



# CR QUALITY HOME INSPECTIONS

815-369-4315 Home / 815-541-4315 Cell

crqualityllc@gmail.com

<http://crqualityllc.com>



## RESIDENTIAL INSPECTION

1234 Main St. Lena Illinois 61048

Buyer Name

04/17/2022 9:00AM



Inspector

**Craig Robieson**



InterNachi CPI. Illinois licensed

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Agent

**Agent Name**

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***Craig Robieson***

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# SUMMARY

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- 🔧 2.1.1 Roof - Roof Covering: Tree Too Close
- 🔧 2.4.1 Roof - Gutters & Downspouts: Gutters Missing in one or more areas.
- 🔧 2.5.1 Roof - Chimney : Chimney and or cap is starting to rust
- ⊖ 3.3.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering/trim Material
- 🔧 3.3.2 Exterior - Wall-Covering, Flashing & Trim: Cracking - splitting siding or trim
- 🔧 3.3.3 Exterior - Wall-Covering, Flashing & Trim: Caulking deteriorated or missing
- 🔧 3.3.4 Exterior - Wall-Covering, Flashing & Trim: Vegetation growing close to the siding
- ⊖ 3.3.5 Exterior - Wall-Covering, Flashing & Trim: Siding /trim is short or missing .Decay starting
- ⊖
- 3.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Negative Grading around the dwelling
- ⚠️ 3.5.1 Exterior - GFCIs & Electrical: Missing weather cover for electrical outlet
- ⊖
- 3.8.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Deteriorated Condition at Deck/porch flooring or railing
- ⚠️ 3.9.1 Exterior - Railings, Guards & Handrails: Wood is starting to deteriorate
- 🔧 3.10.1 Exterior - Windows: Fogged Windowpane
- 🔧 3.10.2 Exterior - Windows: Caulking missing or deteriorated
- 🔧 3.11.1 Exterior - Exterior Doors: Door not sealing up to the Weather stripping
- ⊖ 6.2.1 Heating - Heating Equipment: Blower - Excessive Noise
- ⊖ 6.2.2 Heating - Heating Equipment: Filter Dirty
- 🔧 9.1.1 Doors, Windows & Interior - Doors: Damaged Door
- ⊖ 9.2.1 Doors, Windows & Interior - Windows: Damaged/ missing Hardware at Window
- ⊖ 9.2.2 Doors, Windows & Interior - Windows: Fogged / Broken Seal
- ⊖
- 9.3.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Light Inoperable, Could Be a bad Bulb
- 🔧 9.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Minor/ Moderate Cracks
- ⊖ 9.4.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Moisture Damage/staining
- ⊖ 9.4.3 Doors, Windows & Interior - Floors, Walls, Ceilings: Tiles Missing/cracked
- ⚠️
- 9.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Smoke Detector Carbon Monoxide alarm Did Not operate or missing
- ⊖ 11.1.1 Bathrooms - Bathroom Toilets: Toilet is sitting loose
- 🔧 11.4.1 Bathrooms - Bathroom Exhaust Fan / Window: Fan Rattles
- 🔧 11.8.1 Bathrooms - Door: Door Doesn't Latch
- ⊖ 13.1.1 Kitchen - Kitchen Sink: Low water pressure
- 🔧 13.4.1 Kitchen - AFCI: Missing AFCI Protection
- ⊖ 14.3.1 Plumbing - Hot Water Source: Corrosion
- 🔧 15.7.1 Electrical - AFCIs: Missing AFCI
- ⚠️ 15.9.1 Electrical - Electrical Defects: Missing junction box

-  18.2.1 Attached Garage - Garage Vehicle Door: Damage to Garage Door
-  18.4.1 Attached Garage - Electric in Garage: Missing GFCI-Protection in Garage

# 1: INSPECTION DETAIL

## Information

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**General Inspection Info: In Attendance**

Family of My Client

**General Inspection Info: Occupancy**

Occupied

**General Inspection Info: Weather Conditions**

Sunny, Very Cold

**General Inspection Info: Dwelling faces**

South

**General Inspection Info: Type of Building**

Single Family

**General Inspection Info: Roof Type/Style**

Gable

**General Inspection Info: Temperature (approximate)**

4 Fahrenheit (F)

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**General Inspection Info: Condition summary**

Due to the snow on the roof and in the gutters i was not able to see all of the items.

I did not run the Air conditioners due to the risk of damaging the compressors in the cold weather.

Have all vegetation cut back away from the home .

I would recommend having a company check and spray yearly for bugs. The woodpeckers are in search of bugs that seek refuge in the siding and therefore peck the siding trying to gain access to the bugs.

There is lights around the home that are not functioning . I would try changing the bulbs and if that doesn't take care of the problem i would recommend further evaluation by a qualified electrician.

Change or add smoke and Carbon Monoxide alarms before occupying the dwelling if they are out dated or missing. Properly check and maintain all smoke and Carbon Monoxide alarms were required yearly .

The home has been well maintained and with any older home there is always maintenance and updates needed to preserve the integrity of the home.

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

## 2: ROOF

### Information

#### Chimney : Chimney material

Metal

#### Roof Covering: Type of Roof-Covering Described

Asphalt, Dimensional

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

The roof has a algae residue in various areas which may make it appear to be worn.

This inspection is not a guarantee that a roof leak in the future will not happen.

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. Have the roof inspected yearly for further deterioration.

#### Roof Coverings: Limitations of Roof Inspection

- Roof inspection may be limited by access, condition, weather or other safety concerns.
- If the roof was inspected visually from the ground then binoculars were also used.
- Some sections of the roof may not be able to be viewed due to a lack of access, pitch, obstructions, etc.
- Roofs that are inspected via pole camera or aerial drone are limited to the views of the camera.

*This inspection is not a warranty, guarantee or insurance policy and it is not intended to predict how long the roof will last or if it will leak. Leaks can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. All roofs should be inspected annually in order to last typical life spans.*





**Roof Covering: Roof Was Inspected**

Ground, Drone

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

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

**Roof Covering: Approximate age of the roof**

5-10

Have a qualified roofer or inspector monitor yearly for any deterioration or any damage that may be caused by winds, snow, ice, trees and other elements that could create damage.

Keep all debris cleaned off the roof and the gutters cleaned functioning as intended.

Keep all flashing sealed and maintained to prevent water penetration.

**Roof Covering: Number of layers of roofing**

2

There is a metal drip edge installed that is properly done . It is hard to determine if there is more than one layer installed if the edging was installed over the existing shingles.

Some parts of the roof may have multiple layers of roof and some parts may appear appear to have a single layer

I recommend having a qualified roofer further evaluate and on a yearly bases for further deterioration.

**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.

Not all flashings are visible due to the installation methods used or sealant being applied that prevents looking under the shingles.

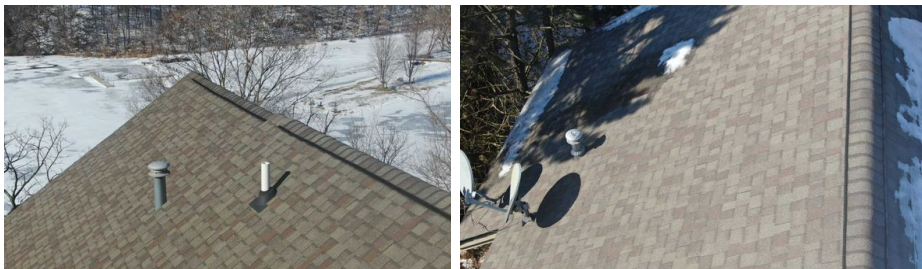
**Plumbing Vent Pipes: Plumbing Vent Pipes Inspected**

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.

Monitor yearly for failure or sealant drying out . If the flashing becomes damaged or the sealant becomes dry and brittle replace or repair as needed .

Consult a qualified roofer for any repairs .

**Limitations**

Roof Covering

**UNABLE TO SEE EVERYTHING**

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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.

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Roof Covering

### **UNABLE TO WALK UPON ROOF SURFACE**

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

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Roof Covering

### **SNOW COVERING THE ROOF**

There was snow covering the roof surface. This was an inspection restriction. I was unable to observe everything that I needed to see, because of the snow. Recommend further evaluation at a later date when the snow has melted.

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Roof Covering

### **DUE TO THE HEIGHT AND SLOPE I WAS NOT TO MAKE ACCESS**

I would recommend having a qualified roofer with the proper equipment further evaluate.

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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.

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Flashing

### **DUE TO SNOW COVERING UNABLE TO INSPECT EVERYTHING.**

Flashing

### **DUE TO THE SLOPE AND HEIGHT OF THE ROOF I WAS NOT ABLE TO INSPECT ALL OF IT**

Plumbing Vent Pipes

### **UNABLE TO REACH ALL THE PIPES**

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Due to the height and area of the component's 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. Monitor pipe boot flashing yearly for deterioration.

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Plumbing Vent Pipes

**DUE TO THE SLOPE OF THE ROOF AND THE HEIGHT I WAS NOT ABLE TO INSPECT ALL AREAS.**

I recommend further evaluation by a qualified contractor/roofer with proper equipment to make access and monitor yearly for deterioration and maintenance.

