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INTERNACHI RESIDENTIAL

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02/18/2025 9:00AM

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1: INSPECTION DETAILS

Information

In Attendance
Client's Agent, Client

Occupancy
Occupied, Furnished

Portion Attended by Occupant
Latter

Style
Multi-level, Modern

Temperature (approximate)
58 Fahrenheit (F)

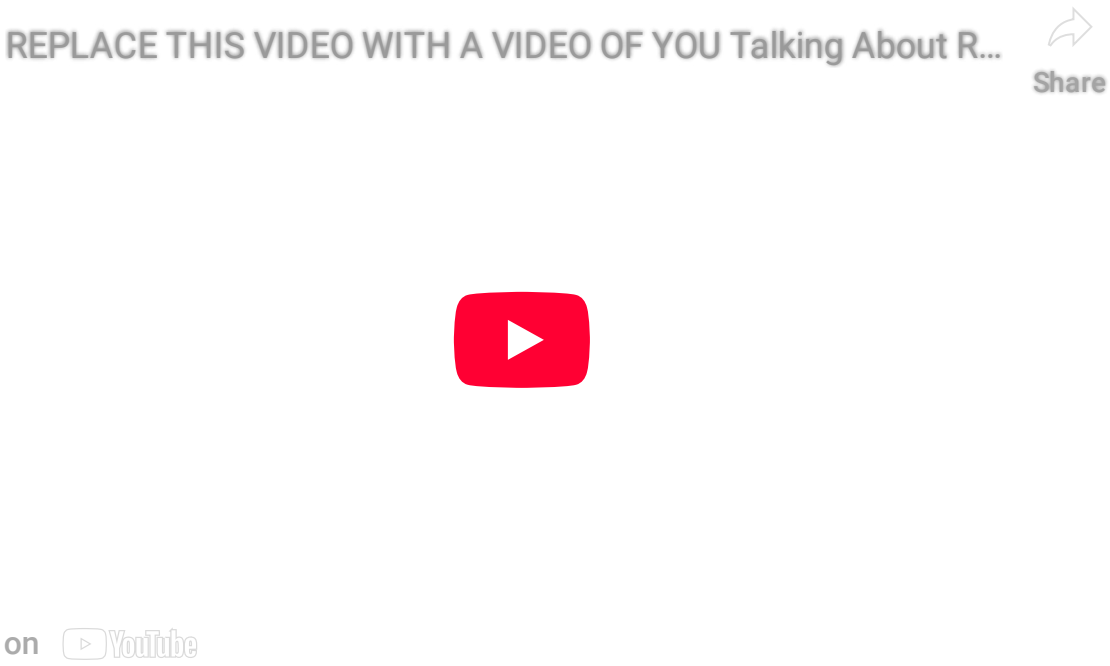
Type of Building
Single Family, Attached

Weather Conditions
Clear

Your Job As A Homeowner: **Read Your Book**
default to checked, yes

I have provided you a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. Please write my contact information within the book's inside cover, so that you can always contact me.

We're neighbors! So, feel free to reach out whenever you have a house question or issue.



2: ROOF

		IN	NI	NP	D
2.1	Your Job As a Homeowner	X			
2.2	Roof Covering	X			
2.3	Flashing	X			X
2.4	Plumbing Vent Pipes	X			
2.5	Gutters & Downspouts	X			X

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

Information

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

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

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.

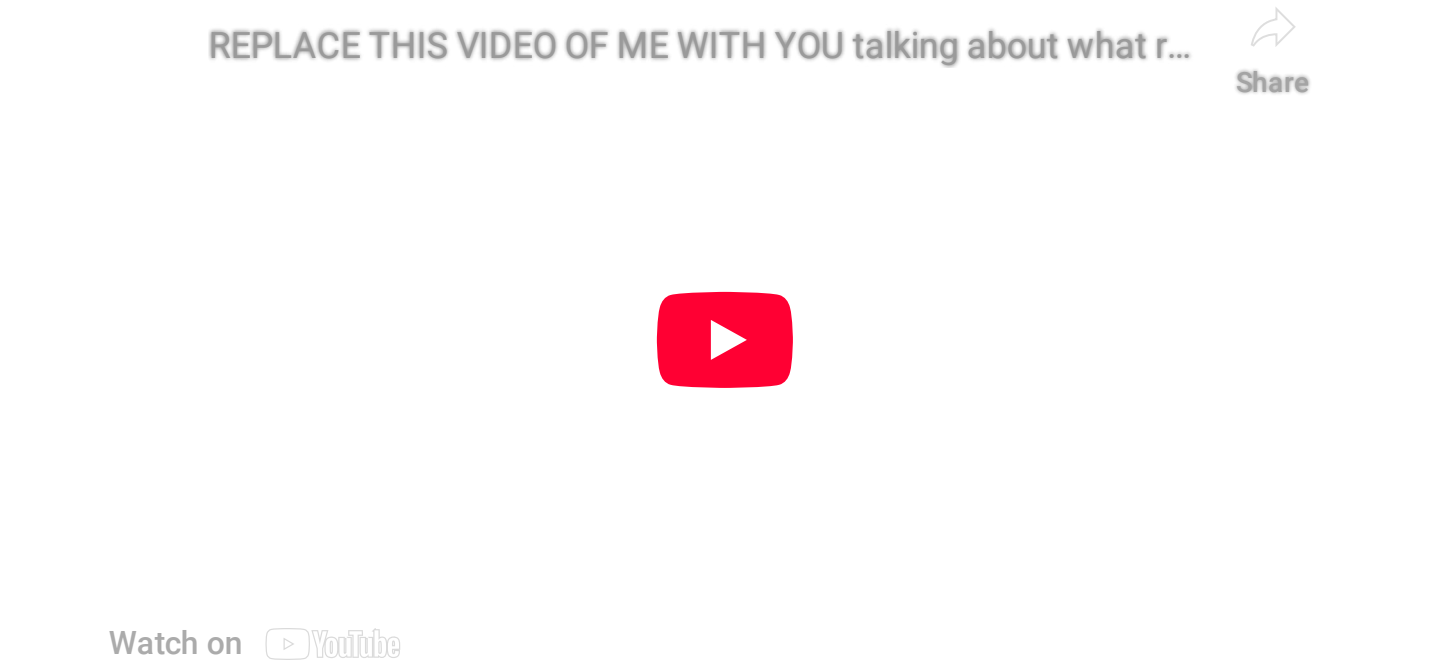
But the issues that really matter fall into four categories:

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; and
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: Read Your Book

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REPLACE THIS VIDEO WITH A VIDEO OF YOU Talking About R...

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Your Job As a Homeowner: Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home 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, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

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Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

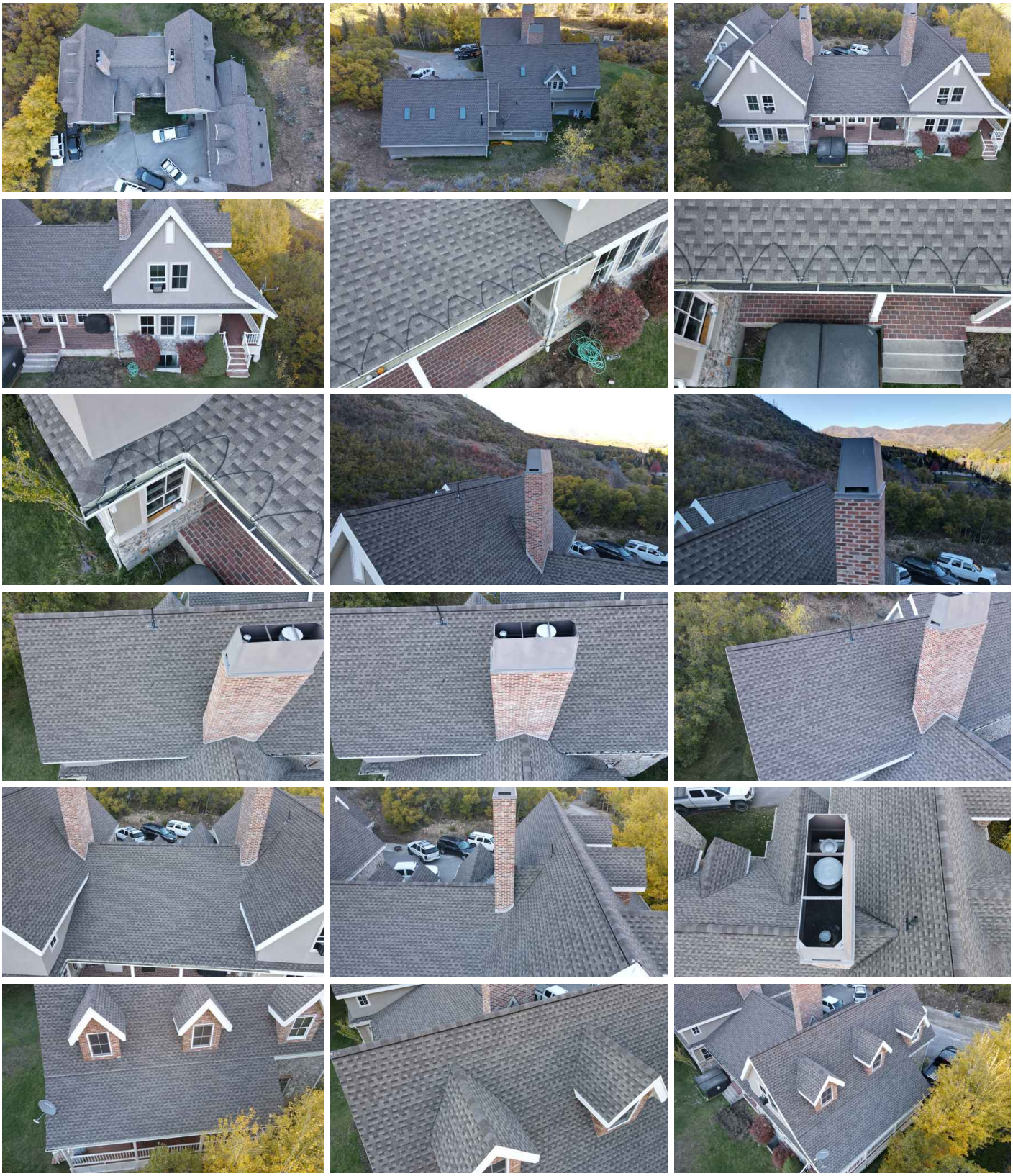
This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Covering: **Roof Was Inspected**

Drone, Ground

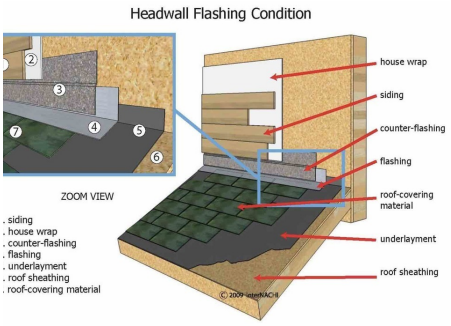
We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

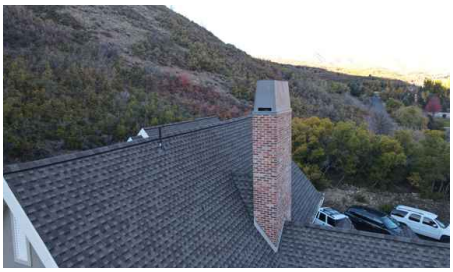


Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.

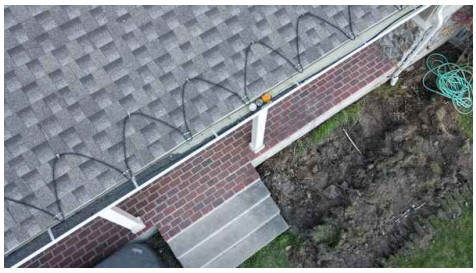


Flashing Details



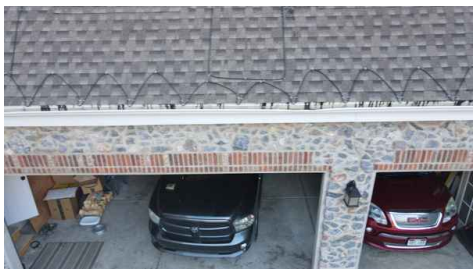
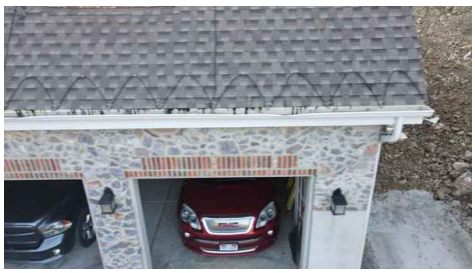
Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.





