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
815-541-4315
crqualityllc@gmail.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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CR Quality Home Inspections

Craig Robieson

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815-541-4315

SUMMARY

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance
Client

General Inspection Info: Occupancy
Occupied, Furnished, Utilities Off, Water was shut off

General Inspection Info: Weather Conditions
Cloudy, Windy

General Inspection Info: Dwelling faces
South

General Inspection Info: Type of Building
Single Family

General Inspection Info: Recent rain/snow with in three days of inspection
Yes

General Inspection Info: Roof Type/Style
Gable

General Inspection Info: Temperature (approximate)
41 Fahrenheit (F)

General Inspection Info: Condition summary

The water , water heater , furnaces were turned off when i arrived. I turned them on did the inspection then turned them off.

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 dwelling is a well built structure and very well maintained. As with any dwelling maintenance and updates are crucial to protect 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 rooter 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.

Important Information / Limitations: Comment Key - Definitions

Important Information / Limitations: Comment Key - Definitions

This report places deficiencies into three categories; Significant/Major Defects, Marginal Defects, and Minor Defects/Maintenance Items/FYI.

Significant Defects - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

Marginal Defects - Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on my professional judgement and experience and based on what I observed at the time of inspection. These categorizations should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations made in each comment is more important than the categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.

Other designations include:

LMT: Limitation - The item, system, area, or component contained inspection limitations which may include, but is not limited to: visibility limitations, accessibility limitations, items being shut-off, etc. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible or visible, and/or other reasons. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

SFTY: Safety Concern - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life, but may have been still functional to some degree at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being at, or past the end of their typical life. Depending on the item these repair or replacement costs can represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, Aged wiring and electrical panels, etc.

Important Information / Limitations: Inspection Overview

This inspection is neither technically exhaustive nor quantitative.

There may be comments made in this report that exceed the required reporting of the Illinois Standards of Practice; these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of the inspection only and expire at the completion of the inspection. The limit of liability of CR Quality Home inspections LLC and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the State of Illinois Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH. This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the condition of the home and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

The inspection will include one attached garage or detached garage only. If other out buildings are present then there will need to be a agreement and price agreed upon before or during the inspection.

Limitations

Important Information / Limitations: Comment Key - Definitions

PERSONAL BELONGINGS INFORMATION

LMT - Personal belongings were present in the home at the time of inspection. These personal belongings were not moved or altered in any way. These belongings can block visual accessibility of several items throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor, and wall surfaces, under sink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. It is highly recommended that you evaluate areas where personal belongings were present for defects during your final walk-through or at some point after these belongings have been removed. If any concerns are noticed during your final walk-through, feel free to contact me at 815-541-4315

Important Information / Limitations: Comment Key - Definitions

IMPORTANT INFORMATION / LIMITATIONS: SPECIALTY TOOLS INFORMATION

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

2: ROOF

Information

Roof Covering: Type of Roof-Covering Described

Asphalt, Dimensional

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

The roof may have 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

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder and drone. Weather permitting and the ground conditions allow.

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

15-20

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

One

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 to have a single layer

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

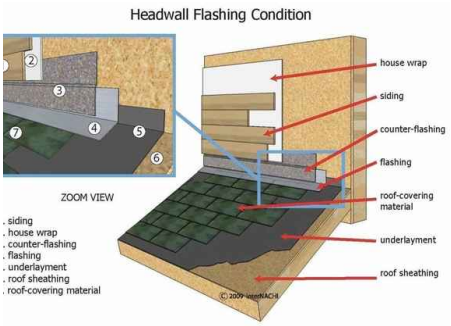
Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material.

There should be step and counter flashing installed in these locations.

This is not an exhaustive inspection of all flashing areas and may not be visible for inspection.

Most of the time the flashing is tucked under the shingles and siding and is not visible without causing destruction to the materials.



Flashing Details

Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof).

There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter.

Flashing also helps to prevent water intrusion under the roof-covering.

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.