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Plumbing Vent Pipes

**DUE TO SNOW COVERINGS I WAS NOT ABLE TO INSPECT ALL OF THE ROOF**

Gutters & Downspouts

**COULDN'T REACH ALL OF THE GUTTERS**

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

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Gutters & Downspouts

**SNOW AND ICE COVERED. UNABLE TO INSPECT PROPERLY.**

Gutters & Downspouts

**UNABLE TO WALK ROOF DUE TO THE WEATHER CONDITIONS**

## Recommendations

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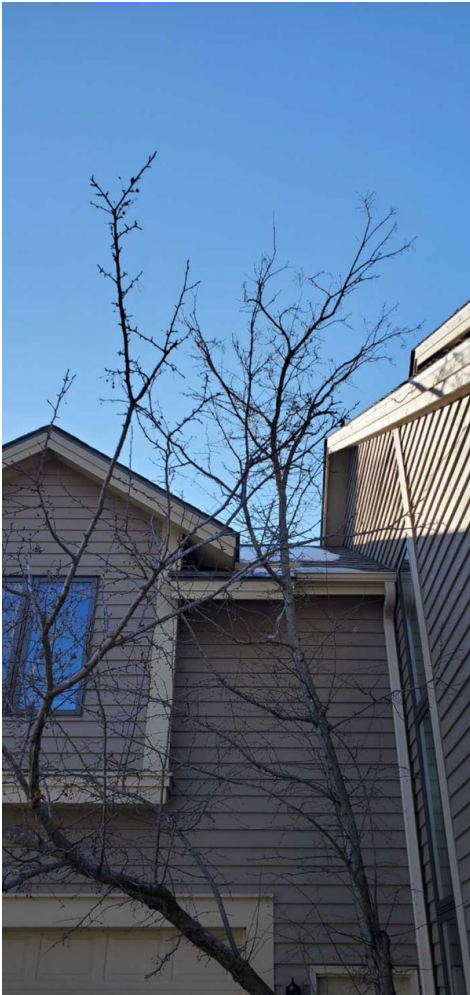
2.1.1 Roof Covering

**TREE TOO CLOSE**



I observed indications that tree branch's are overhanging the roof and maybe in contact with the roof . Trim the branches back so nothing hangs over the roof.

Further evaluation by a qualified tree trimmer is recommended.



#### 2.4.1 Gutters & Downspouts

### **GUTTERS MISSING IN ONE OR MORE AREAS.**



Gutters are necessary to properly collect rain water from the roof, control it, divert it, and discharge that water away from the house and its foundation. A missing gutter is a defect. This is a defect that should be corrected by a professional contractor if so desired but is recommended.

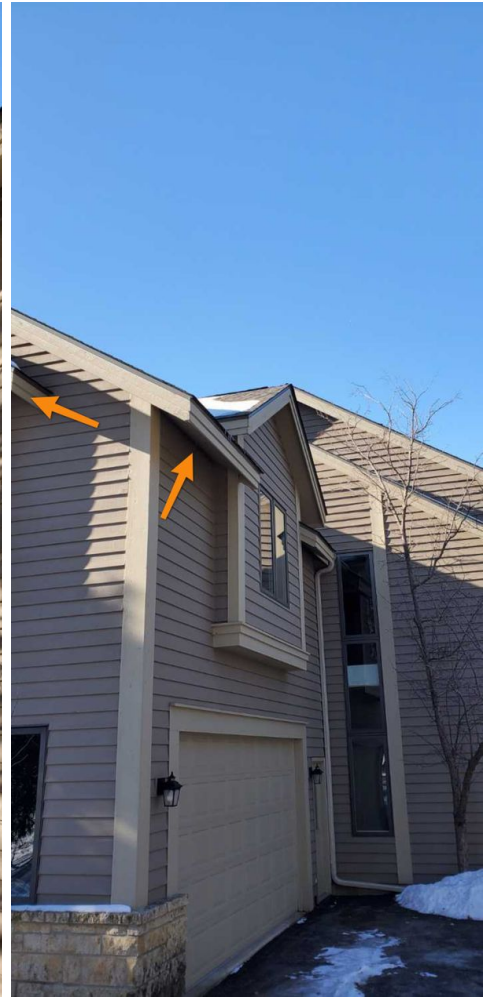
Water may seep into basement and cause water damage, mold, mildew some of which may possibly be present already



West West



West



2.5.1 Chimney

**CHIMNEY AND OR CAP IS STARTING TO RUST**

Prepare, prime and paint and add the necessary sealants to preserve the integrity of the metal.

Caulk and seal all joints .

Further evaluation by a qualified contractor

 Maintenance/Monitor



## 3: EXTERIOR

### Information

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<b>Eaves, Soffits &amp; Fascia: Type of material</b>	<b>Walkways &amp; Driveways: Driveway / Parking material</b>	<b>Walkways &amp; Driveways: Sidewalk materials</b>
Wood	Asphalt	Asphalt
<b>Porches, Patios, Decks, Balconies &amp; Carports: Type of material</b>	<b>Windows: Type of window</b>	
Wood	Casement, Fixed	

#### General: Exterior Was Inspected

I inspected the exterior of the house for any abnormalities. Such as vegetation too close to the home, missing or damaged siding, the windows for caulking or rot. Caulking of the siding and where it is needed to provide protection. Exterior of the doors, walkways, driveways and many other maintenance items.

#### 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. Some areas are not easily accessible due to the height and location without special equipment. Further evaluation is recommended by a qualified contractor that has the proper equipment.

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

Wood, Stone

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. I recommend having a qualified contractor to monitor the house's exterior for its condition and weathertightness yearly. Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration. Keep all siding joints, windows, doors edges caulked and sealed to preserve the integrity of the components. Repair and replace all materials that are defective.

#### 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.

Keep all gutters and downspouts cleaned and flowing away from the home.

Keep the landscaping sloped and running away from the home.

#### 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.

I highly recommend a qualified electrician for any repairs or replacement of any electrical components.

#### 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.

I recommend further evaluation by a qualified contractor for any repairs or replacement

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**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.

I recommend any repairs to be done by a qualified contractor.

**Stairs, Steps, Stoops, Stairways & Ramps: Type of material porch,deck is made of**

Wood, Composite type

I recommend keeping the wood cleaned and sealed to protect from decay

Replace any bad boards yearly before sealing.

I recommend a qualified contractor to evaluate, repair, prep and seal yearly.

For concrete, pavers keep the surface cleaned and sealed to preservice the surface from harmful exposures.

Composite materials should be cleaned yearly and by the required recommendations by the manufacture .

**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.

I highly recommend a qualified contractor to evaluate yearly for the proper maintenance and repairs.

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

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

Keep all wood services cleaned and sealed to protect the wood

I recommend a qualified contractor to evaluate yearly for necessary repairs and maintenance

**Windows: Windows Inspected**

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

Not all windows are easily accessible with out proper equipment

I highly recommend a qualified contractor to further evaluate with the proper equipment if windows are not easily accessible

**Exterior Doors: Exterior Doors Inspected**

I inspected the exterior doors.

I highly recommend further evaluation by a qualified contractor for caulking and painting needs. And for all repair of any wood decay

that may arise over the years .

**Exterior Doors: Type of door**

Metal

Entry doors and garage doors inspected.

Inspectors generally don't inspect storm doors . If the storm door is damaged it is recommended to replace it if so desired or remove it and not have one . There intent is self preference to meet individual choice.

**Gas shut off: Gas shut off outside**

Gas shut off outside of the dwelling

**Gas shut off: Gas shut off location**

South

Shut off for the gas supplied to the dwelling.

**Limitations**

General

**INSPECTION WAS RESTRICTED**

Height/slope, Snow

The inspection of the exterior of the house was restricted, and the visual-only inspection was limited.

Eaves, Soffits &amp; Fascia

**INSPECTION WAS RESTRICTED**

I did not inspect all of the eaves, soffit, and fascia. 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.

Eaves, Soffits &amp; Fascia

**DUE TO THE HEIGHT AND SLOPE OF THE ROOF WAS NOT ABLE TO INSPECT EVERYTHING.**



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Vegetation, Surface Drainage, Retaining Walls & Grading

### **SNOW COVERED**

Unable to determine drainage

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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.

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Walkways & Driveways

### **SNOW COVERED**

Was not able to inspect all of the surfaces due to snow /ice pack

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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.

## **Recommendations**

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3.3.1 Wall-Covering, Flashing & Trim

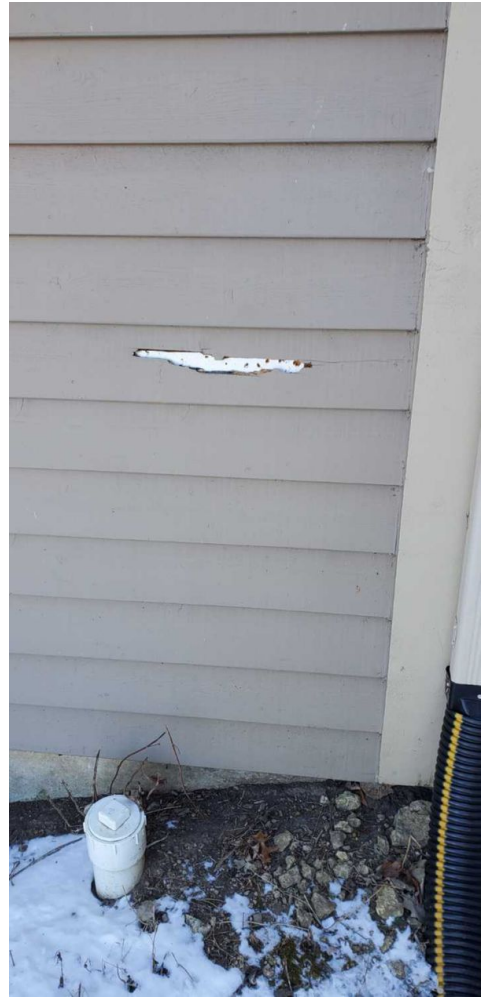
### **DAMAGED WALL-COVERING/TRIM MATERIAL**



I observed indications of a defect at the exterior wall-covering material.

Correction and further evaluation is recommended by a qualified contractor

Holes and cracks should be sealed shut or siding replaced to protect against the element's from getting into the wall cavities.



North Basement



West

3.3.2 Wall-Covering, Flashing & Trim

**CRACKING - SPLITTING SIDING OR TRIM**

 Maintenance/Monitor

2ND FLOOR NORTH

Siding showed cracking in one or more places. Recommend monitoring, repair or replace as needed . Consult a qualified contractor .



2nd Floor North

3.3.3 Wall-Covering, Flashing & Trim

**CAULKING DETERIORATED OR MISSING**

 Maintenance/Monitor

VARIOUS DOORS AND WINDOWS

Have a qualified contractor evaluate and repair .

Be and sure to check all doors , windows and joints for missing or deteriorated caulking .

Check annually for deterioration and replace as needed to preserve the integrity of the materials and to prevent moisture intrusion .



Basement East

### 3.3.4 Wall-Covering, Flashing & Trim



Maintenance/Monitor

## **VEGETATION GROWING CLOSE TO THE SIDING**

WEST

Keep the vegetation trimmed back to prevent rubbing and holding moisture and possible creating rot.