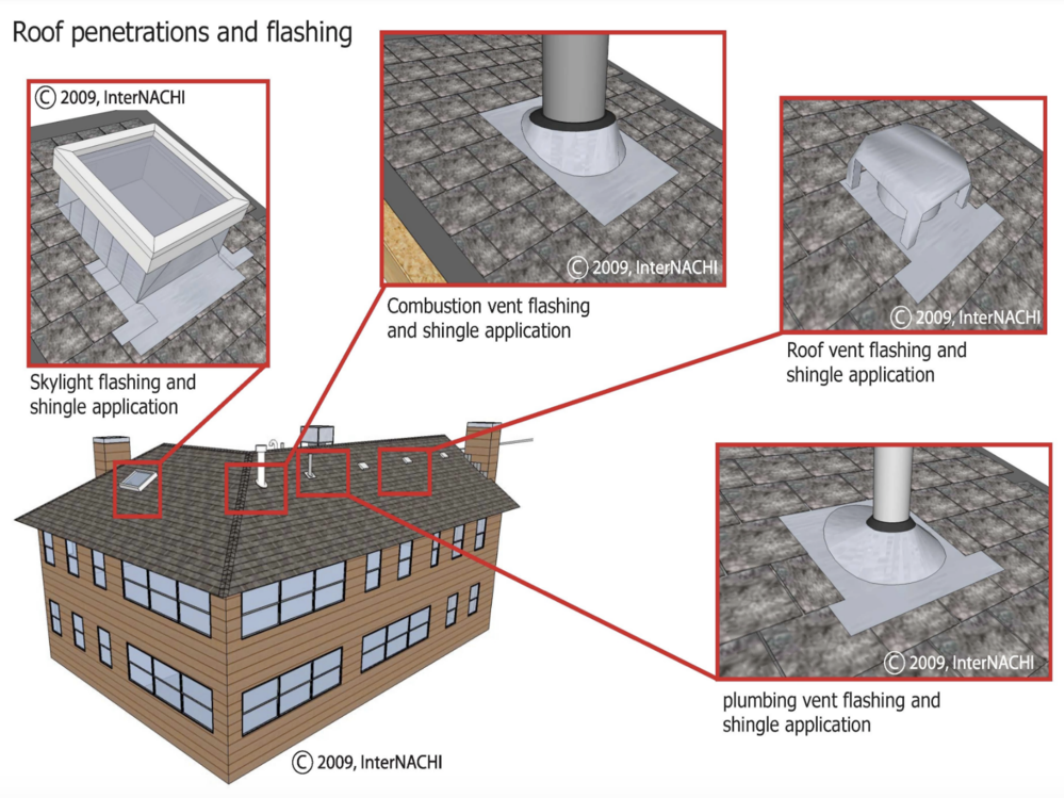





Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

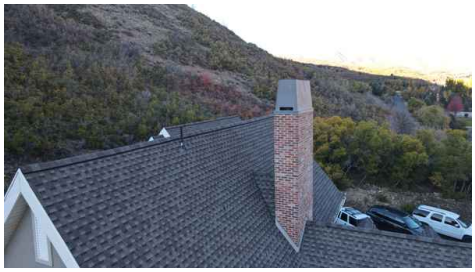


Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.





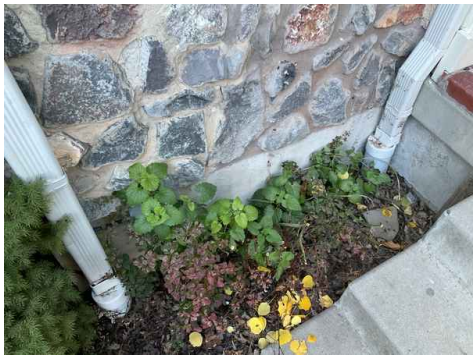

Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightning) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.













Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Deficiencies

2.3.1 Flashing

MISSING KICKOUT FLASHING

Recommendation

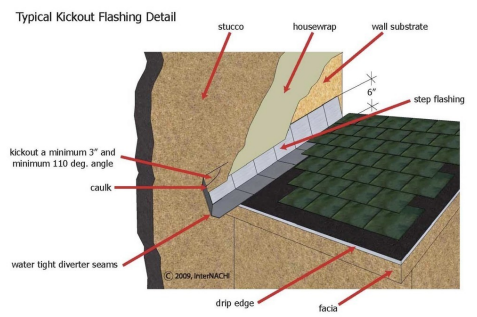
I observed a defect at the flashing area called a "kickout." It's missing. Not installed. A kickout flashing "kicks" the roof water away from the house structure and diverts it into a gutter. This missing flashing could lead to hidden moisture intrusion and water damage issues that I would not be able to observe during a visual-only home inspection. A roofing professional is needed to further evaluate and make necessary corrections.

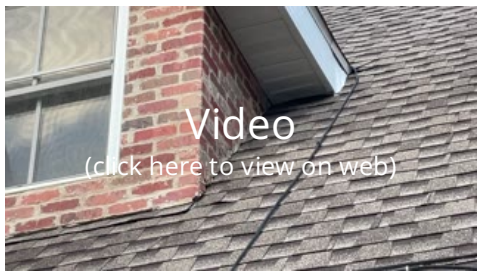
Recommendation

Contact a qualified roofing professional.

Estimated Cost

$10 - $1,000





2.5.1 Gutters & Downspouts

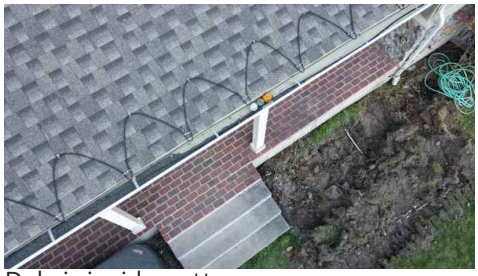
Safety Hazard

DEBRIS IN GUTTERS

I observed debris in the gutter. Cleaning and maintenance is recommended.

Recommendation

Contact a qualified gutter contractor



Debris inside gutter




Debris stuck in the gutter

2.5.2 Gutters & Downspouts

Recommendation

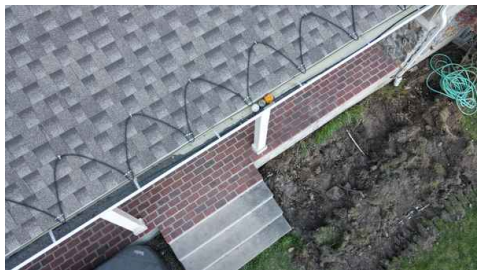
GUTTER DAMAGED

I observed damage to the gutter. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor





2.5.3 Gutters & Downspouts

Safety Hazard

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.

Recommendation

Recommended DIY Project







2.5.4 Gutters & Downspouts

Maintenance Item

DOWNSPOUT DETACHED

I observed indications of a disconnected and detached downspout pipe. Easy fix.

Recommendation

Contact a qualified roofing professional.


3: EXTERIOR

Information

General: **Exterior Was Inspected**

I inspected the exterior of the house.

Exterior Doors: **Exterior Doors Inspected**

I inspected the exterior doors.

General: **Homeowner's Responsibility**

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.













Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Various Materials, Brick, Stone Veneer, Brick Veneer, Stucco, Concrete

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

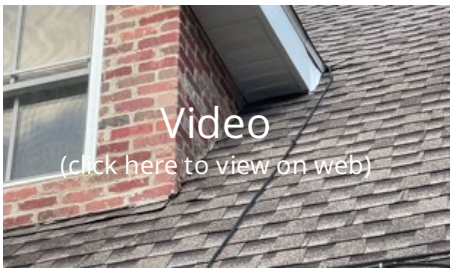
Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.













Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.











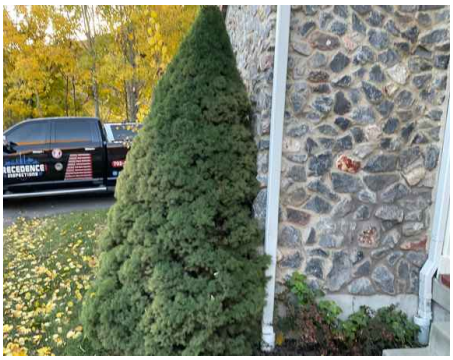
















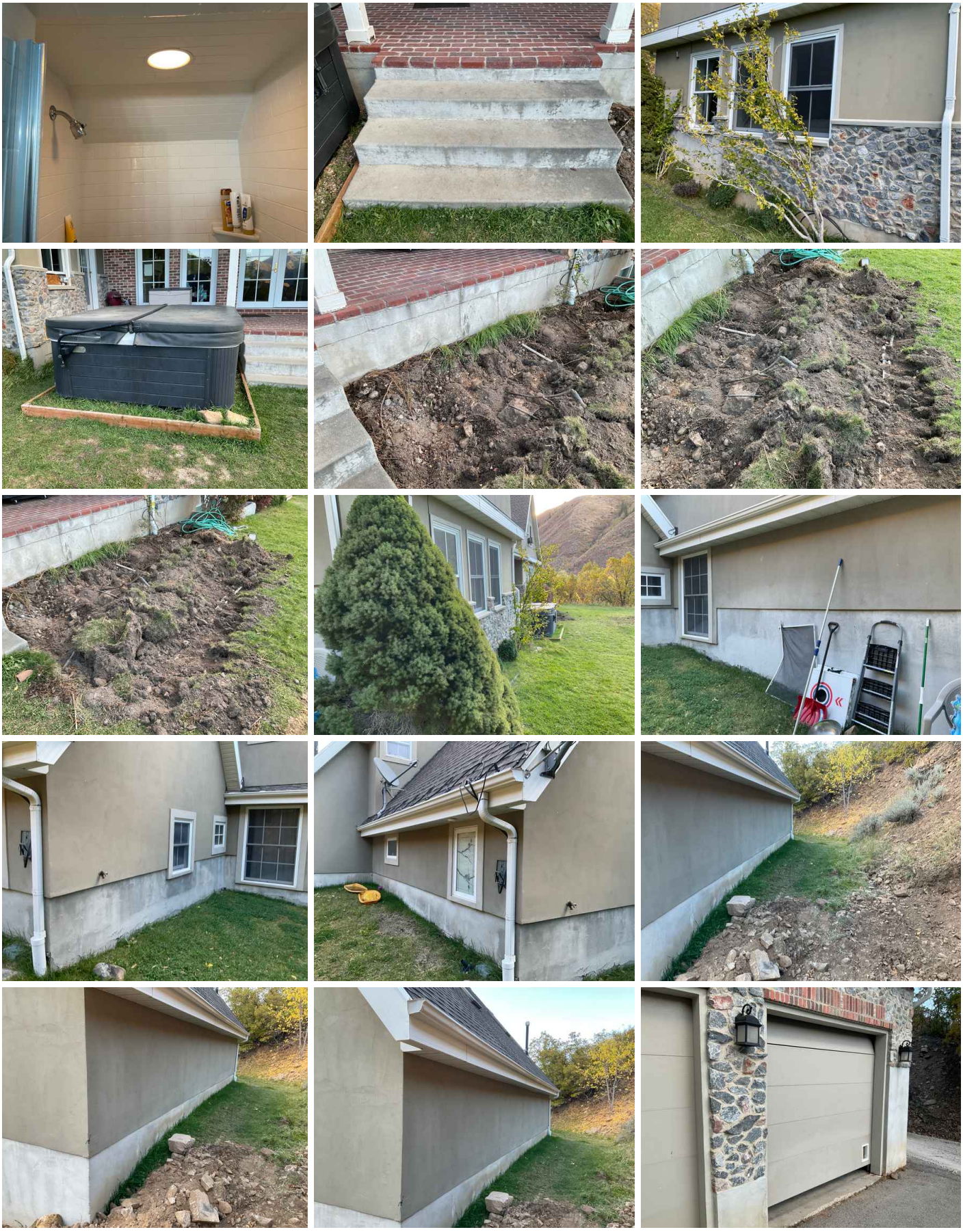


GFCIs & Electrical: **Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.





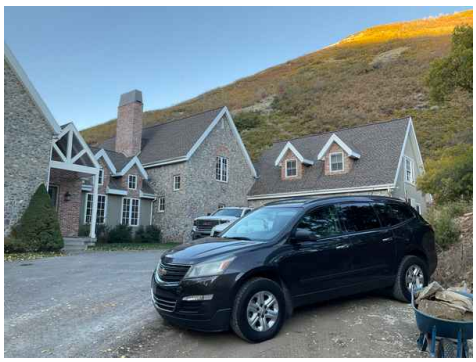
















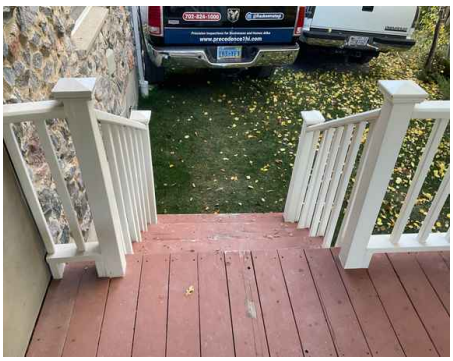
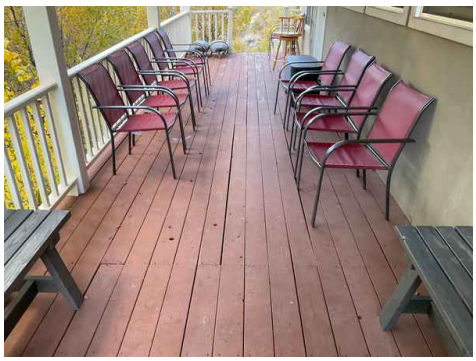



Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



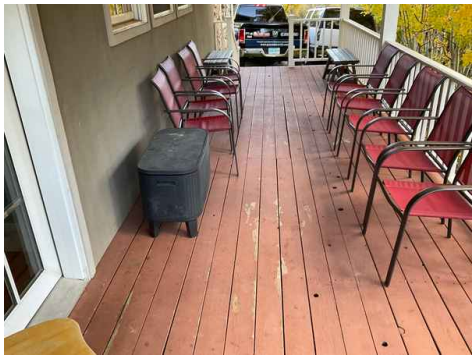
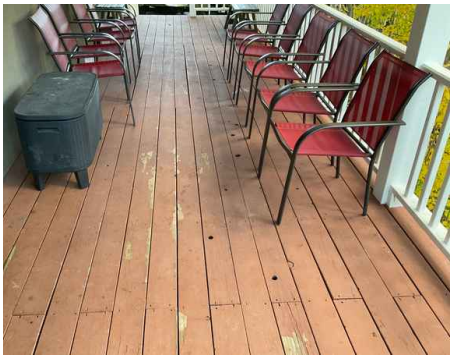






Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.



















Railings, Guards & Handrails: **Railings, Guards & Handrails Were Inspected**

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Windows: **Windows Inspected**

A representative number of windows from the ground surface was inspected.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and facia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Deficiencies

3.6.1 Walkways & Driveways

Maintenance Item

MINOR CRACKING AT WALKWAY

I observed minor cracking and no major damage at the walkway.