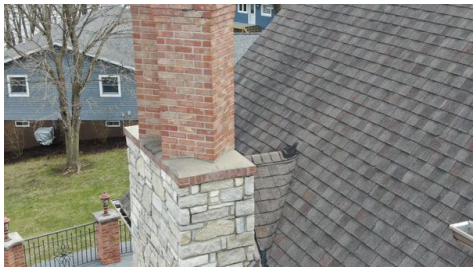
These plumbing vent pipes should extend far enough above the roof surface.

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 .

Chimney : Chimney material

Brick


Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

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

Flashing

DIFFICULT TO SEE EVERY FLASHING

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

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

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.

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.

Gutters & Downspouts

UNABLE TO WALK ROOF DUE TO THE WEATHER CONDITIONS

I was not able to walk the roof due to weather conditions. I recommend having the roof inspected yearly for deterioration and to examinetheguttersfor debris and there functions.

Recommendations

2.1.1 Roof Covering

Recommendation /Needs Attention

SHINGLES ARE STARTING TO LOOSE THERE GRANULES

I recommend further evaluation by a qualified roofer yearly for further deterioration.

Keep all debris cleaned off of the roof and out of the gutters .

The down spouts need to be flowing 4-6 feet away from the dwelling





2.2.1 Flashing

Recommendation /Needs Attention

MISSING FLASHING

I observed areas where flashing was missing. Not installed or Improper installation of flashing. These areas of missing flashing are prone to water penetration. Flashing is installed to provide protection against roof leaks and to divert water away from certain areas. Correction and further evaluation is recommended.


West

2.3.1 Plumbing Vent Pipes

Recommendation /Needs Attention

MONITOR YEARLY FOR SEALANT FAILURE AND ALL GUTTERS, DOWN SPOUTS FOR DEBRIS

Recommend evaluation by a qualified roofer for proper sealant repair and maintenance yearly.

Have all flashings checked and sealed .

Gutters, downspouts, roofing material cleaned and working properly .

Put the roofing on a maintenance schedule yearly to assure the roof is monitored for further deterioration and damage that may occur due to weather or other circumstances.

2.4.1 Gutters & Downspouts

Recommendation /Needs Attention

DOWNSPOUTS DRAIN NEAR STRUCTURE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.

I Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.


West


North

3: EXTERIOR

Information

Eaves, Soffits & Fascia: Type of material
Wood

Walkways & Driveways: Driveway / Parking material
Pavers

Walkways & Driveways: Sidewalk materials
Asphalt

Windows: Type of window
Casement, Fixed

Anderson windows

Windows: Window glass
Thermo

General: Exterior Was Inspected

I inspected the exterior of the house for any abnormalities. Such as vegetation to close to the home , missing or damaged siding, the windows for caulking or rot Caulking of the siding and were it is need to provide protection. Exterior of the doors, walk ways drive ways 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

Brick, 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 component's. 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.

Snow and ice may cause the visual of exterior to be limited.

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.

Most concrete and asphalt surfaces will indicate cracking of some type. If major it will be noted as a trip hazard

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

Pavers, Cement

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. Keep all wood surfaces clean , and sealed with proper finish .

Porches, Patios, Decks, Balconies & Carports: Type of material

Composite, Pavers

First floor patio is made of composite flooring

Basement patio is made of pavers

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

Keep all windows caulked, painted to preserve the integrity of the wood framing

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

I recommend 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

Fibreglass, Wood

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

West

Shut off for the gas supplied to the dwelling.

Limitations

General

INSPECTION WAS RESTRICTED

Height/slope

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

General

EXTERIOR NOT INSPECTED FULLY

I was unable to inspect the exterior of the dwelling. Inspection restriction due to height and snow covered conditions

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

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

Eaves, Soffits & Fascia

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

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.

Porches, Patios, Decks, Balconies & Carports

UNABLE TO DETERMINE IF PROPER FASTENERS ARE USE TO SECURE TO STRUCTURE TO THE DWELLING AND STRUCTURAL COMPONETS

Further evaluation by a qualified contractor to determine if proper fasteners were used and attachment to the structure and support framing, posts

Porches, Patios, Decks, Balconies & Carports

UNABLE TO DETERMINE IF THERE IS PROPER FLASHING INSTALLED BETWEEN THE HOUSE AND RIM BOARDS

Further evaluation by a qualified contractor is recommend for determining and repairing the rim board and for securing the rim board and joist properly

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

3.3.1 Wall-Covering, Flashing & Trim

Recommendation /Needs Attention

DAMAGED TRIM MATERIAL

SOUTH

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.