West

### 3.3.5 Wall-Covering, Flashing & Trim

#### **SIDING /TRIM IS SHORT OR MISSING .DECAY STARTING**



Recommendation /Needs Attention

I recommend further evaluation by a qualified contractor for the necessary repairs or replacement  
Water penetration is possible which could lead to water damage , rot, mold. Seal all joints and open cavities to prevent moisture intrusion.



Garage



1st Floor North



3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

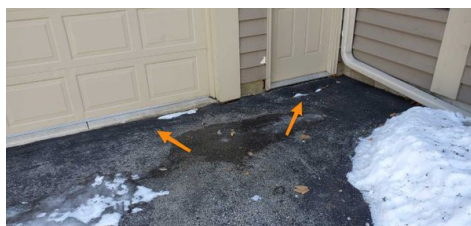
**NEGATIVE GRADING AROUND THE DWELLING**

 Recommendation /Needs Attention

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

The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.

I highly recommend further evaluation is recommended by a qualified contractor /landscaper



## 3.5.1 GFCIs &amp; Electrical

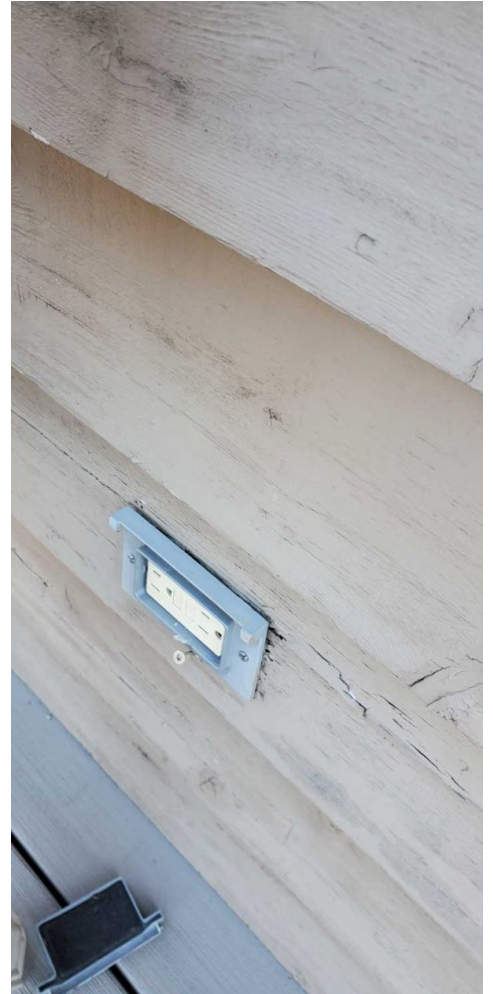
**MISSING WEATHER COVER FOR ELECTRICAL OUTLET**

2ND FLOOR NORTH DECK

Install the proper cover to protect against moisture and possibly electrical shock.

I recommend further evaluation by a qualified electrician

Have GFCI installed if missing

**Major Material Defect/ Safety Issue**

2nd Floor North

## 3.8.1 Porches, Patios, Decks, Balconies &amp; Carports

**DETERIORATED CONDITION AT DECK/PORCH FLOORING OR RAILING**

BASEMENT DECK

I observed indications of deteriorated conditions at the deck components. Replace the deteriorated boards before they fail and to prevent injury.

Further evaluation by a qualified contractor is recommended

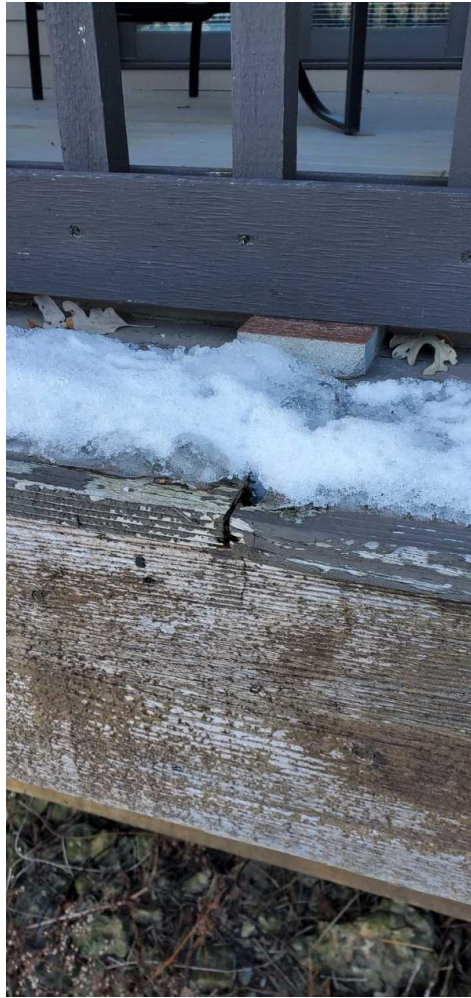
Be sure to check all exterior wood decking ,flooring and exposures for rotten conditions.

Apply a deck sealer annually or as needed to protect the decking after the rotten boards are properly repaired.

**Recommendation /Needs Attention**



East



Basement North





North



## 3.9.1 Railings, Guards &amp; Handrails



Major Material Defect/ Safety Issue

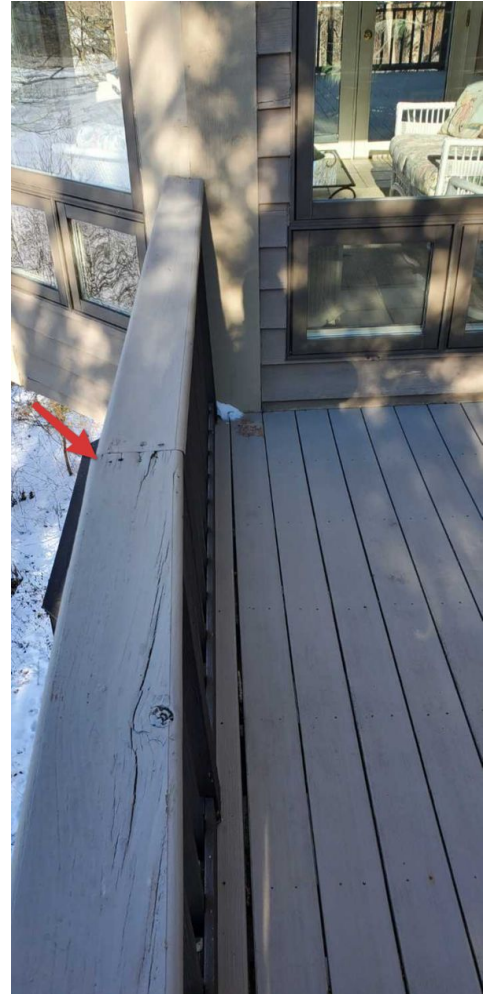
**WOOD IS STARTING TO DETERIORATE**

1ST FLOOR BEDROOM

I recommend further evaluation by a qualified contractor for repairs and replacement .

Monitor yearly for deterioration. Keep all wood surfaces sealed and protected.

Repair and replace as needed



1st Floor Bedroom deck

## 3.10.1 Windows

**FOGGED WINDOWPANE**

Maintenance/Monitor

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 doesn't 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.

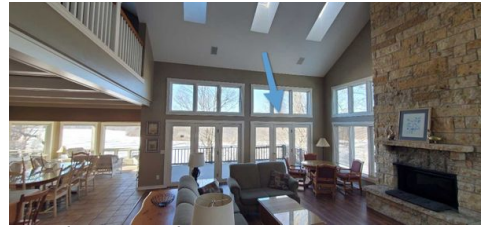
I recommend having a glass company further evaluate .



1st Floor West Bathroom



1st Floor North Living Room



1st Floor North Living Room



1st Floor Master Bathroom

### 3.10.2 Windows

#### **CAULKING MISSING OR DETERIORATED**

##### VARIOUS WINDOWS AND DOORS

Replace the caulking to keep moisture and bugs from penetrating the behind the siding .  
Be sure to check all windows and doors for failed sealant.

I recommend further evaluation by a qualified contractor for any repairs or replacement



Maintenance/Monitor



South Garage

Have all windows and doors checked

3.11.1 Exterior Doors

**DOOR NOT SEALING UP TO THE WEATHER STRIPPING**

BASEMENT BEDROOM

Further evaluation by a qualified contractor .

Moisture ,bugs could enter the structure.

It may need a new weather-strip



## 4: COOLING

### Information

---

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

**Cooling Equipment: Location**  
Exterior West

**Distribution System: Configuration**  
Split

#### **Cooling System Information: Heating /Cooling componets**

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.

**The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependent on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate**

**heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger,**

**or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware**

**that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which**

**sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that**

**any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.**

#### **Cooling System Information: Service Disconnect Inspected**

I observed a service disconnect within sight of the cooling system as it is intended for service work of the unit.

#### **Cooling System Information: Air temperature below 65 degrees**

If the temperature is below 65 degrees it is recommended not to run the air conditioner . Due to the oils used they become thick in cold weather and make's it hard on the compressor to start in cold weather and may cause damage to the unit.

## Cooling System Information: Approximate age

1999 tempstar

1 1/2 ton

I recommend further evaluation by a qualified HVAC for repairs and maintenance on yearly schedule

Due to the low temperature i was not able to run the air-conditioner.



## Cooling Equipment: Brand

Tempstar

If window units are on the premises inspectors generally don't run these units if there not permanently installed .

All other permanent units will be run if the temperature allows. Anything below 65 degrees inspectors will not run the air conditioners due to the oil viscosity would be to thick and may cause damage to the compressor.

## Thermostat and Normal Operating Controls: Thermostat Location

Multiple thermostats

Check and change the batteries yearly if the thermostat is run by batteries. If the battery dies and the appliance is running it will not shut off and the same goes if its off it will not start.

I recommend having a HVAC evaluate the HVAC system yearly including thermostat.

## Distribution System: Ductwork

Non-insulated

Duct work is not all visible for inspection.

Have ducts cleaned and inspected to assure they are performing the way there intended.