Monitoring is recommended.

Recommendation

Contact a handyman or DIY project



3.6.2 Walkways & Driveways

Recommendation

TRIP HAZARD

I observed a trip hazard. This condition is a safety concern.

Correction and further evaluation is recommended.

Recommendation

Contact a handyman or DIY project









3.7.1 Stairs, Steps, Stoops, Stairways & Ramps

Recommendation

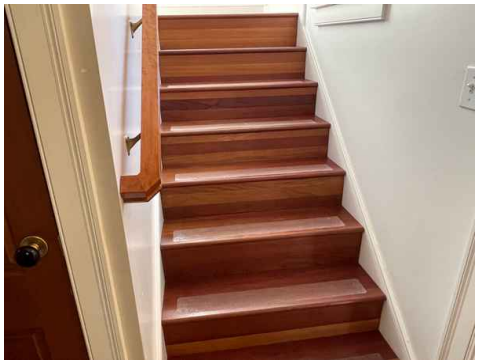
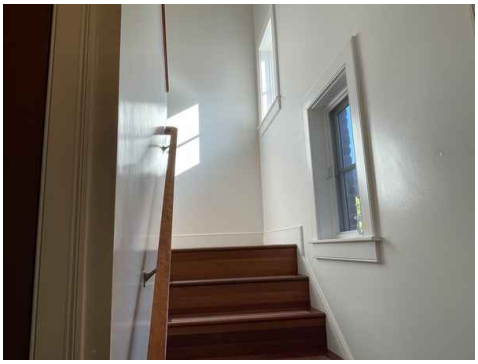
TRIP HAZARD AT STEP

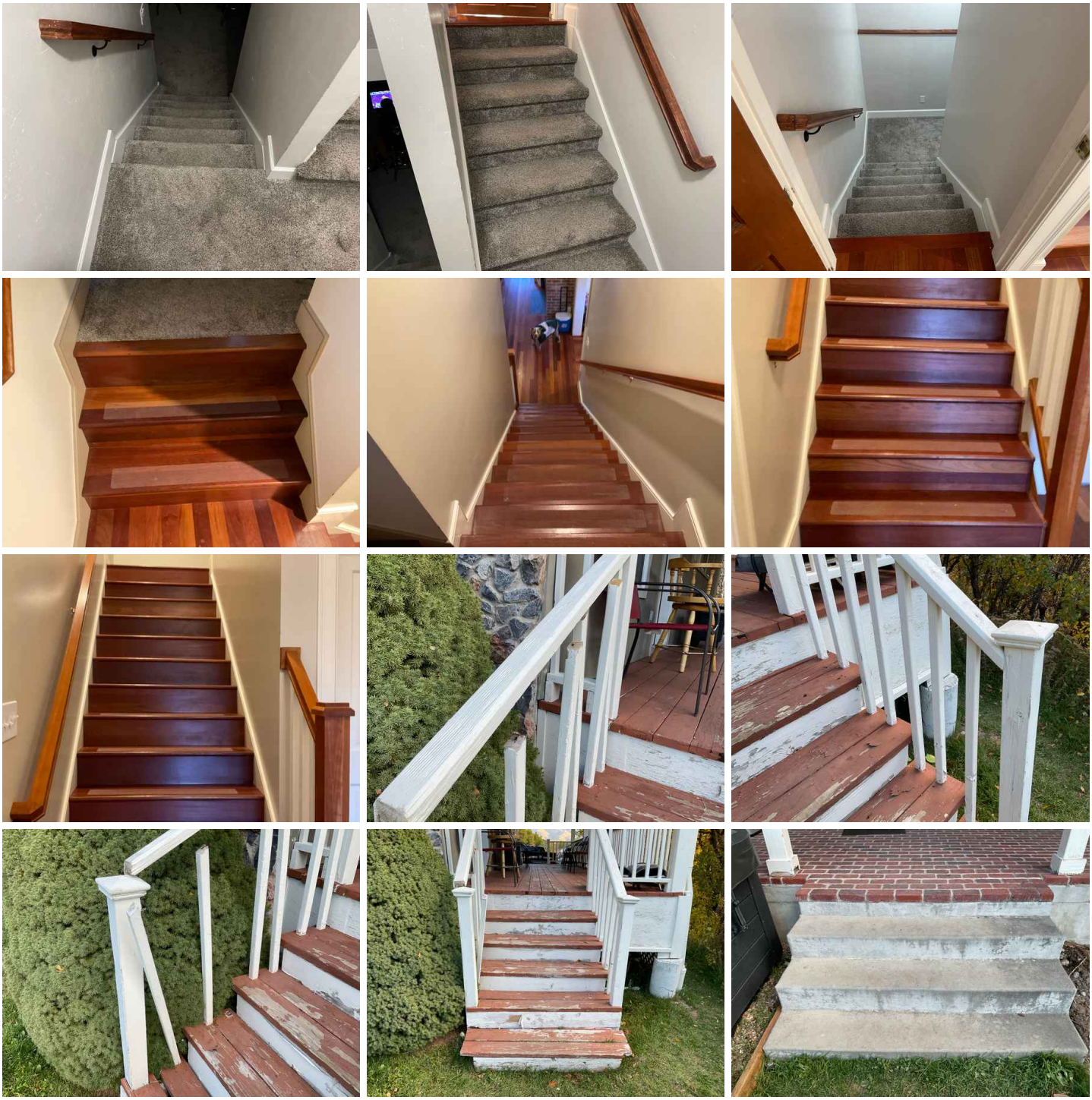
I observed a trip hazard at a step. This condition is a safety hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.



3.7.2 Stairs, Steps, Stoops, Stairways & Ramps

Safety Hazard

LOOSE HANDRAIL

I observed a loose handrail.

Recommendation

Contact a qualified professional.




3.7.3 Stairs, Steps, Stoops, Stairways & Ramps

Safety Hazard

RISER HEIGHT TOO TALL (GREATER THAN 7 3/4")

I observed a defect at the stair riser height.

The riser height maximum is 7 3/4 inches measured vertically between the stair treads. This poses a trip hazard.

Recommendation

Contact a qualified professional.



3.7.4 Stairs, Steps, Stoops, Stairways & Ramps

Recommendation

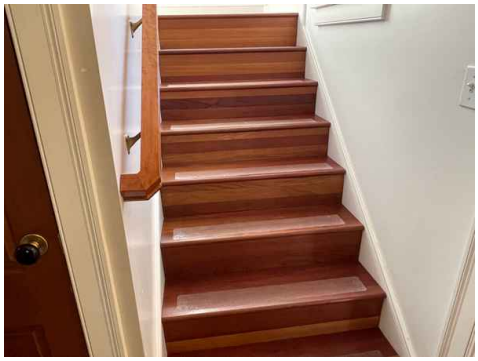
TREAD DEPTH TOO SHORT (SMALLER THAN 10")

I observed a defect at the stair riser depth. It's too short.

The minimum tread depth is 10 inches, measured between the projected nosings of adjacent treads. This poses a trip hazard.

Recommendation

Contact a qualified professional.


3.8.1 Porches, Patios, Decks, Balconies & Carports

Recommendation

DETERIORATED CONDITION AT DECK

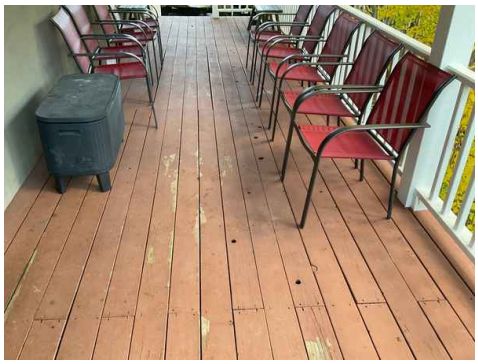
I observed indications of deteriorated conditions at the deck components.

Recommendation

Contact a qualified deck contractor.








3.8.2 Porches, Patios, Decks, Balconies & Carports

Maintenance Item

WORN OUT SURFACES

I observed indications of worn out surfaces at the deck.

Recommendation

Recommended DIY Project

3.8.3 Porches, Patios, Decks, Balconies & Carports

Safety Hazard

MISSING HANDRAIL

I observed a missing handrail.

There is more than one step here, and I recommend installing a handrail for safety.

Recommendation

Contact a qualified professional.



3.9.1 Railings, Guards & Handrails

Maintenance Item

LOOSE RAILING COMPONENT

I observed a loose railing component. This condition is a safety hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.



3.10.1 Windows

Maintenance Item

FOGGED WINDOWPANE

I observed a fogged windowpane (a lost seal) at a window.

If multiple-pane windows appear misty or foggy, it means that the seal protecting the window assembly has failed, and condensation has formed in between the two panes of glass. Condensation in double-paned windows indicates that the glazing assembly has failed and needs repair or replacement. Visible condensation can damage glazing and is the main indication of sealant failure. Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesnt usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure, so it is nearly impossible to observe and report all failed double-paned windows.

Recommendation

Contact a qualified window repair/installation contractor.

3.10.2 Windows

Maintenance Item

MISSING WINDOW SCREEN

I observed a missing window screen.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.

3.11.1 Exterior Doors

Maintenance Item

DOOR HARDWARE DAMAGED

I observed damage at the exterior door hardware.

Correction and further evaluation is recommended.

Recommendation

Recommended DIY Project

4: HEATING

		IN	NI	NP	D
4.1	Heating System Information	X			
4.2	Thermostat and Normal Operating Controls	X			

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

Information

Heating System Information:
Energy Source
Gas, Electric

Thermostat and Normal Operating Controls: Thermostat Location
Multiple thermostats, Multiple locations

Heating System Information: Homeowner's Responsibility

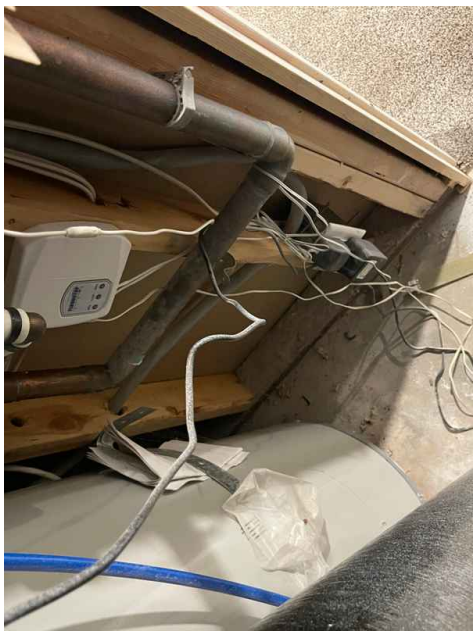
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Heating System Information: Heating Method

Warm-Air Heating System



Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.

Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch. I inspected it. It worked when I used it during my inspection.

5: COOLING

		IN	NI	NP	D
5.1	Cooling System Information	X			X
5.2	Thermostat and Normal Operating Controls	X			
5.3	Condensate	X			

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

Information

Thermostat and Normal Operating Controls: Thermostat Location

Multiple thermostats, Multiple locations

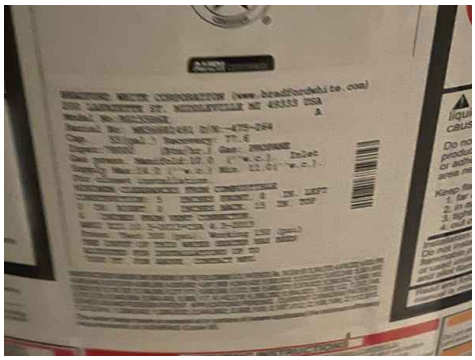
Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Cooling System Information: Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system.





Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.

Deficiencies

5.1.1 Cooling System Information

Recommendation

COOLING SYSTEM DID NOT OPERATE

I observed that the heating system did not operate. Correction and further evaluation is recommended.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Cooling System Information

Recommendation

POWER WAS SHUT OFF PRIOR TO INSPECTION

I observed that the cooling system was turned off prior to my home inspection.

Condensing unit can be damaged if it's operated immediately after power is restored. Recommend power be restored for at least 8 hours and unit evaluated by licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.











6: PLUMBING

		IN	NI	NP	D
6.1	Main Water Shut-Off Valve	X			
6.2	Water Supply		X		
6.3	Main Fuel Supply Shut-Off Valve	X			
6.4	Hot Water Source	X			
6.5	Drain, Waste, & Vent Systems	X			
6.6	Water Supply & Distribution Systems	X			X

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

Information

Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

Hot Water Source: Inspected Venting Connections

I inspected the venting connections.

Hot Water Source: Inspected Seismic Bracing

I inspected the seismic bracing for the hot water tank.

Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Exterior left side of house

Outside of House

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Main Fuel Supply Shut-Off Valve: Location of Main Shut-Off Valve

Unable to Determine

The fuel supply system was reviewed during this inspection. During this review, no visible signs of leaks or other issues were discovered. The observation or testing of the gas distribution was limited to readily accessible elements. If visible issues were discovered, additional comments would be made below. Additionally, the process of moving out of a home or moving into a home often places unusual pressure or stress upon the gas distribution resulting in newly discovered gas leaks.