South


South


South

3.3.2 Wall-Covering, Flashing & Trim

Recommendation /Needs Attention

LOOSE WALL-COVERING MATERIAL

I observed indications of loose areas of the exterior wall-covering material.

Correction and further evaluation is recommended by a qualified siding contractor

Water could enter behind the siding and enter into the attic or wall space of the home creating a environment for mold, mildew and rotten structural damage.

West

3.8.1 Porches, Patios, Decks, Balconies & Carports

Maintenance/Monitor

DECK - FLASHING :UNABLE TO DETERMINE IF THERE IS ANY PROPERLY INSTALLED

I observed indications of a flashing and could not determine if there is one and if it is properly installed. This flashing problem may allow water to enter into the wall cavity or building components which could create rot and possible collapse of the deck .

I recommend Further evaluation by a qualified contractor for all flashing installations.

I was not able to determine if there is flashing in its proper place without damaging the siding to investigate.

4: COOLING LEFT

Information

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Exterior North

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.

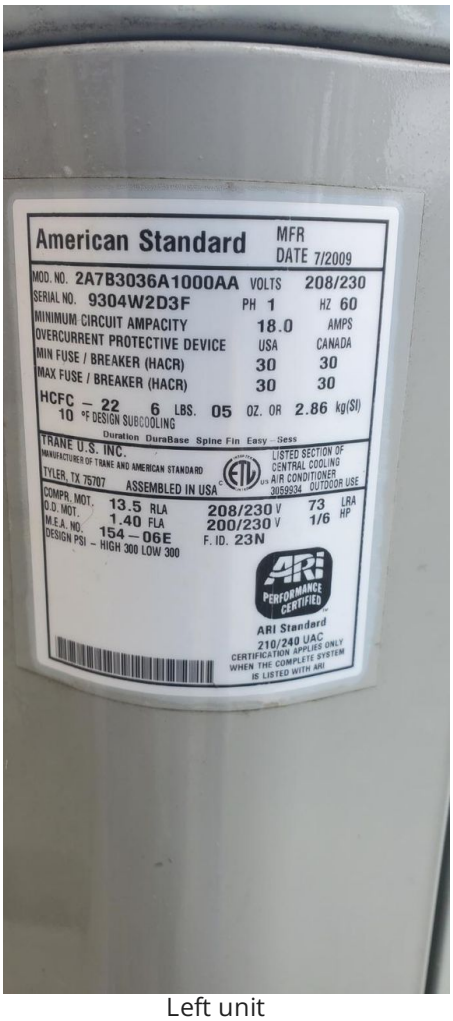
Cooling System Information: Approximate age

2009

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



Left unit

Cooling Equipment: Brand

American standard

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, First floor, 2nd floor

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

5: COOLING RIGHT

Information

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Exterior North

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

2009

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

Right unit

Cooling Equipment: Brand

American standard

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

First floor, Multiple thermostats, 2nd floor

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.

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

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

Thermostat and Normal Operating Controls: Service Switch Inspected

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

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

6: HEATING BASEMENT

Information

Heating System Information: Energy Source
Gas

Heating Equipment: Brand
American Standard

Heating Equipment: Energy Source
Propane

Thermostat and Normal Operating Controls: **Thermostat Location**
Multiple thermostats, First floor, 2nd floor

1st Floor

Distribution System: **Configuration**
Split

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.