## Limitations

## Cooling System Information

**COOL TEMPERATURE RESTRICTION**

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

---

## Cooling Equipment

**LOW TEMPERATURE**

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

---

## Distribution System

**NOT ALL DUCT WORK IS EXPOSED FOR INSPECTION**



## 5: COOLING

### Information

---

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

**Cooling Equipment: Location**  
Exterior West

**Distribution System: Configuration**  
Split

#### Cooling System Information: Heating /Cooling componets

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.

**The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependent on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate**

**heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger,**

**or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware**

**that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which**

**sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that**

**any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.**

#### Cooling System Information: Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system as it is intended for service work of the unit.

#### Cooling System Information: Air temperature below 65 degrees

If the temperature is below 65 degrees it is recommended not to run the air conditioner . Due to the oils used they become thick in cold weather and make's it hard on the compressor to start in cold weather and may cause damage to the unit.

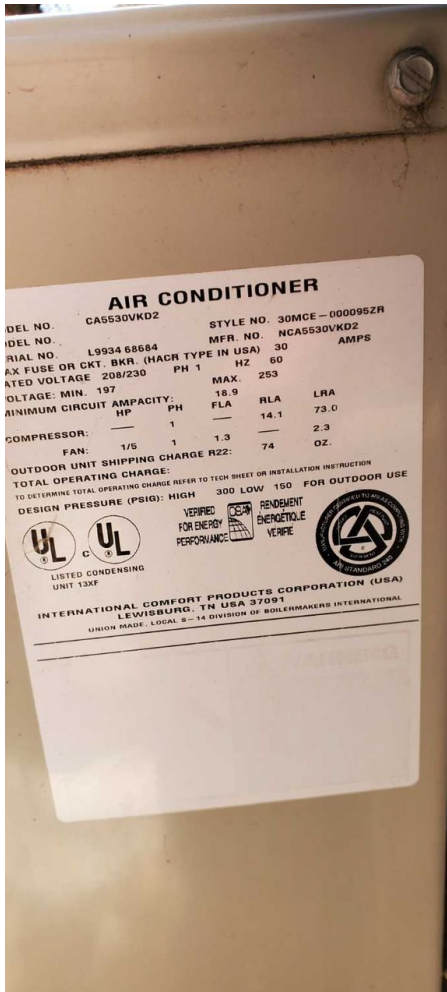
## Cooling System Information: Approximate age

1999. Tempstar

2 1/2 ton

I recommend further evaluation by a qualified HVAC for repairs and maintenance on yearly schedule

Due to the low temperature i was not able to run the air-conditioner.



## Cooling Equipment: Brand

Tempstar

If window units are on the premises inspectors generally don't run these units if there not permanently installed .

All other permanent units will be run if the temperature allows. Anything below 65 degrees inspectors will not run the air conditioners due to the oil viscosity would be to thick and may cause damage to the compressor.

## Thermostat and Normal Operating Controls: Thermostat Location

Multiple thermostats

Check and change the batteries yearly if the thermostat is run by batteries. If the battery dies and the appliance is running it will not shut off and the same goes if its off it will not start.

I recommend having a HVAC evaluate the HVAC system yearly including thermostat.

## Distribution System: Ductwork

Non-insulated

Duct work is not all visible for inspection.

Have ducts cleaned and inspected to assure they are performing the way there intended.

## Limitations

Cooling Equipment

**LOW TEMPERATURE**

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

---

Distribution System

**NOT ALL DUCT WORK IS EXPOSED FOR INSPECTION**

# 6: HEATING

## Information

**Heating System Information:  
Energy Source**

Propane

**Thermostat and Normal  
Operating Controls: Thermostat  
Location**

Multiple thermostats



**Heating Equipment: Brand**

Tempstar

**Distribution System:  
Configuration**

Split

**Heating Equipment: Energy  
Source**

Propane

**Fireplace: Gas fireplace working  
as intended.**

Basement



## Heating System Information: Heating/Cooling

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.

**The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependent on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.**



## Heating System Information: Heating Method

Warm-Air Heating System

I recommend having a scheduled maintenance program yearly with a qualified HVAC

### Heating System Information: Approximate age

1999

Consult with a HVAC to verify the year ,make, model and if any recalls are present.

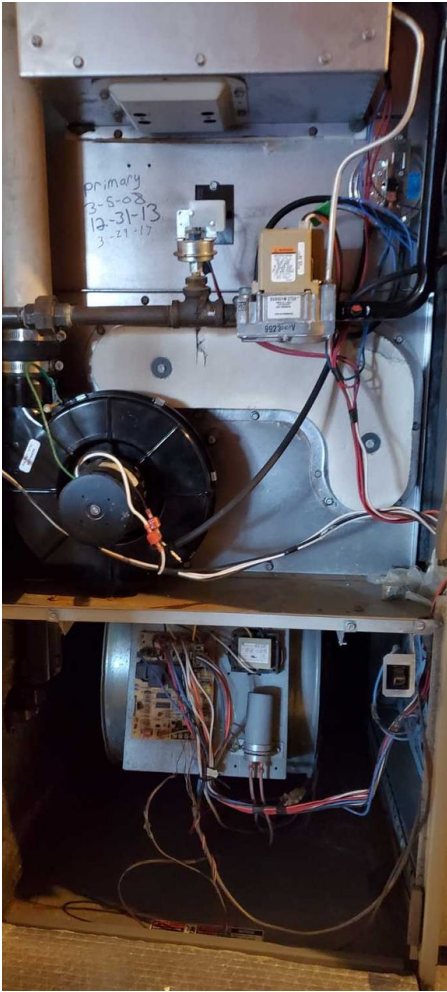
Have all HVAC equipment serviced yearly



**Heating Equipment: Heat Type**

Gas-Fired Heat, Forced Air

I recommend having heating and air-conditioning system's checked and serviced annually. A clean and proper running equipment is better efficient than a dirty non maintained units. Keep the filters changed as recommended by manufacture.

**Distribution System: Ductwork or piping**

Non-insulated

Not all duct work or piping was visible due to finished ceilings and walls

**Fireplace: Fireplace**

Propane fired

I recommend further evaluation by a qualified HVAC/ chimney specialist before using. Schedule a yearly maintenance program for all HVAC equipment.

**Fireplace: Fireplace**

1st Floor

Electric

I recommend further evaluation by a qualified HVAC/ chimney specialist before using.  
Schedule a yearly maintenance program for all HVAC equipment.

**Limitations**

Distribution System

**NOT ABLE TO SEE ALL OF THE DUCT WORK DUE TO FINISHED WALLS AND CEILINGS****Recommendations**

6.2.1 Heating Equipment

**BLOWER - EXCESSIVE NOISE**

LEFT UNIT

Furnace blower was excessively noisy during operation. Recommend a qualified HVAC technician evaluate and repair.



Recommendation /Needs Attention





Left unit



## 6.2.2 Heating Equipment

### **FILTER DIRTY**

#### LEFT UNIT

The furnace filter is dirty and needs to be replaced every 1-6 months. Monitor monthly and change as needed . A dirty filter makes the air handler work harder and less efficient .





## 7: ATTIC, INSULATION & VENTILATION

### Information

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#### **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](#). A limited visual and access to all attic areas was encountered due to the structural configuration and build. Even though we strive to fully inspect all areas of the attic they're times that this is not possible .

Structural component's, insulation may restrict the inspection.

A home inspector will not disturb the insulation which will affect the R rating of the insulation.

A home inspector will not jeopardize safety or material damage to the property to inspect area's that may cause such damage.

## Structural Components & Observations in Attic: Attic was inspected from

Entrance, Limited access

Inspectors generally don't disturb the insulation and jeopardize the thermo capacity of the insulation. Not all areas are accessible for inspection due to the structural build or access to the attic. Access was limited,

Further evaluation recommended by a qualified contractor for making better access available for future trades people if the need were to arise to work in the attic areas.

Access was limited or difficult. May need some boards installed for making entrance into the attic easier without risking damage to the ceilings or person entering attic.

Make sure the access hatch has insulation installed on top whenever accessing the attic.



## 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.

Small attic space in garage only.

No attic in upper part of home

## Insulation in Attic: Type of Insulation Observed

Fiberglass

I would recommend adding more insulation for energy savings.

Consult with a qualified insulating specialist for the proper depths for the best energy savings.

The access hatch needs to be insulated on top of it.

**Insulation in Attic: Approximate Average Depth of Insulation**

Undetermined, 6-9 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Consult with a qualified insulation specialist for the correct amount of insulation for the area.

By adding more insulation may cut down on energy cost.

Not all areas are accessible for full evaluation of the insulation. Therefore not able to determine if there s proper amount of insulation or the type that exist.

**Insulation in Attic: No access to inspect attic**

No or limited attic access due to the build and design of the home.

I recommend further evaluation by a qualified contractor for any access and determining the insulation levels.

**Ventilation in Attic: Ventilation Inspected**

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

There is Limited access in some or all areas to evaluate for proper ventilation.

Consult with a qualified contractor to verify if there is proper amount of ventilation.

**Ventilation in Attic: Type of ventilation**

Soffit, Ridge

There is areas that may not have the proper amount of ventilation.

I would recommend consulting with a qualified contractor / roofer for determining the proper ventilation.

**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.

Structural Components & Observations in Attic

**ATTIC ACCESS WAS LIMITED AND RESTRICTED**

Structural Components & Observations in Attic

**DUE TO STORAGE I WAS NOT ABLE TO INSPECT ALL OF THE ATTIC**

Insulation in Attic

**NO ACCESS TO THE ATTICS**

Second floor had no access to attic

Ventilation in Attic

**DUE TO THE HEIGHT I WAS NOT ABLE TO INSPECT THOROUGHLY**

I recommend further evaluation by a qualified roofer.

## 8: COOLING

### Information

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

**Cooling Equipment: Location**  
Exterior West

**Distribution System: Configuration**  
Split

#### Cooling System Information: Heating /Cooling componets

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**Cooling System Information: Approximate age**

2018 york

3 ton

I recommend further evaluation by a qualified HVAC for repairs and maintenance on yearly schedule

Due to the low temperature i was not able to run the air-conditioner.



**Cooling Equipment: Brand**

York

If window units are on the premises inspectors generally don't run these units if there not permanently installed .

All other permanent units will be run if the temperature allows. Anything below 65 degrees inspectors will not run the air conditioners due to the oil viscosity would be to thick and may cause damage to the compressor.