Hot Water Source: Type of Hot Water Source

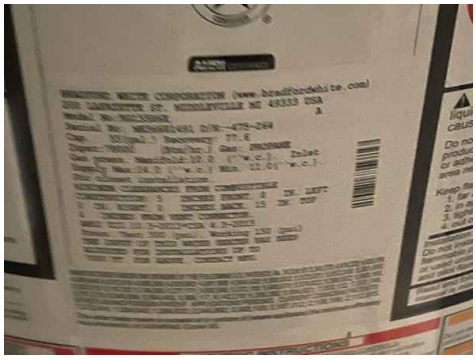
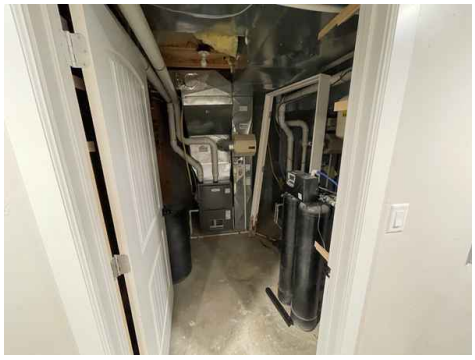
Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

Basement utilities room

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Limitations

Water Supply

UNABLE TO DETERMINE PUBLIC OR PRIVATE

I was unable to determine whether the water supplied to the house that I inspected was from a public water utility source or a private well water source. Ask the homeowner for this information.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Deficiencies

6.6.1 Water Supply & Distribution Systems

Recommendation

TOILET TANK COMPONENT DEFECT

I observed indications of a toilet that had tank components that did not operate.

Recommendation

Contact a qualified plumbing contractor.

7: ELECTRICAL

		IN	NI	NP	D
7.1	Electric Meter & Base	X			
7.2	Service-Entrance Conductors	X			
7.3	Main Service Disconnect	X			
7.4	Electrical Wiring	X			
7.5	Panelboards & Breakers	X			
7.6	Service Grounding & Bonding	X			
7.7	AFCIs	X			
7.8	GFCIs	X			X
7.9	Electrical Defects	X			

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

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Main Service Disconnect: Inspected Main Service Disconnect

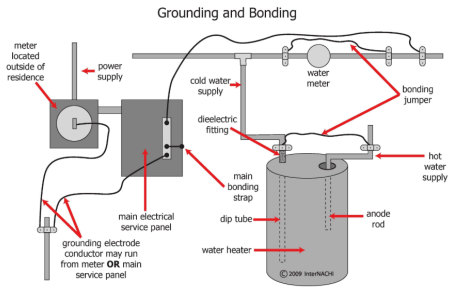
I inspected the electrical main service disconnect.

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect: Homeowner's Responsibility

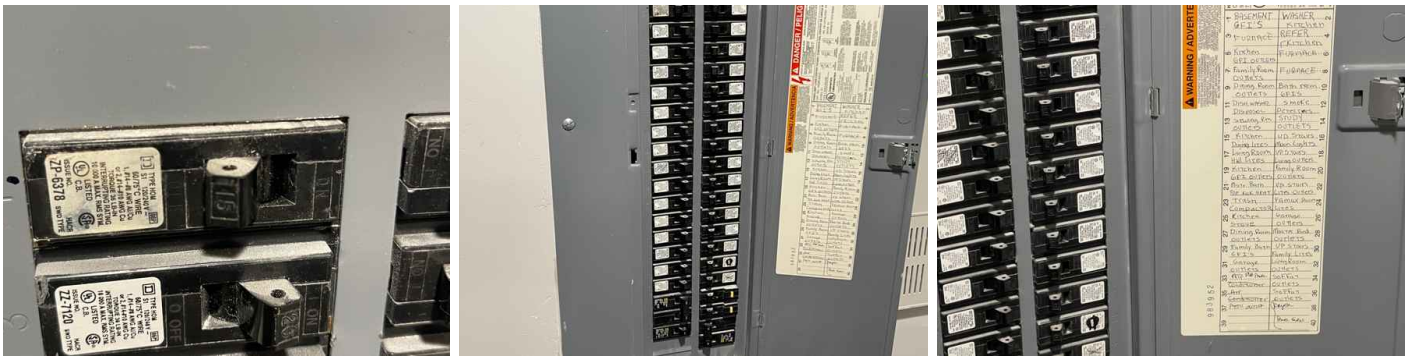
It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Main Disconnect Rating, If Labeled

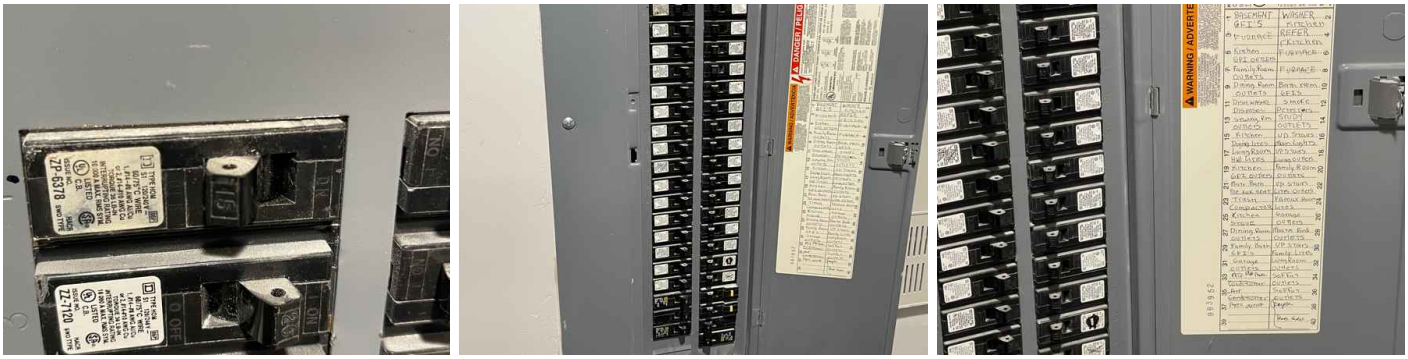
Not Labeled

I observed indications of the main service disconnect's amperage rating. It was labeled.



Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



Panelboards & Breakers: Inspected Subpanel & Breakers

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).

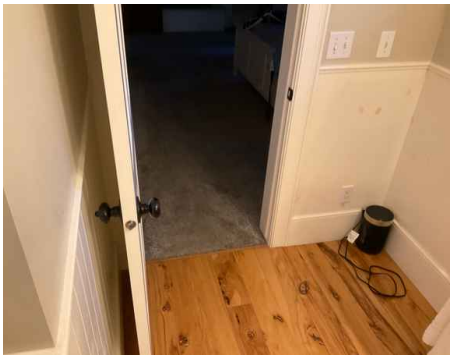
AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.




Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

8: ATTACHED GARAGE

		IN	NI	NP	D
8.1	Garage Floor	X			
8.2	Garage Vehicle Door	X			
8.3	Garage Vehicle Door Opener	X			
8.4	Electric in Garage	X			
8.5	Ceiling, Walls & Firewalls in Garage	X			
8.6	Moisture Intrusion in Garage	X			

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

Information

Garage Vehicle Door: Type of Door Operation

Opener

Garage Vehicle Door Opener: Garage Door Panels Were Inspected

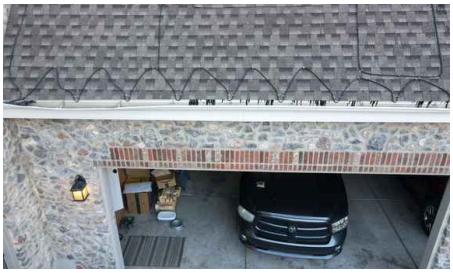
I inspected the garage door panels.

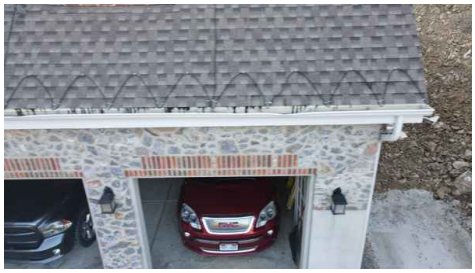
Garage Vehicle Door Opener: Wall Control Button Label Was Inspected

I observed a warning label near the wall control button. Good.

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.






Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Vehicle Door Opener: Spring Warning Label Was Inspected

I observed a spring warning label attached to the spring assembly or the back of the door panel. Good.

Garage Vehicle Door Opener: General Warning Label Was Inspected

I observed a general warning label attached to the back of the door panel. Good.

Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

Garage Vehicle Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Vehicle Door Opener: Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

Limitations

Ceiling, Walls & Firewalls in Garage

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

9: DOORS, WINDOWS & INTERIOR

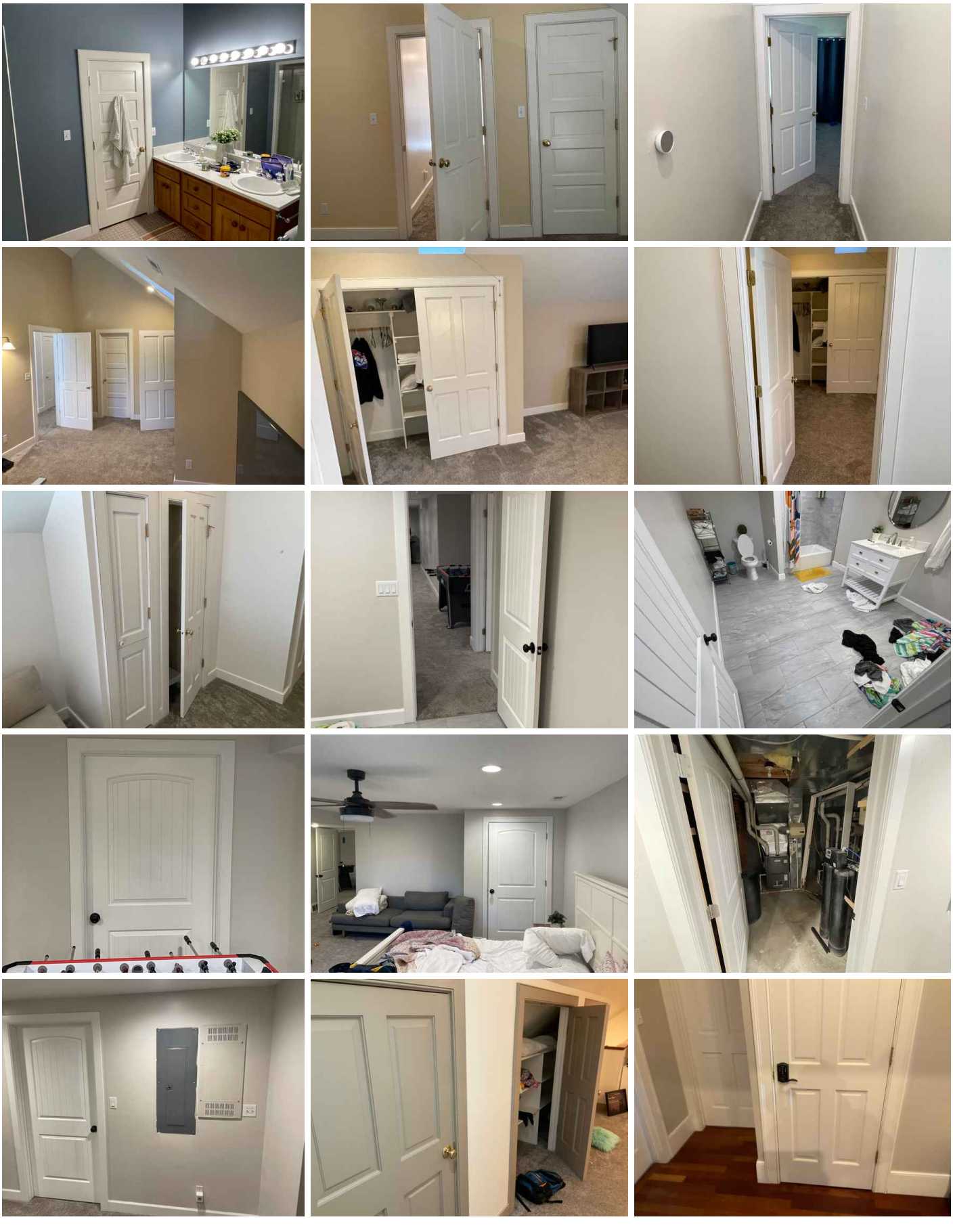
		IN	NI	NP	D
9.1	Doors	X			X
9.2	Windows	X			X
9.3	Switches, Fixtures & Receptacles	X			X
9.4	Floors, Walls, Ceilings	X			X
9.5	Stairs, Steps, Stoops, Stairways & Ramps	X			X
9.6	Railings, Guards & Handrails	X			
9.7	Presence of Smoke and CO Detectors	X			X

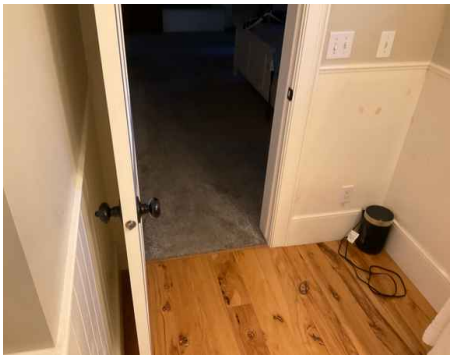
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the Home Inspection Standards of Practice by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.






Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

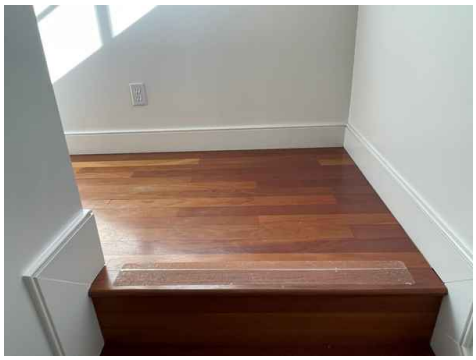
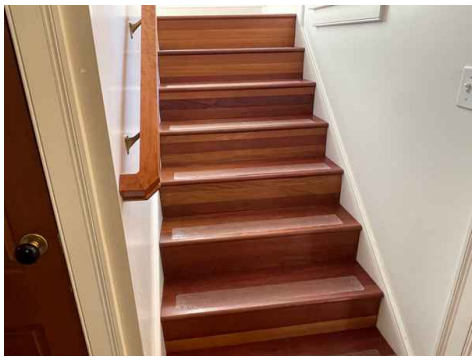
Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

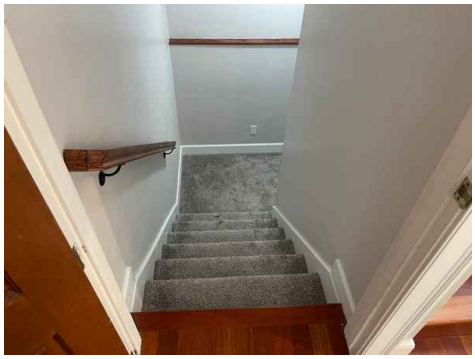
I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

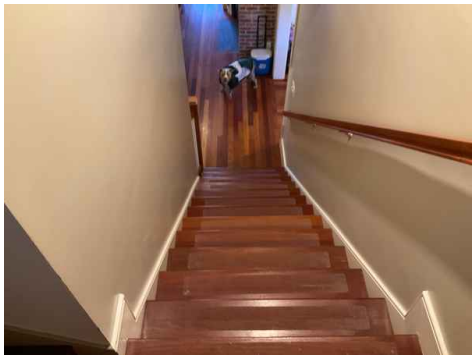
Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

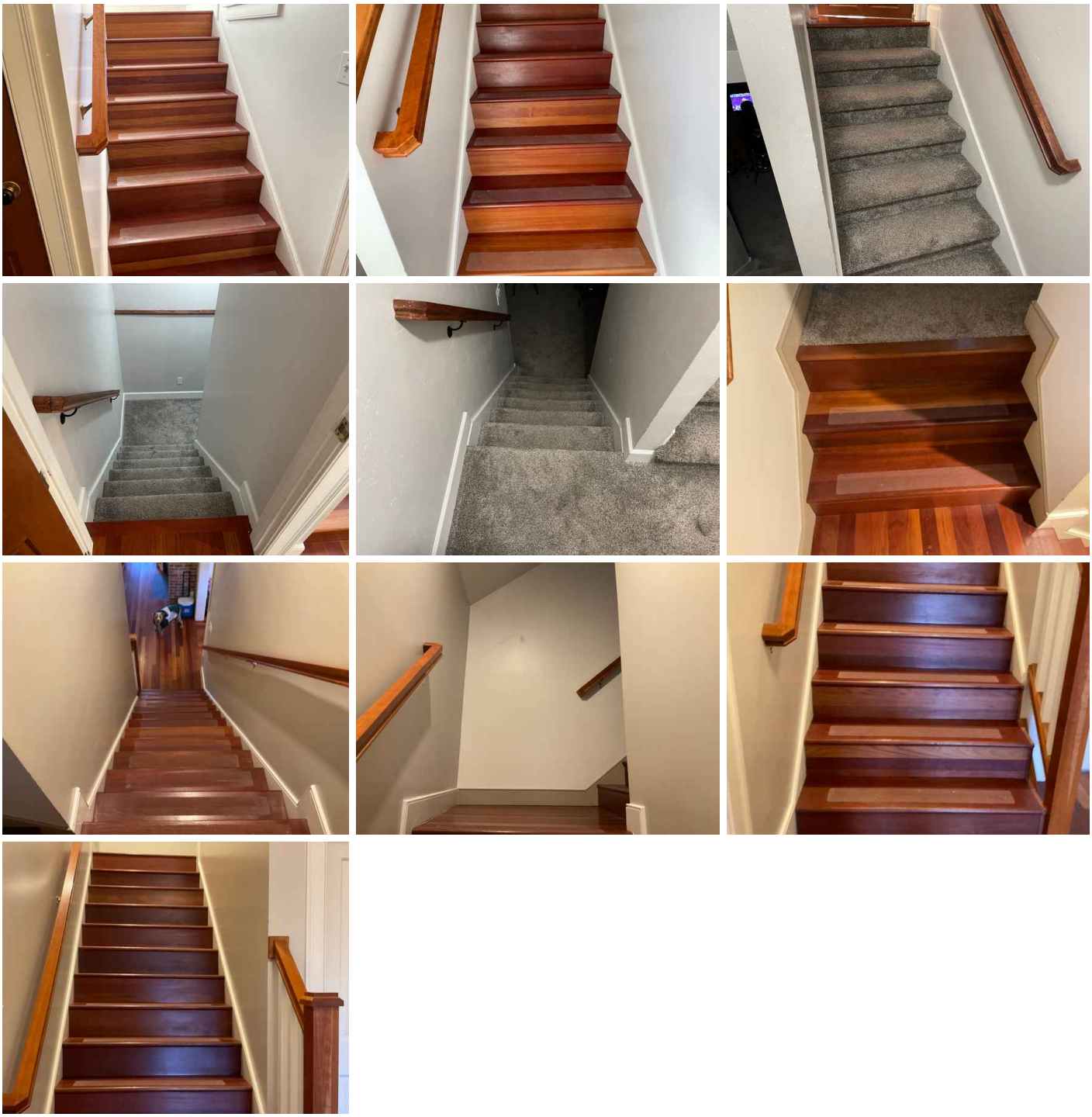





Railings, Guards & Handrails: **Railings, Guards & Handrails Were Inspected**

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.



Presence of Smoke and CO Detectors: **Inspected for Presence of Smoke and CO Detectors**

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Deficiencies

9.1.1 Doors

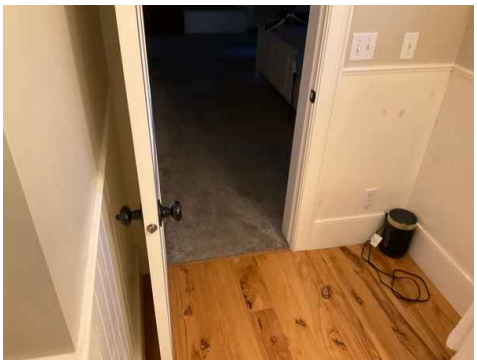
Recommendation

DOOR STICKS

I observed that the door sticks.

Recommendation

Contact a qualified handyman.





9.1.2 Doors

Maintenance Item

DAMAGED DOOR HARDWARE

I observed damage to the door hardware.

Recommendation

Contact a qualified door repair/installation contractor.



9.1.3 Doors

Maintenance Item

MISSING WEATHER STRIPPING

I observed missing weather stripping at the exterior door.

Recommendation

Contact a qualified door repair/installation contractor.




9.2.1 Windows

Safety Hazard

MOISTURE AT WINDOW

I observed indications of excessive moisture or water intrusion at a window. Further evaluation is recommended.

Recommendation

Contact a qualified window repair/installation contractor.




9.2.2 Windows

Recommendation

FOGGED / BROKEN SEALS

I observed more than one fogged windows and broken seals that caused condensation between window panes.

Recommendation

Contact a qualified window repair/installation contractor.



9.2.3 Windows

Maintenance Item

MISSING WINDOW SCREEN

I observed a missing window screen.

Recommendation

Contact a qualified window repair/installation contractor.

9.3.1 Switches, Fixtures & Receptacles

Recommendation

LIGHT INOPERABLE, COULD BE BULB

I observed one or more lights that were not turning on. A new light bulb was possibly needed. We recommend asking the homeowner about why this light fixture did not turn on.

Recommendation

Contact a qualified electrical contractor.

9.3.2 Switches, Fixtures & Receptacles

Recommendation

MAJOR DEFECT

I observed indications of a major defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended.

Recommendation

Contact a qualified electrical contractor.

9.4.1 Floors, Walls, Ceilings

Safety Hazard

POSSIBLE MOLD

LIVING ROOM FRONT EXTERIOR WINDOWS

There are possible signs of fungi growth on ceiling. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

Recommendation

Contact a qualified mold inspection professional.

9.5.1 Stairs, Steps, Stoops, Stairways & Ramps

Recommendation

RISER HEIGHT TOO TALL (GREATER THAN 7 3/4")

I observed a defect at the stair riser height.

The riser height maximum is 7 3/4 inches measured vertically between the stair treads. This poses a trip hazard.

Recommendation

Contact a qualified professional.

9.5.2 Stairs, Steps, Stoops, Stairways & Ramps

Maintenance Item

PROBLEM WITH 3-WAY SWITCH AT STAIRS

I observed indications of a problem with the 3-way lighting switch at the stairs.

Recommendation

Contact a qualified professional.

9.7.1 Presence of Smoke and CO Detectors

Recommendation

MISSING CO DETECTOR

I observed indications of a missing carbon monoxide detector. Hazard.

Recommendation

Contact a qualified professional.

10: LAUNDRY

		IN	NI	NP	D
10.1	Clothes Washer	X			
10.2	Clothes Dryer	X			
10.3	Laundry Room, Electric, and Tub	X			

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

Limitations

Clothes Washer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

11: KITCHEN

		IN	NI	NP	D
11.1	Kitchen Sink	X			
11.2	Garbage Disposal	X			
11.3	GFCI	X			
11.4	AFCI	X			
11.5	Dishwasher	X			
11.6	Range/Oven/Cooktop	X			
11.7	Exhaust Fan	X			
11.8	Refrigerator	X			
11.9	Built-in Microwave	X			
11.10	Countertops & Cabinets	X			
11.11	Floors, Walls, Ceilings	X			
11.12	Windows	X			
11.13	Lighting	X			

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

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.

Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Dishwasher: GFCI for Dishwasher Was Observed

I observed apparent GFCI protection at the outlet that serves the dishwasher. Good.

Ground-fault circuit-interrupter protection must be provided for outlets that supply dishwashers installed in the house (NEC 2014 210.8.D). GFCI devices must be readily accessible.

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.


Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. I Checked if Ice Maker produced Ice, as well as Checked Temperature in Refrigerator, and Temperature on freezer. Working at time of Inspection.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces. The cabinets were found to have only moderate general deterioration or wear typical for the age of the home or material used. This does not include any cosmetic issues, which fall beyond the scope of this inspection. Any deficiencies will be listed in this section.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings, were found to have exhibited moderate general deterioration or wear typical for the age of the home or material used. This does not include any cosmetic issues, which fall beyond the scope of this inspection. I looked for material defects according to the Home Inspection Standards of Practice.

Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

12: LIVING ROOM

		IN	NI	NP	D
12.1	General	X			
12.2	Doors	X			
12.3	Windows	X			X
12.4	Floors	X			
12.5	Walls	X			
12.6	Ceilings	X			
12.7	Lighting Fixtures, Switches & Receptacles	X			X
12.8	GFCI & AFCI	X			

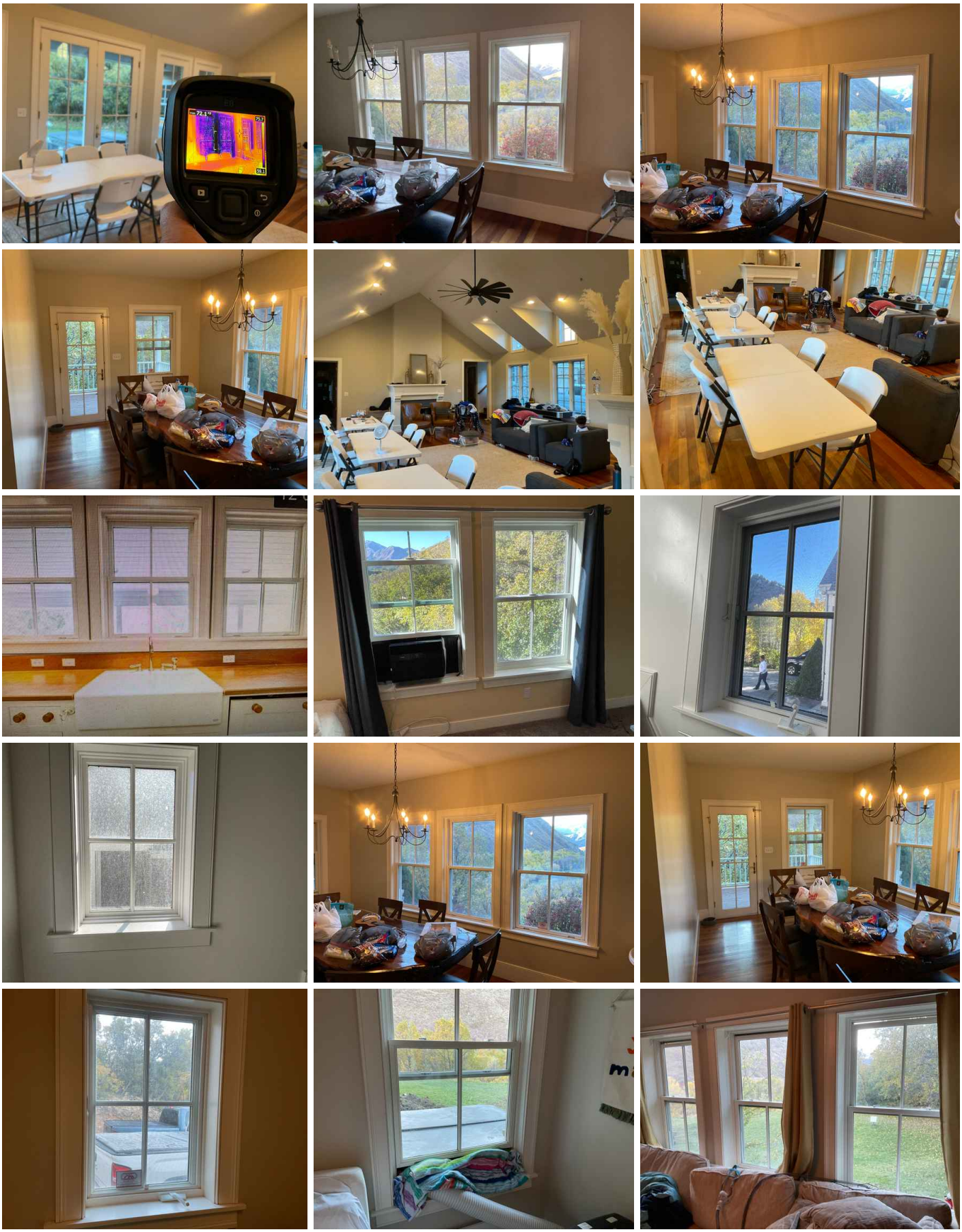
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: **Window Manufacturer**
Unknown

Windows: **Window Type**

Single-hung, Casement, Double-hung

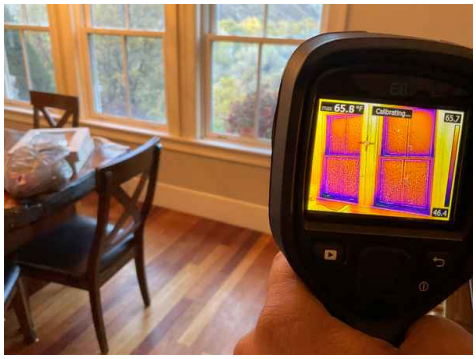


Floors: Floor Coverings

Hardwood







Walls: Wall Material

Drywall




Ceilings: Ceiling Material
Gypsum Board

Deficiencies

12.3.1 Windows

Recommendation

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

12.3.2 Windows

Recommendation

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

12.7.1 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.