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Heating System Information: Heating Method

Warm-Air Heating System

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

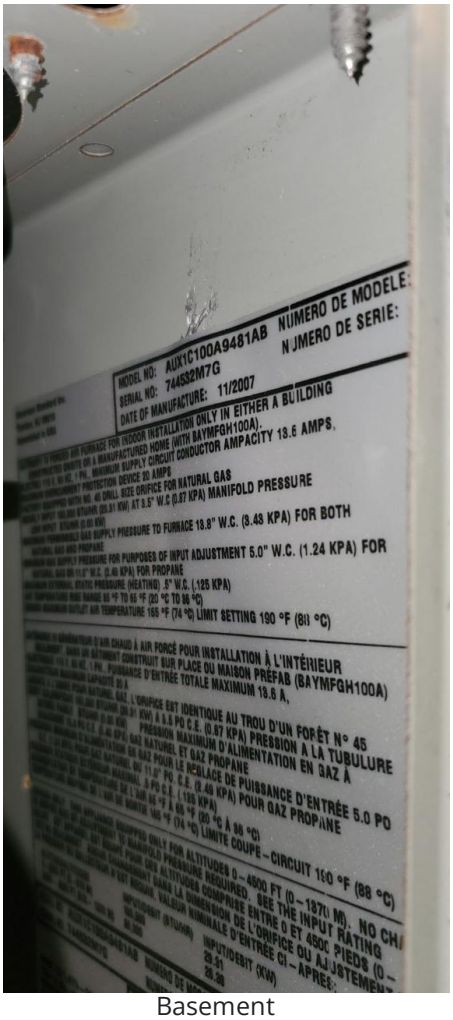
Heating System Information: Approximate age

2007

Consult with a HVAC for service of all HVAC equipment

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

Have all HVAC equipment serviced yearly



Basement

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: Approximate age

2007

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.

I recommend further evaluation by a qualified HVAC for further evaluation and repairs/replacement

Distribution System: Ductwork or piping

Insulated, Non-insulated, Unknown

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

Limitations

Distribution System

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

Recommendations

6.1.1 Heating System Information

Maintenance/Monitor

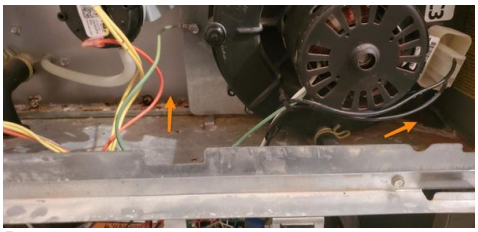
CORROSION & RUST

BASEMENT

I observed areas of corrosion and rust at the heating system.

Further evaluation is highly recommended by a HVAC. This may of been caused by a previous problem that may of been resolved

Older units have a tendency to accumulate rust and corrosion. This could be caused by several factors of which a qualified HVAC can determine and explain.



Basement

6.2.1 Heating Equipment

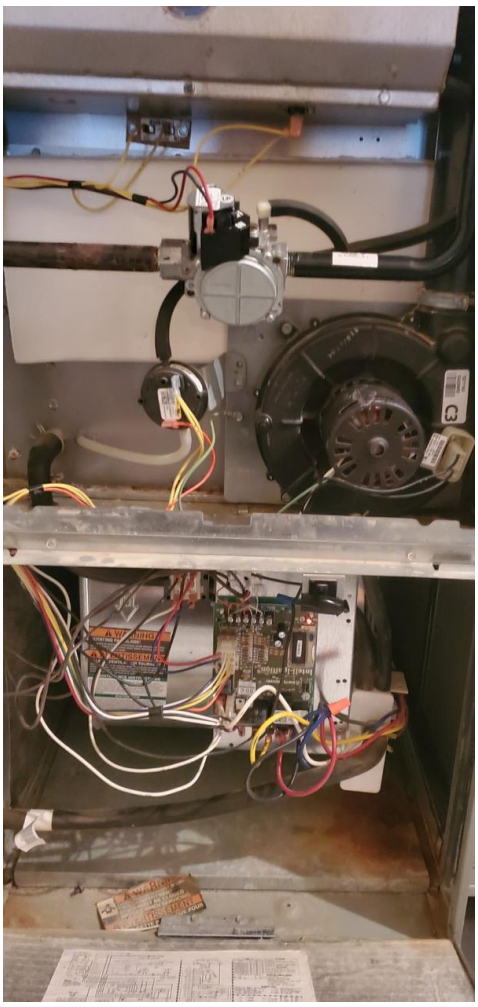
Maintenance/Monitor

FURNACE/ AIR CONDITIONER SHOULD BE SERVICED/CLEANED YEARLY

Furnace should be cleaned and serviced annually.