**Thermostat and Normal Operating Controls: Thermostat Location**

Multiple thermostats

Check and change the batteries yearly if the thermostat is run by batteries. If the battery dies and the appliance is running it will not shut off and the same goes if its off it will not start.

I recommend having a HVAC evaluate the HVAC system yearly including thermostat.

**Distribution System: Ductwork**

Non-insulated

Duct work is not all visible for inspection.

Have ducts cleaned and inspected to assure they are performing the way there intended.

**Limitations**



Distribution System

**NOT ALL DUCT WORK IS EXPOSED FOR INSPECTION**

# 9: DOORS, WINDOWS & INTERIOR

## Information

---

### Floors, Walls, Ceilings: Wall materials

Drywall

### Floors, Walls, Ceilings: Ceiling materials

Drywall

### Floors, Walls, Ceilings: Floor coverings

Tile, Carpet, Laminate

### Skylight : Skylight

### 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.

### Doors: Evaluation of interior

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, including the supply and waste components of washing machines.

#### Bedrooms:

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

#### Common Living Space:

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before the close of escrow.

### 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. Older homes with steep stairways are not always going to meet this criteria.

**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 Carbon Monoxide Detectors**

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

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

Not all alarms are accessible due to the placement of the system without special equipment to reach them.

Change batteries yearly and test all alarms

I recommend having a qualified contractor to come in with the correct equipment and service the systems if they are out of reach of a standard step ladder.

**Bar Sink: Sink was checked for temperature and leaks**



Meeting room



Basement

**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.

**Recommendations**

9.1.1 Doors

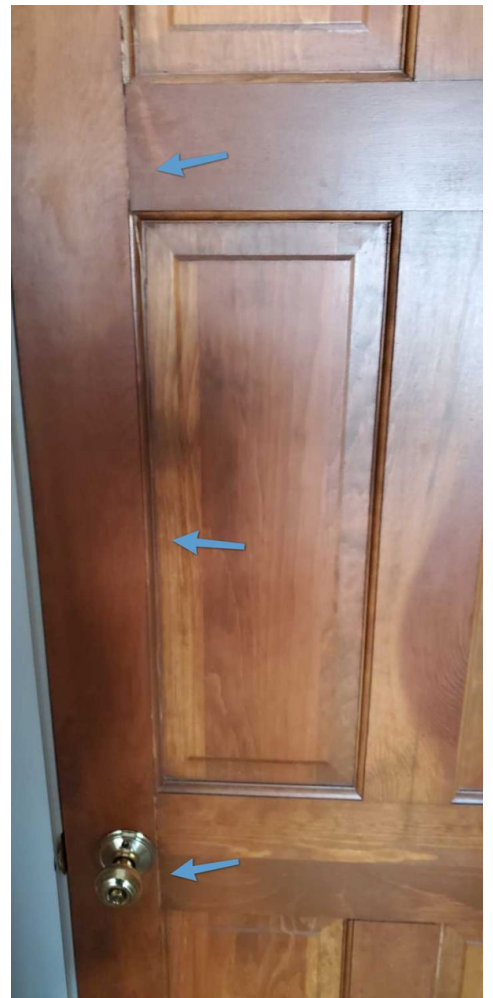
**DAMAGED DOOR**

1ST FLOOR BEDROOM

I observed damage to the door.

I recommend further evaluation by a qualified contractor for repairs and replacements

 Maintenance/Monitor



1st Floor Bedroom

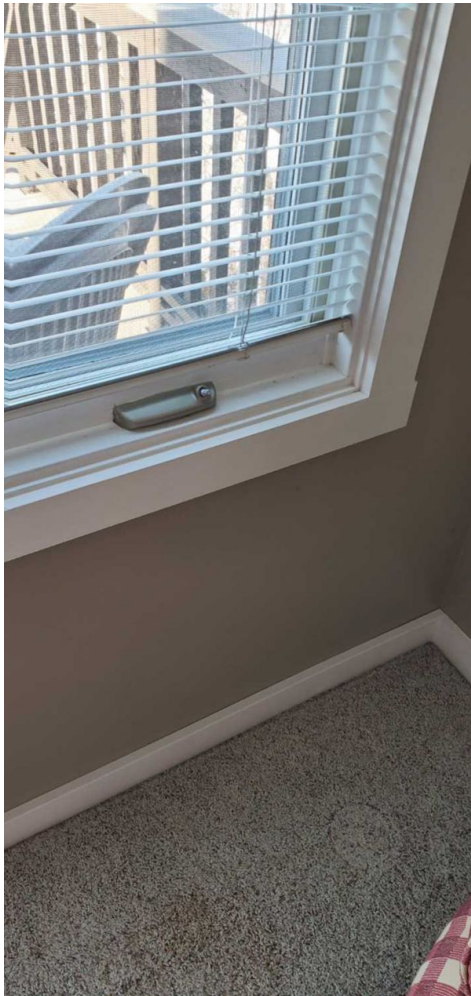
9.2.1 Windows

**DAMAGED/ MISSING HARDWARE AT WINDOW**

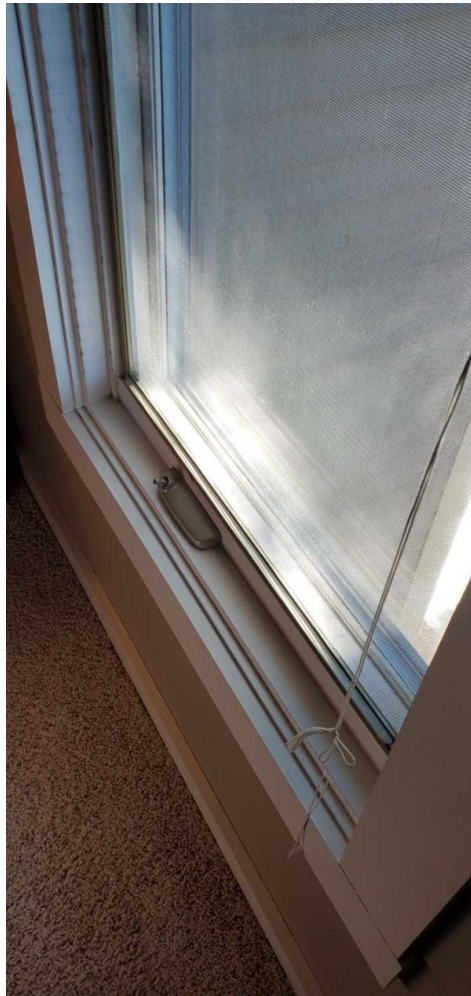
VARIOUS WINDOWS THROUGH OUT THE HOME

 Recommendation /Needs Attention

I observed damage to the hardware at a window and its operation.  
Window would not open, It was either missing a handle to the crank or the crank did not function  
Further evaluation by a qualified contractor is recommended



2nd Floor North



2nd Floor West Bedroom



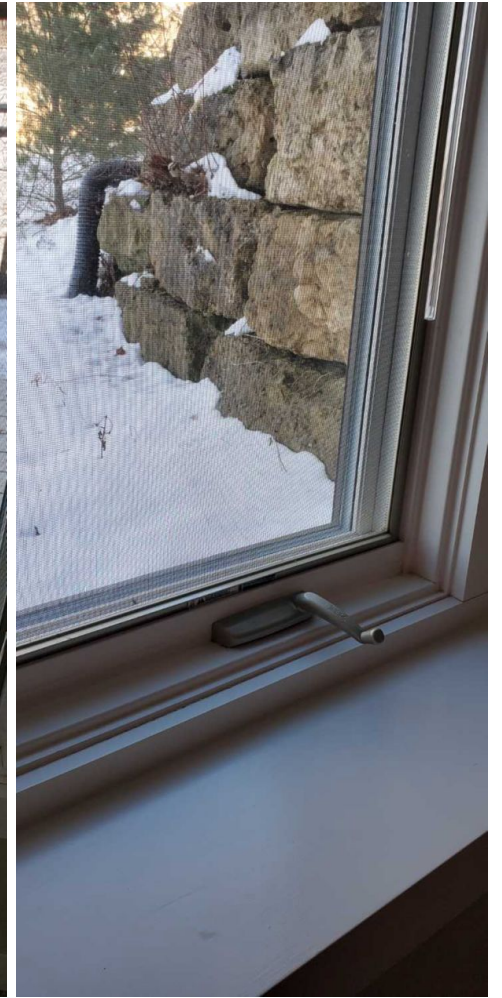
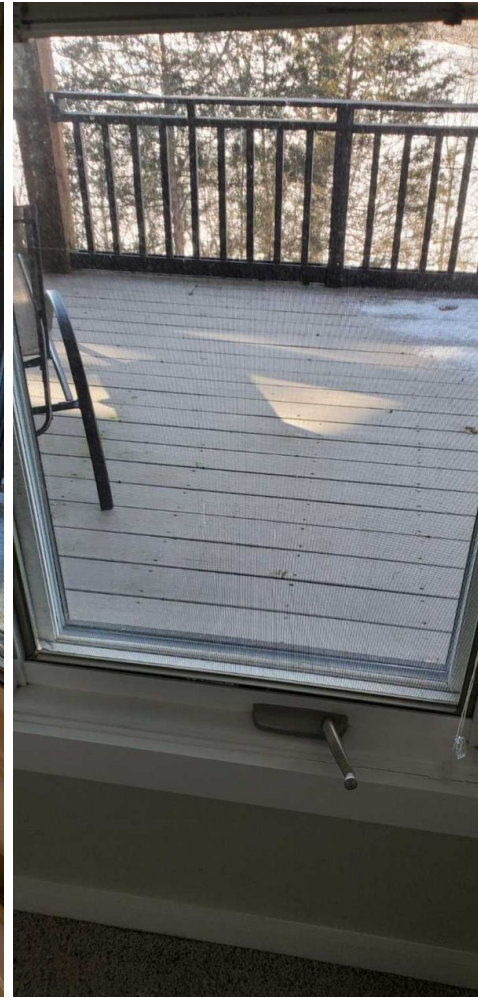
Meeting room



Meeting room



1st Floor Master Bathroom



Northeast Basement Bedroom

East Basement Bedroom



### 9.2.2 Windows

#### **FOGGED / BROKEN SEAL**



Recommendation /Needs Attention

WEST BATHROOM, NORTH LIVING ROOM

I observed a fogged window and broken seal that caused condensation between the window panes.

