-IN APPLIANCES (KITCHEN & LAUNDRY)

		IN	NI	NP	D
9.1	Range Hood/Exhaust System			X	
9.2	Range/Oven/Cooktop	X			
9.3	Built-in Microwave	X			
9.4	Dishwasher	X			
9.5	Garbage Disposal	X			
9.6	Refrigerator	X			
9.7	Washer & Dryer	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies and Observations

Information

Range/Oven/Cooktop: Energy Source
Electric

Washer & Dryer: Washer Energy Source
Electric

Washer & Dryer: Dryer Energy Source
Electric

Washer & Dryer: Dryer Vent
Metal (Flex)

Kitchen and Laundry Overview Photos






General Appliance Operation

Note: The Household Appliances (Kitchen & Laundry) are not part and/or exceed the Standard of Practice. Appliances are operated as a courtesy and at the discretion of the Inspector. Available units and equipment are checked for normal operation and safety only.

Dishwasher: Standard Operation

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

Garbage Disposal: Standard Operation

The garbage disposal unit was functional as expected. The unit was turned on and operated briefly with running water. The unit appeared to be in functional condition when tested at the time of inspection.

1) The chopping was no nosier that typically expected.

2) The rubber splashguard was in reasonable condition.

3) No leaks were found.

Refrigerator: Recommended Temperatures

The U.S. Food and Drug Administration (FDA) says the recommended refrigerator temperature is below 40°F; the ideal freezer temp is below 0°F.

Limitations

General

INSPECTION LIMITED/PREVENTED BY:

Visual, Limited Access, Personal Belongings/Storage

10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
10.1	Attic Insulation	X			
10.2	Ventilation	X			
10.3	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies and Observations

Information

Access Location(s)
Hallway

Inspection Method
Ladder, Limited

Attic Insulation: Insulation Type
Blown, Not Other Visible

Attic Insulation: Insulation Depth
Normal

Ventilation: Ventilation Type
Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
Fan Only

Attic Overview Photos



Resources

Additional and more detailed information about insulation is available from the sources listed below. Your local public utility company may also provide information about home energy-conservation practices and materials.

- ENERGY STAR Programs supported by the U.S. Environmental Protection Agency: http://www.energystar.gov
- U.S. Department of Energy, Energy Efficiency and Renewable Energy Program Office: http://www.eere.energy.gov/
- ZIP Code Computer Program: https://web.ornl.gov/~roofs/Zip/ZipHome.html

Ventilation: Attic Ventilation General Introduction

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

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

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

Limitations

General

INSPECTION LIMITED/PREVENTED BY:

Visual, Poor/Limited Access

General

ATTIC ACCESS LIMITATIONS

The attic access was limited and inaccessible at areas to the Inspector. The majority of the structure, insulation, ductwork, ventilation and other components were hidden and or not visible, there were no deficiencies observed by the Inspector at the time of inspection.

11: GENERAL INFORMATION OVERVIEW

Information

Your Job As a Homeowner: Home Set-up & Maintenance Guide

Click here to view home guide online >

General Information: Not Pass/Fail

A general property (residential, multi-family and/or commercial) inspection is not a pass/fail inspection, report nor certification. A property *Does Not "Pass" nor "Fail"* a general inspection. An inspection is designed to reflect the visual condition of the real estate property at the time of the inspection/visit.

Please feel free to contact us with any questions about either the report and/or the property, soon after receiving/reading the report, or at any time in the future!

General Information: Not Guaranteed

The inspection performed and reported on here/this document, doesn't guaranteed the insurability nor the re-sale of the real estate property. The Inspector and the Company recommends and encourage the Client to do their own due diligence prior to the transaction and/or purchase of the property.

General Information: InterNACHI's Buy-Back Program Participation

All of customers that qualified will participate in the "Buy Back Guaranteed" program from InterNACHI. (Only applies to General Home Inspections with Agent/Broker transaction). CLIENT understands that under the "We'll Buy Your Home Back" program, InterNACHI purchases the home, not the INSPECTOR. INSPECTOR's role is limited to his/her participation in the "We'll Buy Your Home Back" program, but InterNACHI purchases the home. CLIENT understands INSPECTOR has no obligation to purchase the home under the "We'll Buy Your Home Back" program, and CLIENT's sole remedy for any failure to purchase the home is against InterNACHI.

You the ("Client") by participating in InterNACHIs Buy-Back Guarantee Program agree to the following terms and will be bound by the terms of the program. You may view the program legal terms at InterNACHIs website https://www.nachi.org/buy-legal.htm

General Information: Inspection Backed by InterNACHI Honor Guarantee

InterNACHI® is so certain of the integrity of our members that we back them up with our $25,000 Honor Guarantee.