I Recommend a qualified HVAC contractor clean, service and certify the furnace and air conditioner.

Here is a resource on the importance of furnace maintenance. Click to open



6.5.1 Humidifier

Maintenance/Monitor

NEEDS NEW WATER PAD ANNUALLY

The water pad needs to be changed yearly . It s important to have cleaned and serviced annually to prevent water running into the furnace and causing damage.

I recommend having a HVAC service annually

7: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed

Fiberglass

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

No 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.

Insulation in Attic: Approximate Average Depth of Insulation

3-6 inches, 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.

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

Ridge, Soffit

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

8: DOORS, WINDOWS & INTERIOR

Information

Floors, Walls, Ceilings: Wall materials
Drywall, Wood

Floors, Walls, Ceilings: Ceiling materials
Wood, Drywall, Drop ceiling

Floors, Walls, Ceilings: Floor coverings
Tile, Wood, Carpet

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.

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

8.2.1 Windows

Maintenance/Monitor

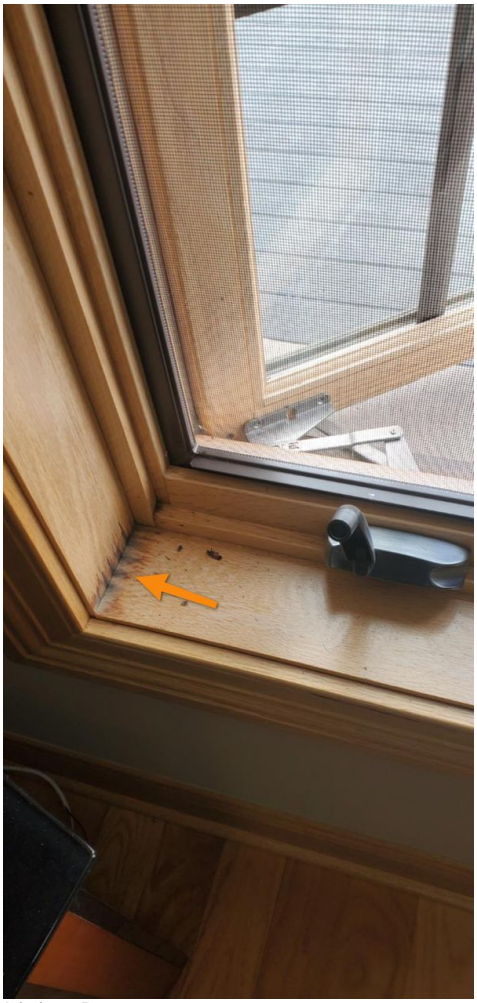
INDICATIONS OF MOISTURE INTRUSION AT THE WINDOW

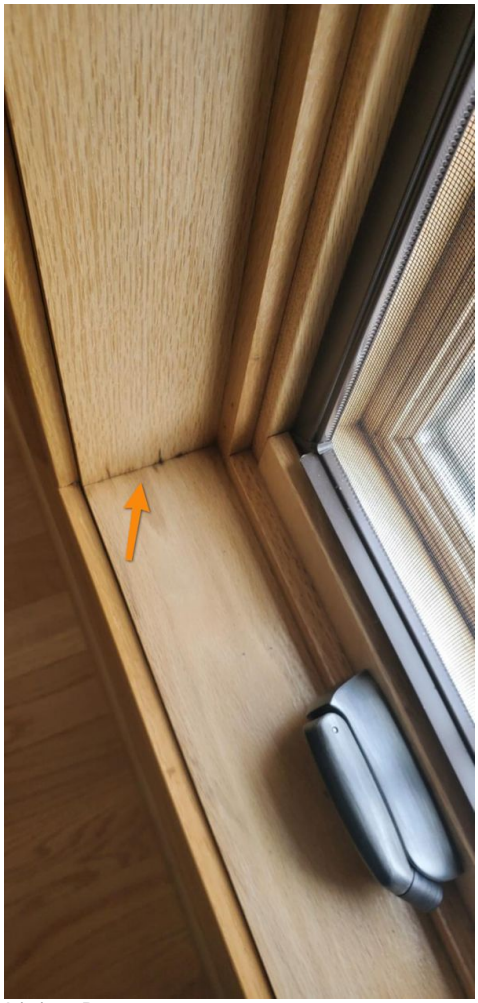
LIVING ROOM

I observed indications of water intrusion at a window. Further evaluation is recommended if moisture continues.