13: BATHROOMS

		IN	NI	NP	D
13.1	Bathroom Toilets	X			X
13.2	Sinks, Tubs & Showers	X			X
13.3	Bathroom Exhaust Fan / Window	X			X
13.4	GFCI & Electric in Bathroom	X			X
13.5	Heat Source in Bathroom	X			
13.6	Cabinetry, Ceiling, Walls & Floor	X			
13.7	Door	X			X

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

Information

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Bathroom Toilets: Toilets Inspected

Toilet in guest bathroom did not flush, or work.





Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Sinks, Tubs & Showers: The sink faucet was found to normal condition

The sink faucet was found to normal condition typical for the age of the home or materials used. Any deficiencies will be listed in this section.

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Bathroom Exhaust Fan / Window: The venting was found to have exhibited moderate general deterioration

The venting was found to have exhibited moderate general deterioration typical for the age of the home or material used. Any deficiencies will be listed in this section.

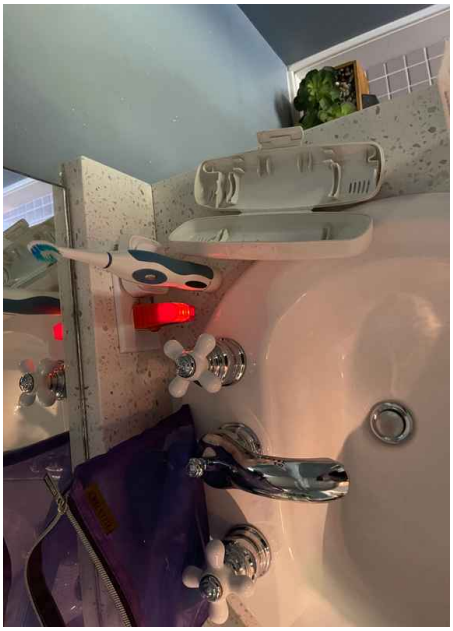
GFCI & Electric in Bathroom: GFCI-Protection Tested

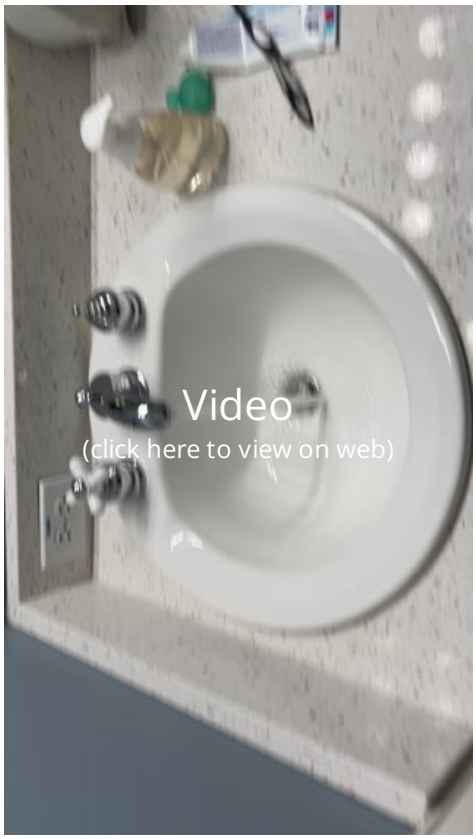
I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

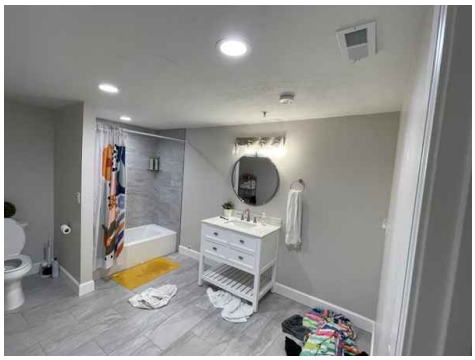
All receptacles in the bathroom must be GFCI protected.

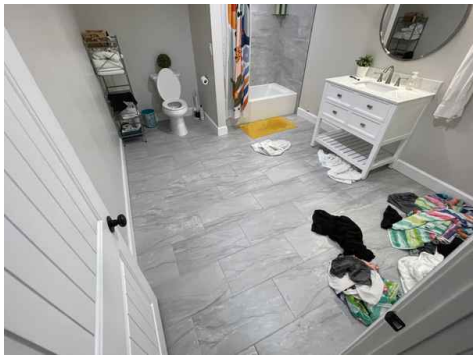
Cabinetry, Ceiling, Walls & Floor: Bathroom Information

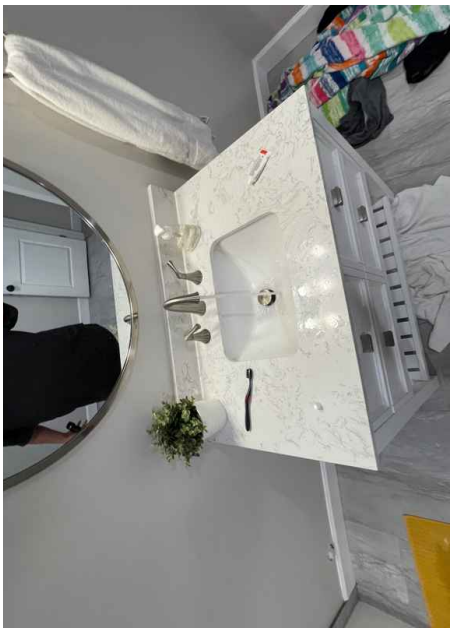
Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. We recommend periodic cleaning (removal of built-up dust and dirt) of bathroom ventilation (exhaust) fans to maintain proper operation. Periodic review of caulking and grouting at all tiled areas and at backsplashes is strongly recommended to prevent moisture damage to the underlying surfaces. Repairs should always be made with the proper materials. Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear after repeated usage, and we cannot be held responsible for these.



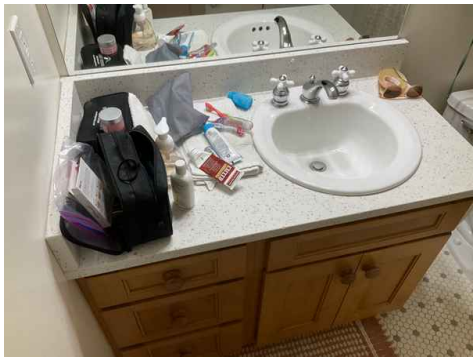








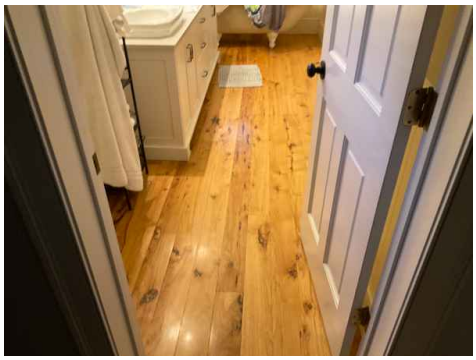





Colgate







Limitations

Sinks, Tubs & Showers

THE PIPING BELOW SINK WAS NOT FULLY VISIBLE BECAUSE OF STORED PERSONAL ITEMS

The piping below sink was not fully visible because of stored personal items. Defects may be hidden behind by the stored items and careful review of this area during the final walk-through is suggested.

Deficiencies

13.1.1 Bathroom Toilets

Recommendation

DEFECT AT FLUSHING MECHANISM

I observed indications of a defect at the flushing mechanism in the toilet tank.

Recommendation

Contact a qualified plumbing contractor.

13.2.1 Sinks, Tubs & Showers

Recommendation

HOT & COLD WAS REVERSED

I observed that the hot and cold water supply at the fixture was reversed. The standard for a fixture is to have the hot water supply controlled by the valve or handle on the left and the cold water by the right-side handle.

Recommendation

Contact a qualified plumbing contractor.

13.2.2 Sinks, Tubs & Showers

Recommendation

TUB STOPPER DEFECT

I observed that the tub stopper does not work. Defect.

Recommendation

Contact a qualified plumbing contractor.

13.4.1 GFCI & Electric in Bathroom

Safety Hazard

RECEPTACLE WITHIN TUB/SHOWER DEFECT

There is a receptacle within or directly over a tub or shower space. This is a hazardous condition.

Recommendation

Contact a qualified electrical contractor.

13.4.2 GFCI & Electric in Bathroom

Recommendation

LIGHT WITHIN SHOWER/TUB DEFECT

I observed a lighting fixture within close proximity of a shower/tub fixture. It does not appear to be an approved lighting fixture that is permitted in this zone.

This zone is 3 feet horizontal by 8 feet vertical above the threshold of a shower or the rim of a bathtub. This is a hazardous condition.

A recessed or surface mounted light fixture is allowed in this zone, but it must be designed for use in a damp location. I will not be able to confirm or deny this type of fixture. It's beyond the scope of a home inspection. Further evaluation is recommended in order to be safe.

Recommendation

Contact a qualified electrical contractor.

13.7.1 Door

Maintenance Item

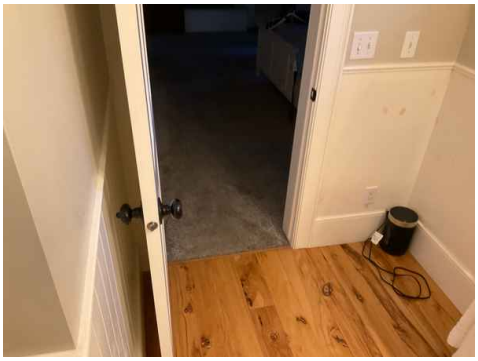
DOOR DOES NOT CLOSE PROPERLY

I observed that the bathroom door did not close properly.

Recommendation

Recommended DIY Project





13.7.2 Door

Maintenance Item

DOOR LOCK NOT WORKING

I observed that the bathroom door did not lock properly.

Recommendation

Recommended DIY Project

14: MASTER BEDROOM

		IN	NI	NP	D
14.1	General	X			
14.2	Doors	X			
14.3	Windows	X			X
14.4	Floors	X			
14.5	Walls	X			
14.6	Ceilings	X			
14.7	Lighting Fixtures, Switches & Receptacles	X			
14.8	GFCI & AFCI	X			X
14.9	Smoke Detectors	X			

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

Information

Windows: **Window Manufacturer**
Andersen

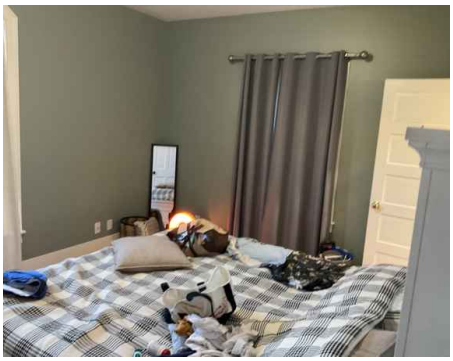
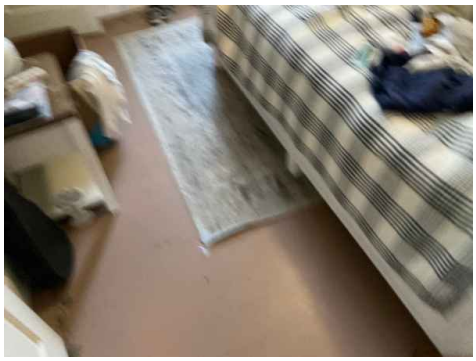
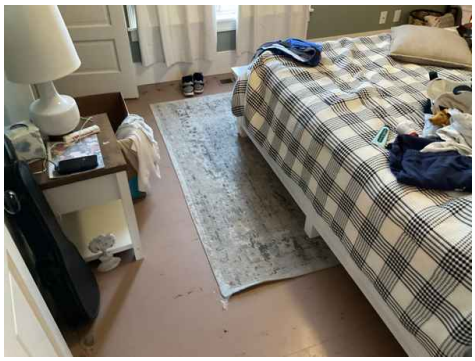
Floors: **Floor Coverings**
Engineered Wood, Hardwood

Walls: **Wall Material**
Drywall, Gypsum Board

Ceilings: **Ceiling Material**
Gypsum Board, Compressed Board

Windows: **Window Type**
Casement, Single-hung



Deficiencies

14.3.1 Windows

Recommendation

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

14.8.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

15: BEDROOM 2

		IN	NI	NP	D
15.1	General	X			
15.2	Doors	X			
15.3	Windows	X			X
15.4	Floors	X			
15.5	Walls	X			
15.6	Ceilings	X			
15.7	Lighting Fixtures, Switches & Receptacles	X			
15.8	GFCI & AFCI	X			X
15.9	Smoke Detectors	X			
15.10	Carbon Monoxide Detectors	X			