I recommend further evaluation by a qualified contractor for and repairs or replacement.





1st Floor Master Bathroom

### 9.3.1 Switches, Fixtures & Receptacles

#### **LIGHT INOPERABLE, COULD BE A BAD BULB**

##### VARIOUS AREAS IN THE HOME

I observed one or more lights that were not turning on. A new light bulb is possibly needed. Further evaluation be a electrician if a new bulb doesn't repair the fixture.





2nd Floor closet



#### 9.4.1 Floors, Walls, Ceilings

### **MINOR/ MODERATE CRACKS**

I observed cracked and possibly displaced plaster/drywall finish.

Monitor for further deterioration.

In Older home's this is common for cracks to develop.

I recommend further evaluation by a qualified contractor.

Consult with a contractor for further action for future repairs or replacement if desired.



Maintenance/Monitor



Living Room



Dining Room

9.4.2 Floors, Walls, Ceilings

**MOISTURE DAMAGE/STAINING**

BASEMENT WEST BATHROOM

Stains on the walls or ceilings were visible at the time of the inspection and appeared to be the result of moisture intrusion from a unknown source.

The source of moisture may have been corrected. Monitor for leaking during heavy rains

I Recommend further examination by a qualified contractor to provide confirmation if the situation has been corrected.

Gutters and downspouts need to be kept clean and running away from the home. All landscaping needs to be sloped away from the home.

Meter showed low moisture content the day of the inspection.

 Recommendation /Needs Attention



Basement West Bathroom



Low moisture

## 9.4.3 Floors, Walls, Ceilings

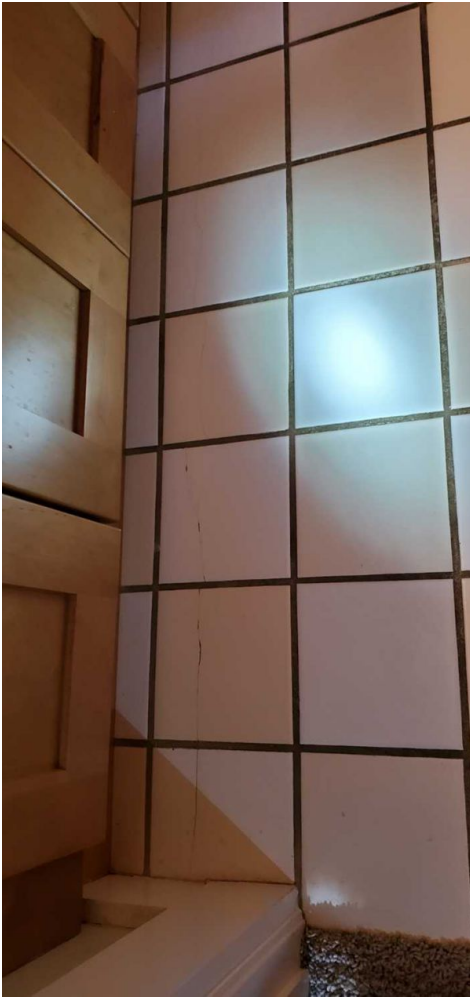
 Recommendation /Needs Attention**TILES  
MISSING/CRACKED**

## BATHROOM IN VARIOUS AREAS

One or more floor tiles were missing or cracked. Recommend installing/replacing missing or damaged tiles.

Broken tiles can be a safety hazard with the sharp edges.

Further evaluation by a qualified contractor



2nd Floor West Bathroom

9.7.1 Presence of Smoke and CO  
Detectors



Major Material Defect/ Safety Issue

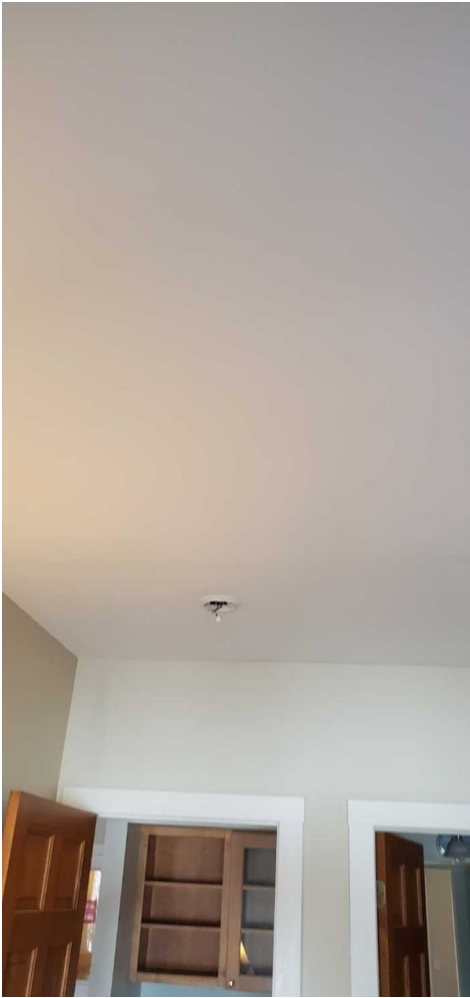
### **SMOKE DETECTOR CARBON MONOXIDE ALARM DID NOT OPERATE OR MISSING**

SOUTH BASEMENT BEDROOM

I observed indications that a smoke detector did not test properly. I pushed the test button, but it did not test as expected.

Replace smoke alarms within ten years of age and CO 2 alarms every 5-8 years of age.

Replace all batteries yearly



Basement South Bedroom

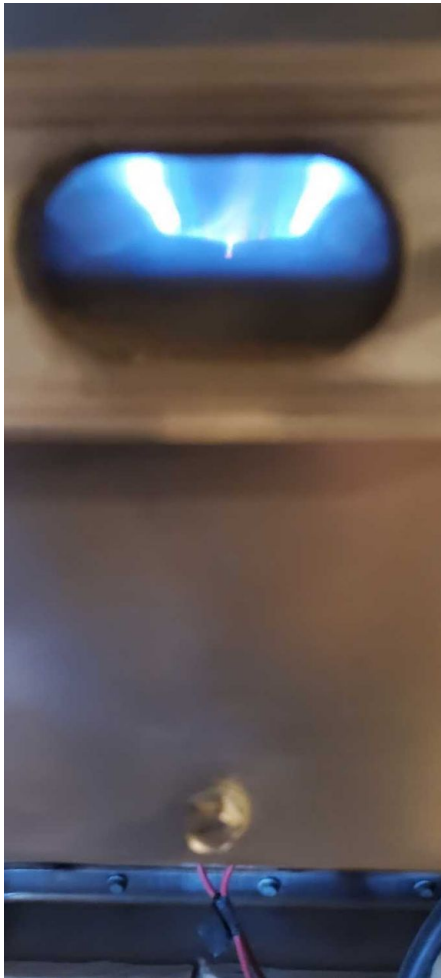
# 10: HEATING

## Information

**Heating System Information:**

**Energy Source**

Propane



**Thermostat and Normal Operating Controls: Thermostat**

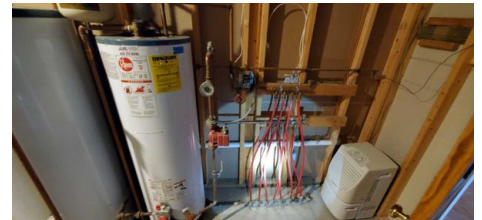
**Location**

Multiple thermostats



**Heating Equipment: Brand**

Rheem



**Distribution System:**

**Configuration**

Split

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**Heating System Information: Heating/Cooling**

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.

**The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependent on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.**

**Heating System Information: Heating Method**

Warm-Air Heating System, Hot-Water Heating System

I recommend having a scheduled maintenance program yearly with a qualified HVAC

There is two furnaces forced air units and one hot water heat in the basement that is in the floor



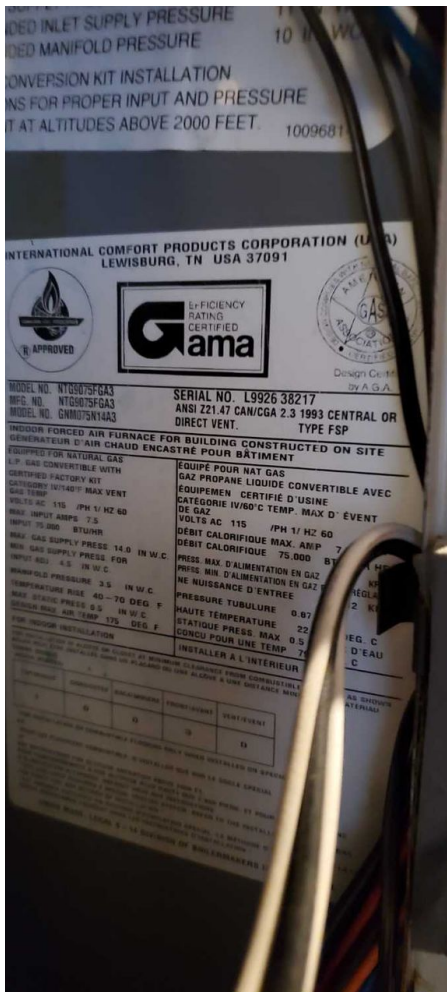
### Heating System Information: Approximate age

Basement

1999

Consult with a HVAC to verify the year ,make, model and if any recalls are present.