InterNACHI® will pay up to $25,000 (USD; maximum collective aggregate) for the cost of replacement of personal property lost (and not recovered, restituted, or insured) during an inspection and stolen by an InterNACHI®-certified member who was convicted of or pleaded guilty (or no contest) to any criminal charge resulting from the member's taking of the client's personal property. The claimant agrees that the exclusive venue for any action against InterNACHI® arising out of this Honor Guarantee is the District Court in Boulder County, Colorado. *InterNACHI's Honor Guarantee is valid throughout the U.S. and Canada.*

General Recommendations: Standard of Practice References

Please refer to the Home Inspection Standards of Practice while reading this inspection report. I/We performed the inspection according to the standards of practice and our clients wishes and expectations. *Please refer to the inspection contract and/or agreement between the inspector/inspection company and the client.*

General Recommendations: Obtain Information

We (the Company) and the Inspector, recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

General Recommendations: Seller's Disclosures

The seller's disclosures might have information that you should consider along with the information in this inspection report.

General Recommendations: Final Walkthrough

Because conditions can change very quickly, we (the Company) and the Inspector, recommend that you and/or your representative perform a final walk-through general inspection immediately before closing to check the condition of the property and/or if any changes and/or needed repairs/replacements have been made. We (the Company) and the Inspector, recommend using this report as a guide when reassessing the property at a final walk-through.

General Recommendations: Home Warranty

We (the Company) and the Inspector, always encourage our clients to consider purchasing a good property/home warranty. These can be purchased at any time and may help cover the cost of an expensive repair and/or appliance replacement such as a water heater and/or air conditioner system and/or others. These items are inspected by us, but our inspection is a snapshot in time and is not a warranty or guarantee; systems can be working perfectly at our time of inspection/visit and then fail shortly after taking possession of the real estate property.

General Recommendations: Budget

While we (the Company) and the Inspector, make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a home. Budget annually for some maintenance and repairs and you may wish to consider buying warranties such as appliances, equipment and/or for the home to minimize the repair/replacement costs of some of the systems and components.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately;
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Maintenance Inspection

Even the most vigilant property owner can, from time to time, miss small problems or forget about performing some routine property repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your property in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now. The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year. Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety.

Limitations

General Limitations

ITEMS NOT INCLUDED UNLESS REQUESTED AND AT AN ADDITIONAL FEE

Items Not Included Unless Requested and at an Additional Fee:

1. Detached Structures
2. Pool/Spas/Fountains/Waterfalls
3. Sprinkler Systems
4. Well and Septic Systems
5. Large Build Decks and Walks
6. Boat Decks, Systems and Components

General Limitations

ADDITIONAL ITEMS NOT INCLUDED IN THE INSPECTION

- Underground Components
- Environmental Issues (including Asbestos, Mold, and/or Lead)
- Wood-destroying Organism (including Termites)
- Landscaping Irrigation & Drainage Systems
- Exterior Fencing
- Carbon Monoxide Detectors
- Shower Pan Testing
- Water Softeners and Filtration Systems
- Washer & Dryer Units and/or Components
- Any Not Built-In Appliance Unit and or Component
- Any Not Built-In Air Conditioning System and/or Components (ex. Window Units)
- Refrigerators, Freezers and Coolers Components (Any other than required)
- Outdoor Grill and Stove Systems (Includes; Gas, Electric, Wood and or Others)
- Central Vacuum Systems
- Intercom Systems
- Security Systems
- Cosmetic Issues
- Aesthetics or Quality of Finishes
- Decorative Items
- Landscaping Lightning
- Playground Equipment
- Fire Pits including any Electrical and/or Gas systems
- Televisions, Audio and Visual Equipment
- Furniture (Any sort, type and or kind)
- Personal Property

* For a complete review of what is included and/or not included in a residential property inspection, review the International Association of Certified Home Inspectors Standards of Practice.

** The inspector recommends consulting qualified, certified and/or licensed professionals regarding the condition and maintenance of any *"not-included"* items that are of concern.

General Limitations

FURTHER EVALUATIONS (CONTRACTORS/PROFESSIONALS)

It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person/Professional" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

General Limitations

CAUSES OF DAMAGE / METHODS OF REPAIR

Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

General Limitations

SERVICEABLE LIFE EXPECTANCY

Components and/or equipments may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the Inspector.

General Limitations

THERMAL IMAGING (INFRARED)

An infrared camera may be used for specific areas or visual problems and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to schedule this service.

General Limitations

QUALITATIVE VS QUANTITATIVE

A residential property inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

General Limitations

REPAIRS VS UPGRADES

I/We inspect properties to today's safety and standards. Therefore, some recommendations made in this report may have not been required when the building was constructed. Building standards change and are improved for the safety and benefit of the occupants of the property and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the property items and components. Although, I/We will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the property could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

General Limitations

TYPOGRAPHICAL ERRORS

This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me/us for clarification. Please acknowledge to the Inspector/Company once you have completed reading this report. At that time, I/We will be happy to answer any questions you may have or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

STANDARDS OF PRACTICE

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

Exterior & Grounds
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.

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

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

N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical Systems & Components

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.

HVAC Systems & Components

I. The inspector shall inspect: A. the cooling and heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling and heating system; and B. the cooling and heating method. III. The inspector shall report as in need of correction: A. any cooling and heating system that did not operate; and B. if the cooling and heating 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 and heating 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.

Interior, Doors & Windows

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.

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.