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

Information

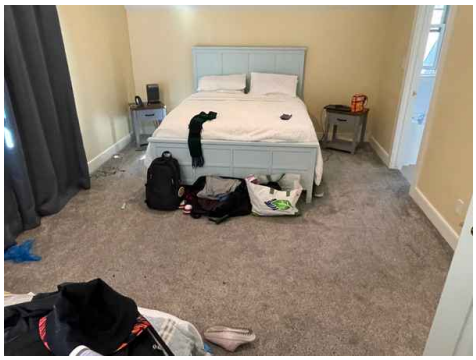
Windows: Window Manufacturer
Andersen

Walls: Wall Material
Drywall, Compressed Board

Ceilings: Ceiling Material
Gypsum Board, Compressed Board

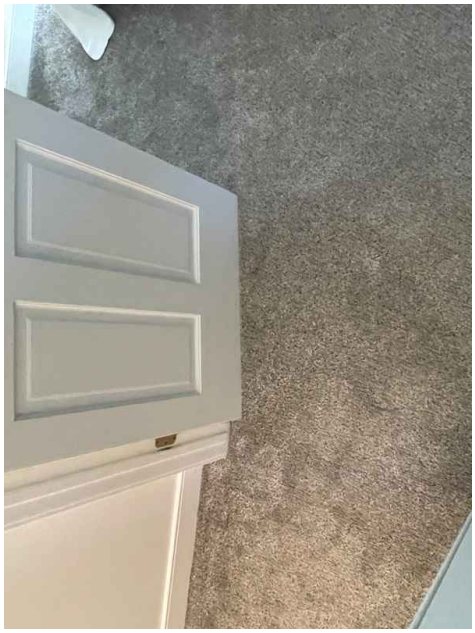
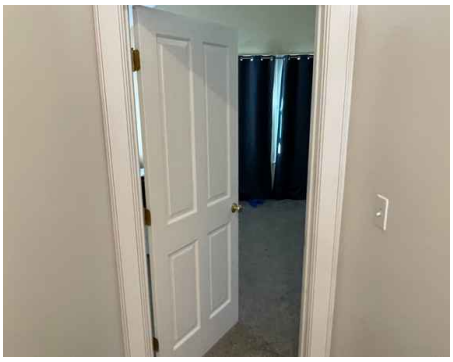
Windows: **Window Type**

Casement

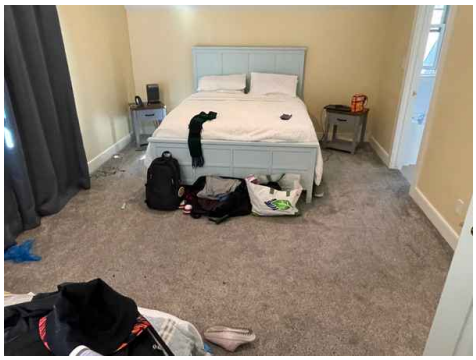




Floors: Floor Coverings

Carpet


Deficiencies

15.3.1 Windows

Recommendation

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

15.8.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

16: BEDROOM 3

		IN	NI	NP	D
16.1	General	X			
16.2	Doors	X			
16.3	Windows	X			
16.4	Floors	X			
16.5	Walls	X			
16.6	Ceilings	X			
16.7	Lighting Fixtures, Switches & Receptacles	X			
16.8	GFCI & AFCI	X			X
16.9	Smoke Detectors	X			
16.10	Carbon Monoxide Detectors	X			X

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

Information

Windows: Window Manufacturer
Andersen

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall, Compressed Board, Gypsum Board

Ceilings: Ceiling Material
Gypsum Board, Compressed Board

Windows: **Window Type**
Casement, Single-hung

Deficiencies

16.8.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

16.10.1 Carbon Monoxide Detectors

Recommendation

LOW BATTERY

Carbon monoxide detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project

17: ATTIC, INSULATION & VENTILATION

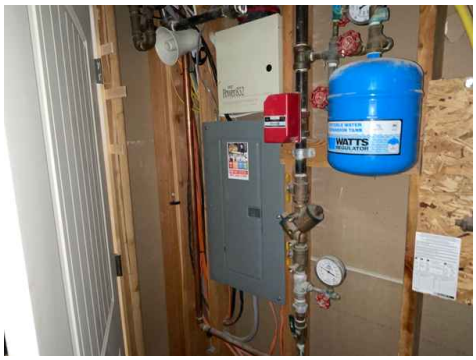
		IN	NI	NP	D
17.1	Structural Components & Observations in Attic	X			X
17.2	Insulation in Attic		X		
17.3	Ventilation in Attic		X		

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

Information

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.



Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Insulation in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see an inspect everything in the attic space the access is restricted, and my inspection is limited

Insulation in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted, and my inspection is limited.

Deficiencies

17.1.1 Structural Components & Observations in Attic

Recommendation

MISSING LIGHTING FOR ATTIC STORAGE

I observed a lack of lighting for the attic storage area.

Areas used for storage require a switched lighting outlet.

Recommendation

Contact a qualified electrical contractor.



18: INFRARED PHOTOS

		IN	NI	NP	D
18.1	General	X			
18.2	Interior Photos	X			

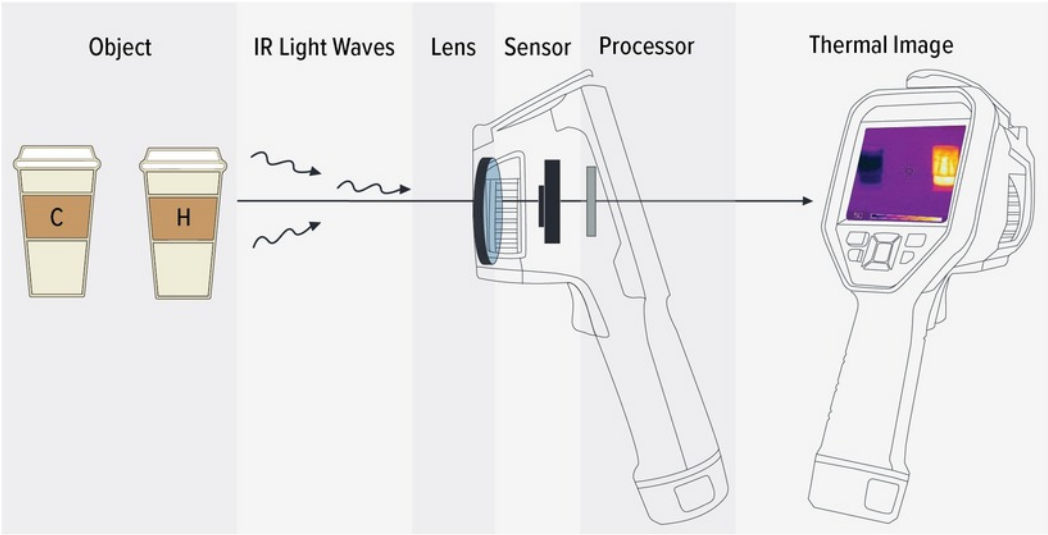
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

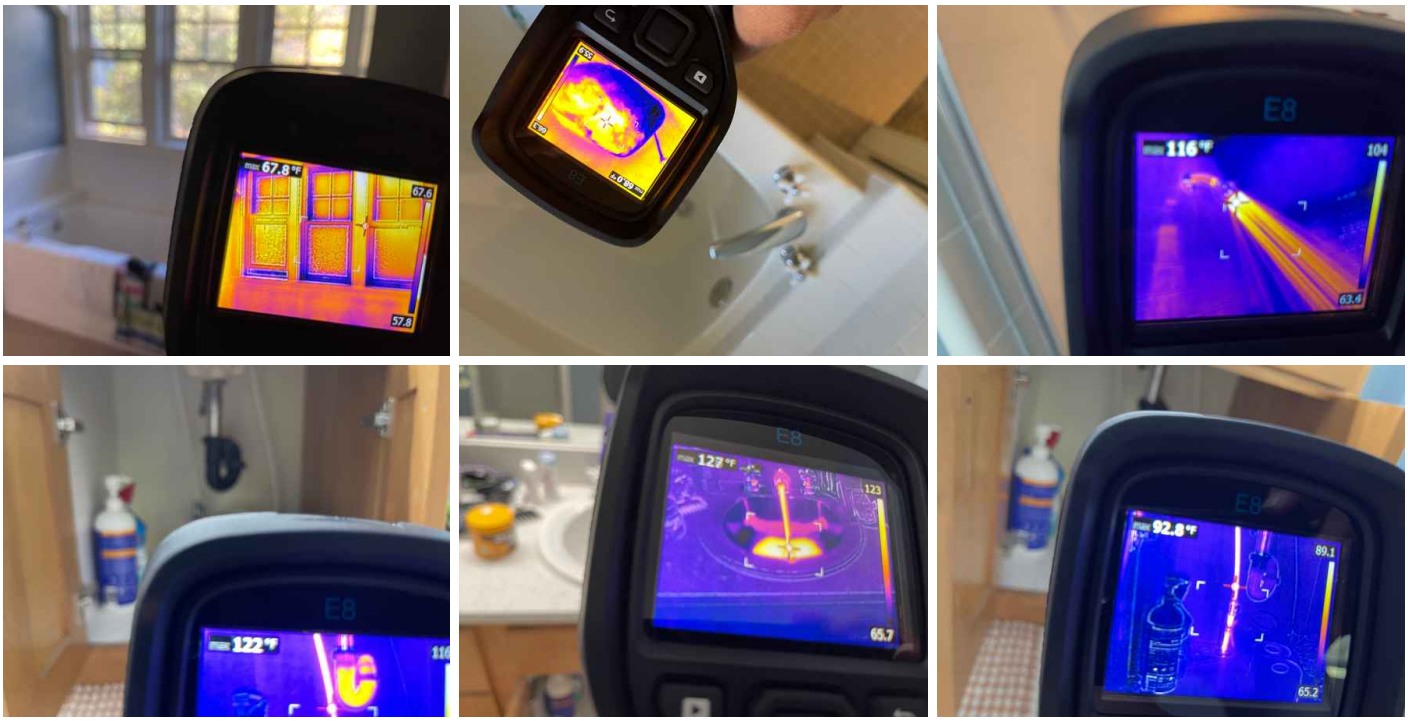
Information

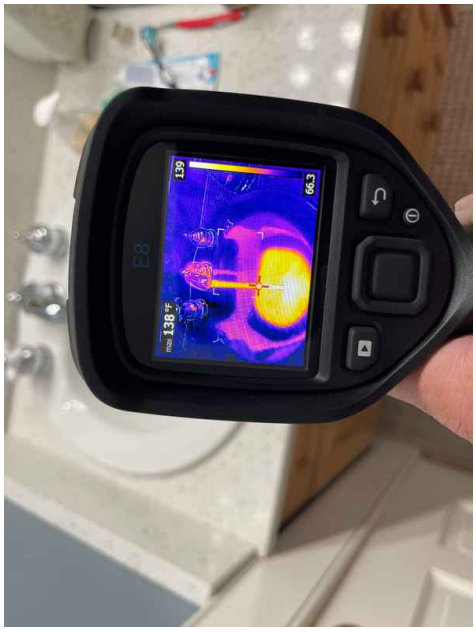
General: Thermal Image Technology

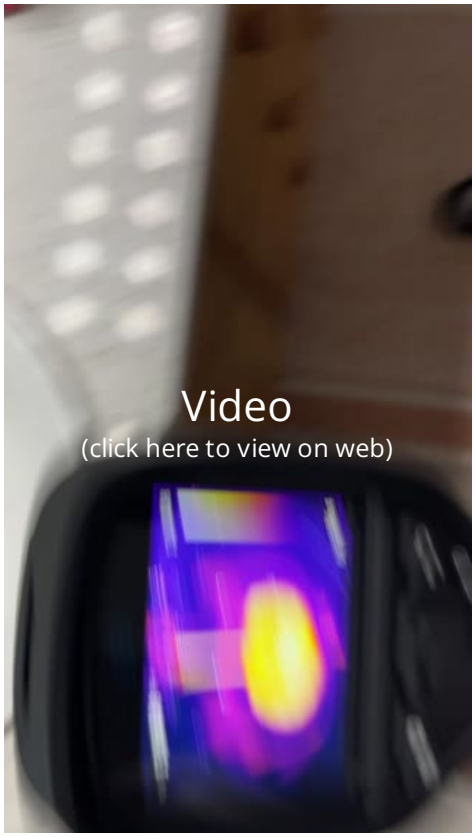
Thermal Image Photography

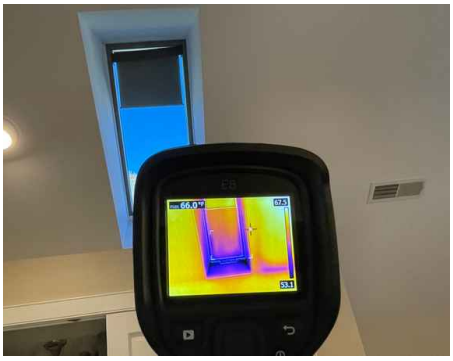
Thermal imaging captures an image based on the wavelengths of light that have a lower frequency than light that can be seen with the human eye. A thermal camera uses a special sensor in its lens that can see only the visible light of the infrared spectrum, which is based in part on the temperature of the object viewed.