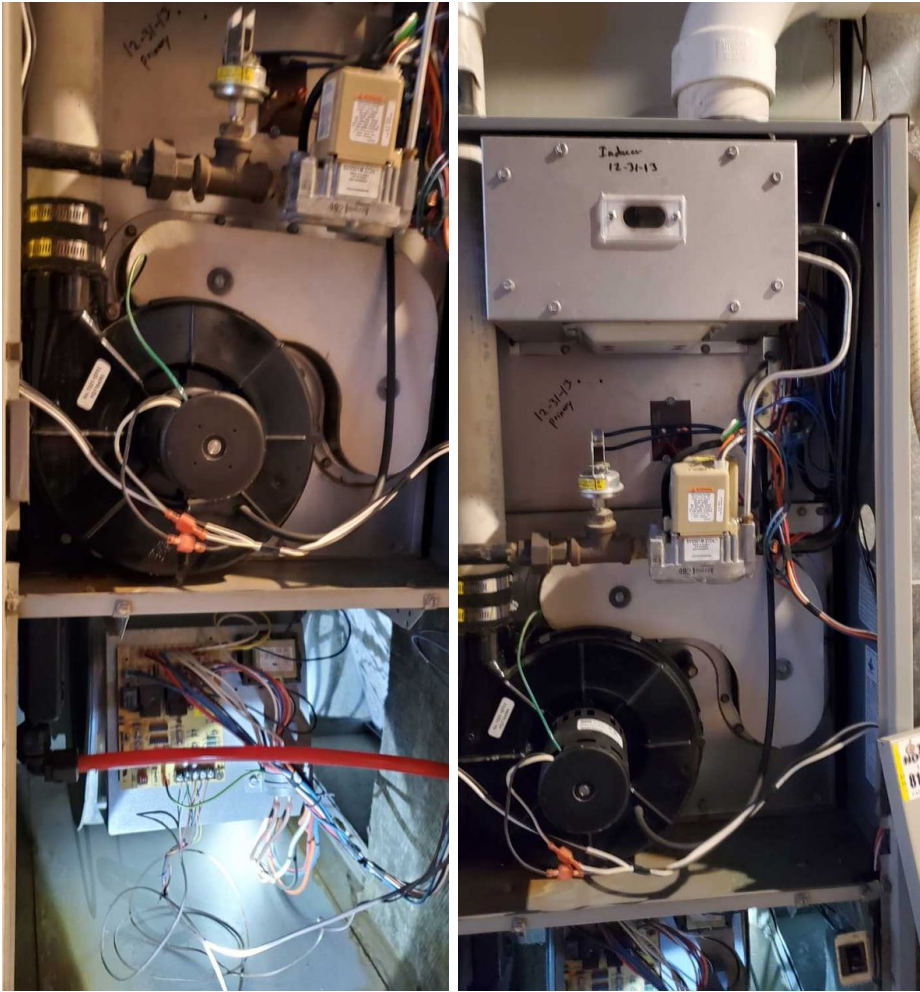
Have all HVAC equipment serviced yearly



Right unit

**Heating Equipment: Brand**

Tempstar

**Heating Equipment: Heat Type**

Gas-Fired Heat, Forced Air

I recommend having heating and air-conditioning system's checked and serviced annually. A clean and proper running equipment is better efficient than a dirty non maintained units. Keep the filters changed as recommended by manufacture.

**Heating Equipment: Heat Type**

Radiant Heat, Heat Pump

I recommend having heating and air-conditioning system's checked and serviced annually. A clean and proper running equipment is better efficient than a dirty non maintained units. Keep the filters changed as recommended by manufacture.

**Heating Equipment: Approximate age**

1999

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

**Distribution System: Ductwork or piping**

Non-insulated

Not all duct work or piping was visible due to finished ceilings and walls

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## Limitations

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Heating System Information

### **LIMITED ACCESS**

I recommend further evaluation by a qualified HVAC

---

Distribution System

**NOT ABLE TO SEE ALL OF THE DUCT WORK DUE TO FINISHED WALLS AND CEILINGS**

# 11: BATHROOMS

## 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

I flushed all of the toilets.

If there is any problems the day of the inspection they are reported.

### 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.

I recommend having a plumber further evaluate any corroded piping and for repairs that may occur.



## Hydromassage Bathtub: Tub Filled and Turned On

1st Floor Master Bathroom

Did not run the jets due to the signage status. Water and drain system worked as intended



1st Floor Master Bathroom

## 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.

## 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: Inspected cabinet for function and any discrepancy

If any issues are found the day of the inspection they are reported as such..

## Limitations

---

Bathroom Exhaust Fan / Window

### **NOT SURE IF ITS EXHAUSTING OUTSIDE DUE TO LIMITED ACCESS TO ATTIC DUE TO VISUAL LIMITATIONS.**

I was able to determine if the fan is properly exhausting outside due to limited access to attic and location of the fan.

Recommend further evaluation by a qualified contractor.

## Recommendations

---

### 11.1.1 Bathroom Toilets

#### **TOILET IS SITTING LOOSE**

EAST BATHROOM BASEMENT

Have a qualified plumber check all toilets for proper mounting.

I recommend further evaluation by a qualified plumber for any repairs and maintenance.



Recommendation /Needs Attention



Basement East Bathroom

### 11.4.1 Bathroom Exhaust Fan / Window

#### **FAN RATTLES**

WEST BATHROOM BASEMENT

I observed indications that the fan rattles unexpectedly. It may need a good cleaning and the motor may need some oil if it accepts it. I recommend further evaluation by a qualified electrician.



Maintenance/Monitor



Basement West Bathroom

11.8.1 Door

**DOOR DOESN'T LATCH**

HALF BATH



I observed that a door does not latch and close properly.

I recommend further evaluation by a qualified contractor





# 12: LAUNDRY

## Information

**Clothes Washer: Ran one cycle for courtesy**  
1st Floor



**Clothes Dryer: Ran for courtesy**  
1st Floor



**Sink: I ran the sink in the laundry room**  
1st Floor



**Laundry Room, Electric, and Tub: Monitor hoses and exhaust system and replace hoses every 5 years**

Washer machine Hoses are supposed to be replace every five years to prevent failure and a water problem if they fail. Monitor yearly for corrosion or defects by a qualified plumber is recommended .

If a Plastic vent piping is being used it should be replaced with a metal piping were it is possible . Plastic piping will break down quicker and develop holes and splits which will expel lint all over the room or area..

**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.

---

Laundry Room, Electric, and Tub

**UNABLE TO MAKE FULL ACCESS**

# 13: KITCHEN

## Information

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**Range/Oven/Cooktop: Turned On Stove & Oven**

I turned on the kitchen's stove and oven.

**Countertops & Cabinets: Counter top material**

Laminate



**Kitchen Sink: Ran Water at Kitchen Sink**

I ran water at the kitchen sink.

Water temperature may need increased or decreased depending on your preference.

I recommend a qualified plumber do any repairs or adjustment for any plumbing needs.

**Dishwasher: Brand**

Whirlpool

Appliances maybe run out of courtesy and express no future longevity or operation . They can fail at any moment .

**GFCI: GFCI Tested**

I look for ground fault circuit interrupter (GFCI) protection in the kitchen. If missing it is noted .

**Refrigerator: Brand**

LG

Appliance may be run out of courtesy ,We express no warranty or longevity .They may fail at any moment .

**Countertops & Cabinets: Inspected Cabinets & Countertops**

I inspected a representative number of cabinets and countertop surfaces.

**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](#).

**Recommendations**

---

13.1.1 Kitchen Sink

**LOW WATER PRESSURE**

 Recommendation /Needs Attention

Water pressure is low after running one or more water appliances . I recommend further evaluation by a qualified plumber .

Faucets' appeared to slightly limed up which can create some low pressure





Half bathroom

## 13.4.1 AFCI

**MISSING AFCI PROTECTION**

I observed indications of missing AFCI protection in the kitchen.

All wall kitchen receptacles should be AFCI protected. Kitchen counter receptacles should be GFCI protected.

Due to the age of the home this was not a standard in use at the time. It is recommended to upgrade to the current standards as updating the home.

I Recommend that you Consult with a qualified electrician for proper locations and installations.

An arc-fault circuit interrupter (AFCI) or arc-fault detection device (AFDD) is a circuit breaker that breaks the circuit when it detects the electric arcs that are a signature of loose connections in home wiring. Loose connections, which can develop over time, can sometimes become hot enough to ignite house fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).

# 14: PLUMBING

## Information

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

Basement, Utility room

**Hot Water Source: Size of Water****heater**

75

**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.

**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).

**Hot Water Source: Inspected Hot Water Source**

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).

**Hot Water Source: Inspected TPR Valve**

I inspected the temperature .

The temperature may not be set to everyone's preference.

I would recommend further evaluation by a qualified plumber for temperature settings, adjustments and any plumbing needs.

**Hot Water Source: Inspected Venting Connections**

I inspected the venting connections that are visible. Many times the venting is behind finished wall ,ceiling areas and are not visible or accessible to inspection.

I recommend a qualified HVAC evaluate and inspect yearly for any deterioration or failure that may occur over time .

**Hot Water Source: Water Heater**

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.



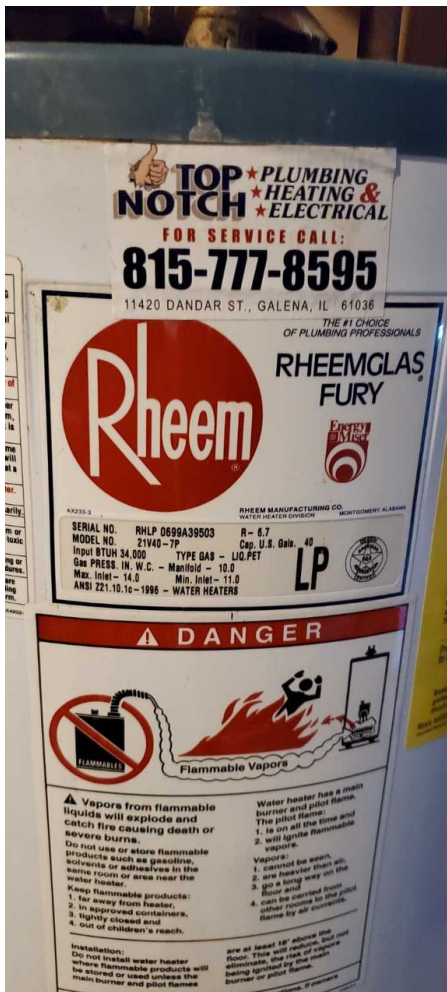
**Hot Water Source: Approximate age of water heater**

1999

Working as intended the day of the inspection.

I recommend consulting with a qualified plumber for any repairs or replacement.

Unit is getting older and should budget to replace in the future



Smallest one

**Hot Water Source: Size of Water heater**

40

Hot water heat source for basement , Budget to replace it is a older unit with some corrosion started

**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).

**Hot Water Source: Inspected Hot Water Source**I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).**Hot Water Source: Inspected TPR Valve**

I inspected the temperature .

The temperature may not be set to everyone's preference.

I would recommend further evaluation by a qualified plumber for temperature settings, adjustments and any plumbing needs.

## Hot Water Source: Water Heater

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

## Hot Water Source: Approximate age of water heater

2010

Working as intended the day of the inspection.

I recommend consulting with a qualified plumber for any repairs or replacement.

Unit is getting older and should budget to replace in the future



Biggest one

## 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.

## Drain, Waste, & Vent Systems: Drain material

Pvc

Not all piping was visible for inspection due to finished walls and ceilings.

## 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.

## Water Supply & Distribution Systems: Water line material

Pex, Copper

Not all piping was visible for inspection due to finished ceilings and walls .

## Hose bib: Winterized

Front and back

Unable to inspect.

I recommend further evaluation by a qualified plumber for any repairs of plumbing



## Limitations

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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.

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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.

## Recommendations

14.3.1 Hot Water Source



Recommendation /Needs Attention

### CORROSION

RIGHT SMALLER UNIT FOR INFLOOR HEAT

I observed corrosion at the hot water venting source.

I recommend further evaluation by a qualified plumber/HVAC is recommended .



For in floor heat

# 15: ELECTRICAL

## Information

**Electric Meter & Base: Type of service**

Underground

**Main Service Disconnect: Subpanel****Panelboards & Breakers: Make of Panel**

General Electric

**Electric Meter & Base: Inspected the Electric Meter & Base**

I inspected the electrical meter and base.

I recommend a qualified electrician for any electrical issues and repairs if and when any may occur.

**Service-Entrance Conductors: Inspected Service-Entrance Conductors**

I inspected the electrical service-entrance conductors that are visible. Not all wiring is visible and can not be inspected.

Further evaluation by a qualified electrical contractor is recommended for any electrical repairs or concerns.

**Main Service Disconnect: Inspected Main Service Disconnect**

I inspected the electrical main service disconnect.

Limited access due to shelving for removing dead front cover.

**Main Service Disconnect: Main Disconnect Rating, If Labeled**

200

I observed indications of the main service disconnects amperage rating if It was labeled.

Always consult a licensed electrician before adding more circuits.

**Main Service Disconnect: Type of electrical panel**

Breaker

The panel consisted of breakers for electrical protection of the circuits.

Always consult with a electrician whenever a electrical problem exists.

**Electrical Wiring: Type of Wiring, If Visible**

NM-B (Romex), Not able to inspect wiring behind finished walls and ceilings

I evaluated the exposed wiring that i could see at the time of the inspection. Much of the wiring is hidden behind finished ceilings, walls and buried under insulation.

**Panelboards & Breakers: Inspected Main Panelboard & Breakers/fuses**

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

I recommend Further evaluation by a qualified electrician for any electrical repairs that may occur.

**Panelboards & Breakers: Inspected Subpanel & Breakers**

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

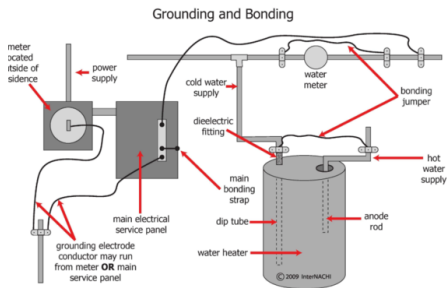
## Panelboards & Breakers: Fuse panel

### Breakers

Always Consult a licensed electrician for adding circuits and electrical issues.

## Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding. Not all of the electrical system is exposed to fully inspect therefore was very limited inspection



## 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

### Service-Entrance Conductors

## UNDERGROUND SERVICE UNABLE TO INSPECT

### 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.

### Panelboards & Breakers

## INADEQUATE WORKSPACE AT PANELBOARD

I observed inadequate workspace at the panelboard.

A clear working space for accessing all of the electrical equipment is needed. A clear space that is 3 feet deep, 30 inches wide, and 6' 6" in height should be provided in front of the equipment.



#### 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.



## Recommendations

### 15.7.1 AFCIs

 Maintenance/Monitor

#### **MISSING AFCI**

I observed indications that an AFCI is missing in an area that is required to keep the house safe. Due to the age of the home these were not required at the time of the building of the structure. Further evaluation by a qualified electrician is recommended.

When updating any future systems upgrade to proper equipment to the current standards.

An arc-fault circuit interrupter (AFCI) or arc-fault detection device (AFDD) is a circuit breaker that breaks the circuit when it detects the electric arcs that are a signature of loose connections in home wiring. Loose connections, which can develop over time, can sometimes become hot enough to ignite house fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).

### 15.9.1 Electrical Defects

 Major Material Defect/ Safety Issue

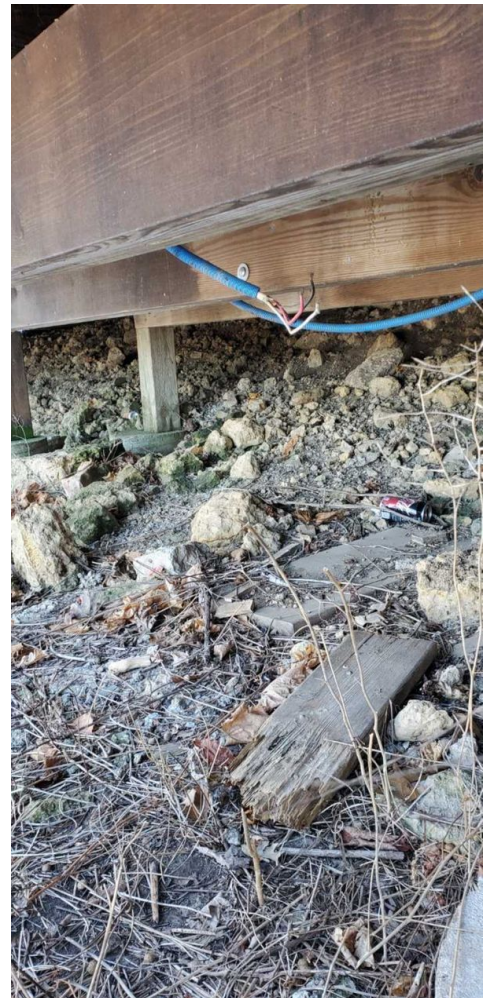
#### **MISSING JUNCTION BOX**

NORTH BASEMENT DECK

Wire ends and splices need to be put in a box with a lid.

Further evaluation by a qualified electrician is recommended.

Have properly capped and preserved in a proper electrical box



North Basement

# 16: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

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### Wall Structure: Basement wall materials

Concrete

### Wall Structure: Support post/structure

Wood, Finished walls, Unknown

### Sump Pump: Location

No sump basket or pump

There is no permanent pump or pit installed .

### Fuel lines: Fuel line material

Black pipe

I was not able to determine if proper grounding was used for the flexible gas line if being used.

Stainless steel flexible gas line shall be grounded when installed as a gas line .

Consult with a qualified electrician for proper grounding of the stainless flexible gas line if present or being used.

## Limitations

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Wall Structure

**NOT ABLE TO INSPECT DUE TO FINISHED WALLS**

---

Wall Structure

**LIMITED ACCESS TO INSPECT**

---

Wall Structure

**LIMITED VISIBILITY OUTSIDE**

# 17: LAUNDRY

## Information

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**Clothes Washer: Ran one cycle for courtesy**      **Clothes Dryer: Ran for courtesy**  
Basement

Gas fired



**Laundry Room, Electric, and Tub: Monitor hoses and exhaust system and replace hoses every 5 years**

Washer machine Hoses are supposed to be replace every five years to prevent failure and a water problem if they fail. Monitor yearly for corrosion or defects by a qualified plumber is recommended .

If a Plastic vent piping is being used it should be replaced with a metal piping were it is possible . Plastic piping will break down quicker and develop holes and splits which will expel lint all over the room or area..

**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.

# 18: ATTACHED GARAGE

## Information

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### Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

I may have not been able to see all of the areas due to stored items.

### Garage Vehicle Door: Type of Door Operation

Opener

All Garage door openers worked as intended.

Keep the track and all moving parts cleaned and lubed annually.

I recommend a qualified garage door specialist for all repairs and maintenance.

### 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: Garage Door Panels Were Inspected

I inspected the garage door panels.

Lubricate at least twice a year all hinges , springs, and moving parts.

I recommend a qualified contractor/garage door specialist for maintenance and repairs.

### 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

Garage Floor

### CAN'T SEE EVERYTHING

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



## Recommendations

18.2.1 Garage Vehicle Door

### DAMAGE TO GARAGE DOOR

 Maintenance/Monitor

I observed indications of damage to the garage door itself.

Consult with a garage door specialist for repairs

Door still functioned as intended.



#### 18.4.1 Electric in Garage

### **MISSING GFCI-PROTECTION IN GARAGE**



#### GARAGE

Due to the personal storage of items I was not able to find and inspect for GFCI

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles in wet locations, garages and outside outlets.

Consult with a qualified electrician to determine if the garage is GFCI protected.

Due to the personal storage of items I was not able to find and inspect for GFCI

# 19: STRUCTURAL

## Information

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### Floor joist

#### Structure

Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We are keenly aware of cracks, and will alert you to their presence if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### Wall and joist framing

Wood

The framing such as walls ,ceiling joists and floor joist were a limited visual due to finished component's.

## Limitations

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General

### **RESTRICTED VISUAL FOR INSPECTION**

Due to finished walls and ceilings I was not able to inspect of the structure

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Recommendation

### **DUE TO THE FINISHED CEILINGS AND WALLS THE STRUCTURAL FRAMING WAS NOT INSPECTED**

Not all areas are accessible for inspection due to finished covers.



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# STANDARDS OF PRACTICE

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## Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

## 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:

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

## **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.

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

## **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.

## **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.

**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.

**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.

**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.

**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.

**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.

**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.

**Basement, Foundation, Crawlspace & Structure****I. The inspector shall inspect:**

the foundation;  
the basement;  
the crawlspace; and  
structural components.

**II. The inspector shall describe:**

the type of foundation; and  
the location of the access to the under-floor space.

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

observed indications of wood in contact with or near soil;  
observed indications of active water penetration;  
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and  
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

**Laundry****The inspector shall inspect:**

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

**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.