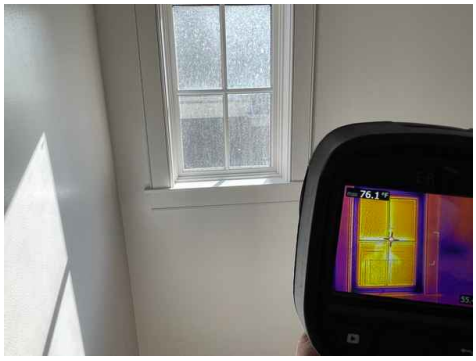


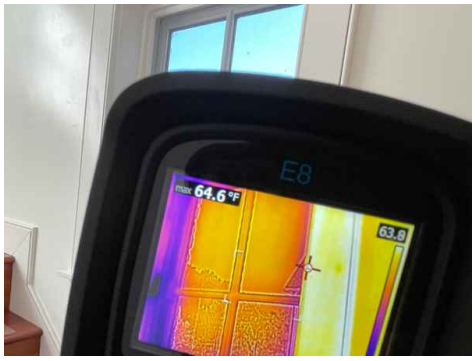




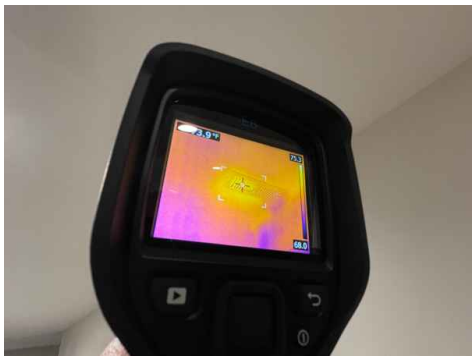

Video
(click here to view on web)

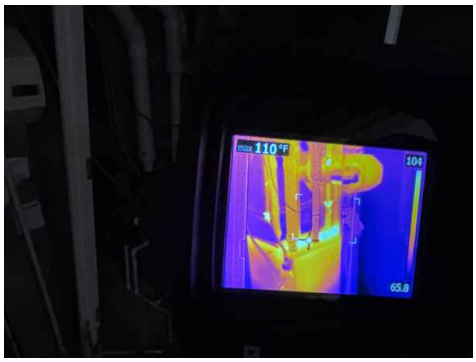


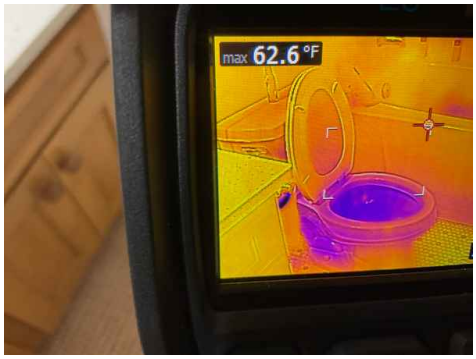
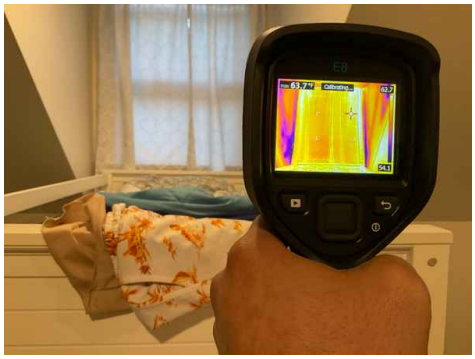
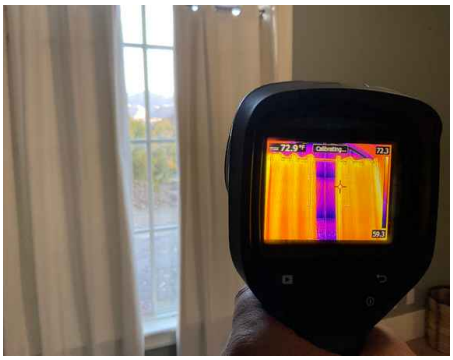




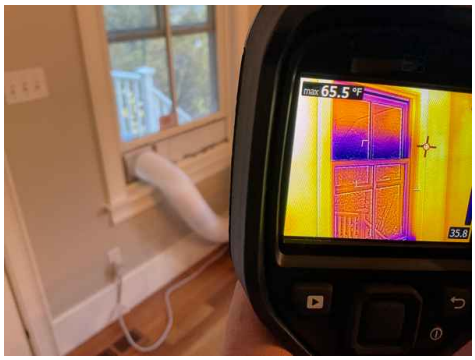

max 69.6 °F




110 °F

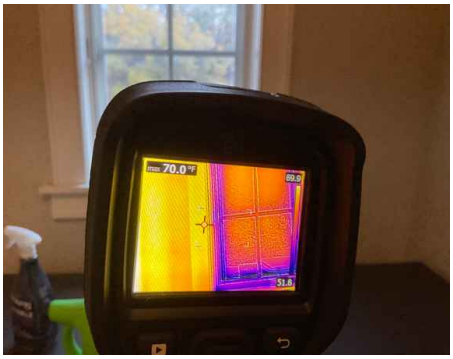












70.0°F
89.0
51.8

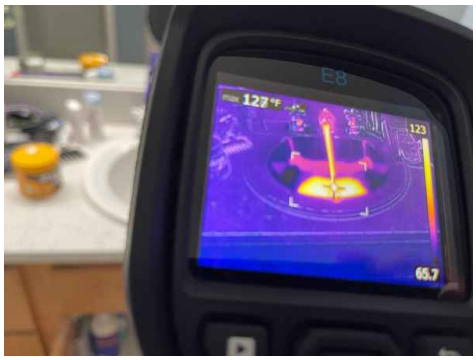

E8
Max 72.9°F
130
56.5

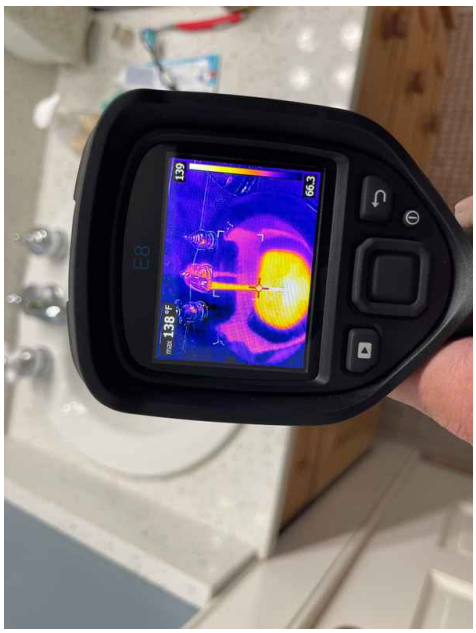
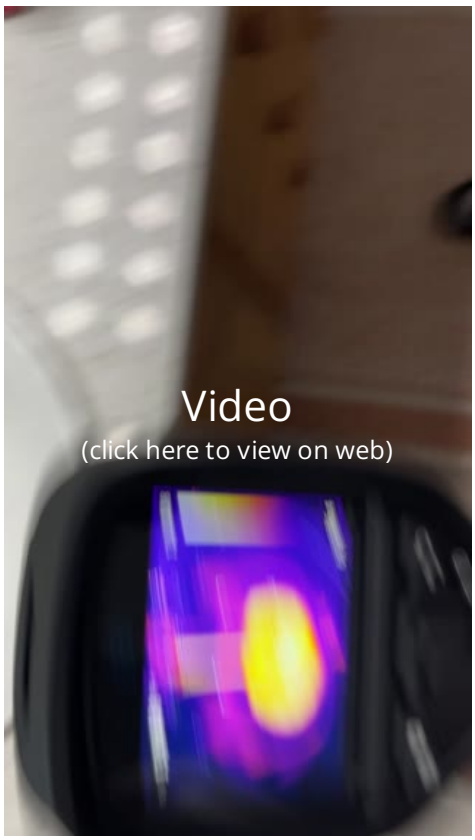
Interior Photos: Interior Photos

Infrared technology can detect heat loss, moisture damage, air leakage and inconsistencies in insulation coverage. Infrared thermography uses a thermal infrared camera to measure surface temperature and can identify abnormalities within building materials without using invasive testing.








79.9 °F

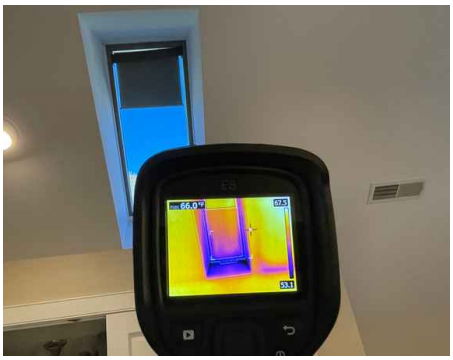

81.0 °F

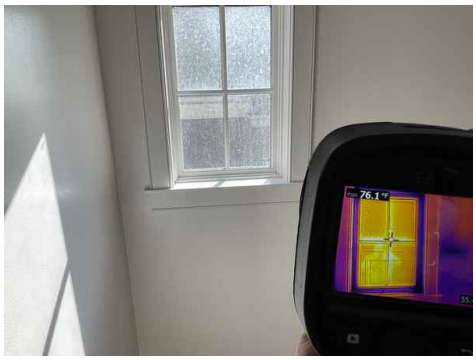

71.1 °F

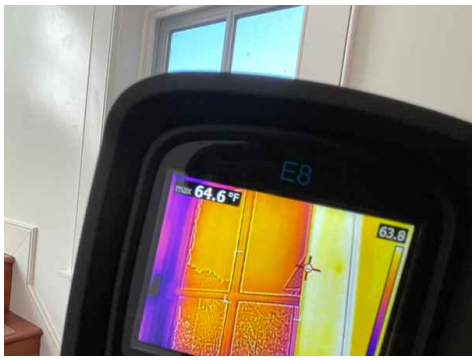

77.5 °F


66.4 °F


67.3 °F

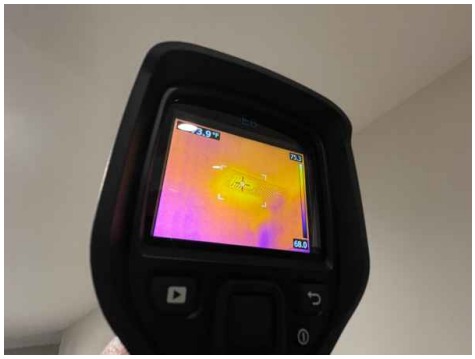
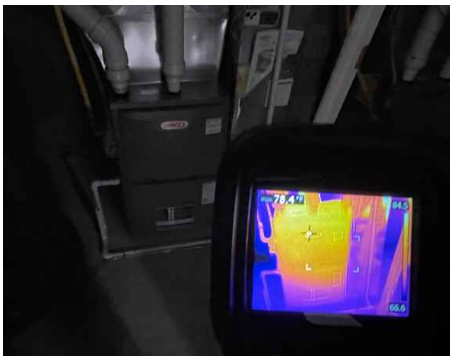
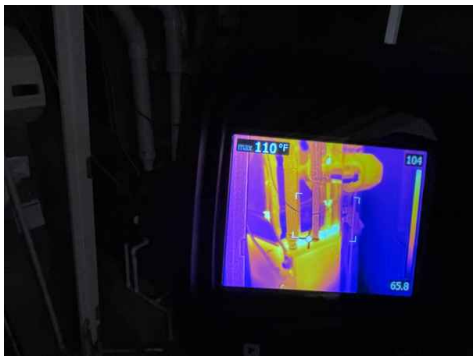



76.1 °F


64.6 °F

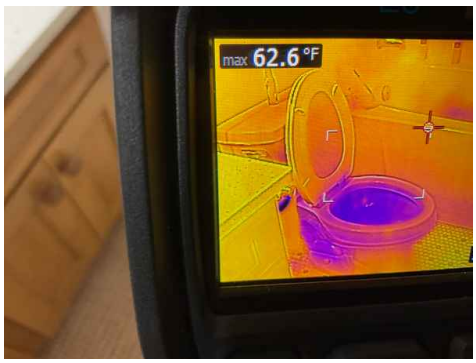
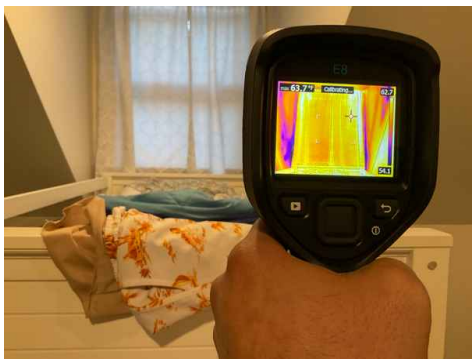

max 69.6 °F





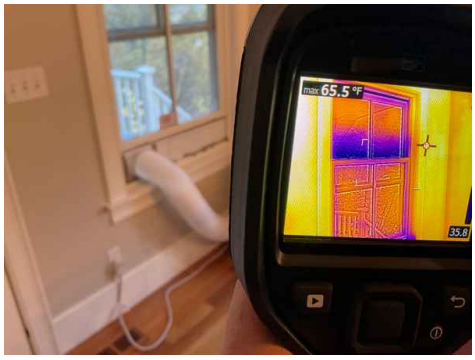



max 62.6 °F


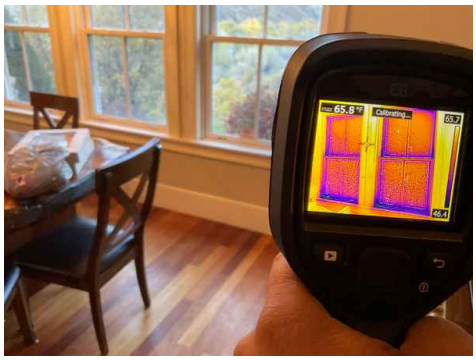


max 64.0 °F
92.8


max 62.4 °F


max 65.5 °F


max 63.1 °F
Calibrating...
33.5


max 65.8 °F
Calibrating...


max 65.5 °F

STANDARDS OF PRACTICE

Inspection Details

Roof
Please refer to the Home Inspection Standards of Practice related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Cooling
I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

Plumbing
I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and

4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical
I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

Attached Garage
The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

Doors, Windows & Interior
The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Laundry
The inspector shall inspect:

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Kitchen
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Bathrooms
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Attic, Insulation & Ventilation
The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Infrared Photos
Infrared technology can detect heat loss, moisture damage, air leakage and inconsistencies in insulation coverage. Infrared thermography uses a thermal infrared camera to measure surface temperature and can identify abnormalities within building materials without using invasive testing.