The out side has had some repairs done and may be a past problem.

If there is a humidifier present the settings maybe set to high and causing excessive moisture in the home . This excessive moisture can show up in several places such as windows, walls, outlets, skylights, attics


Living Room


Living Room

8.3.1 Switches, Fixtures & Receptacles

Maintenance/Monitor

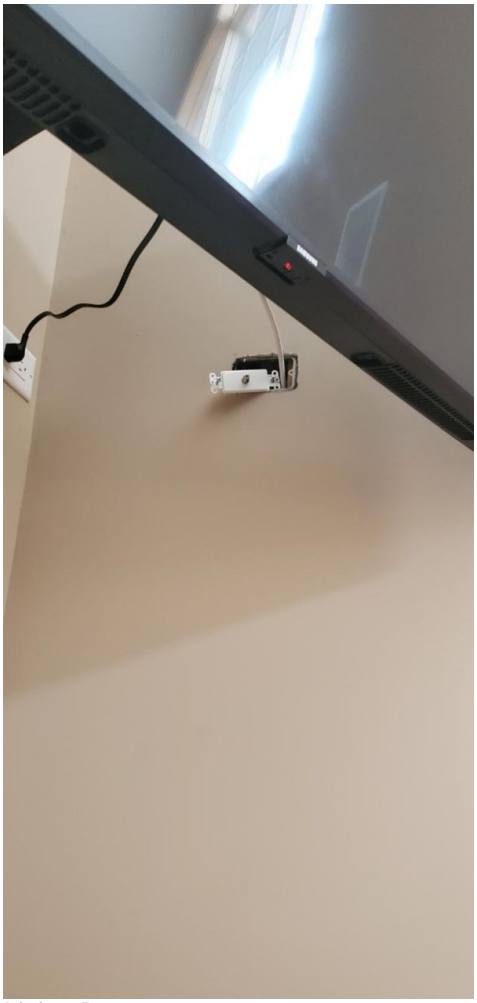
COVER NOT IN PLACE

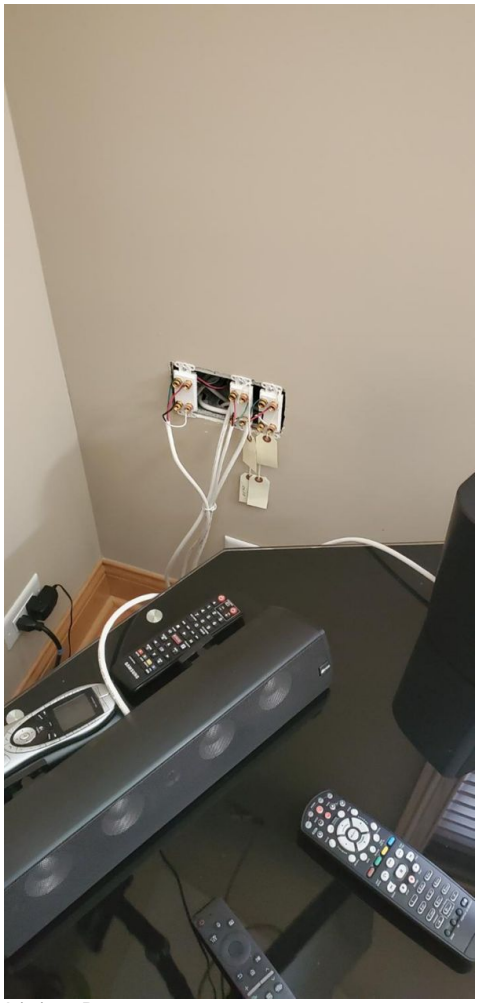
1ST FLOOR LIVING ROOM, BASEMENT LIVING ROOM

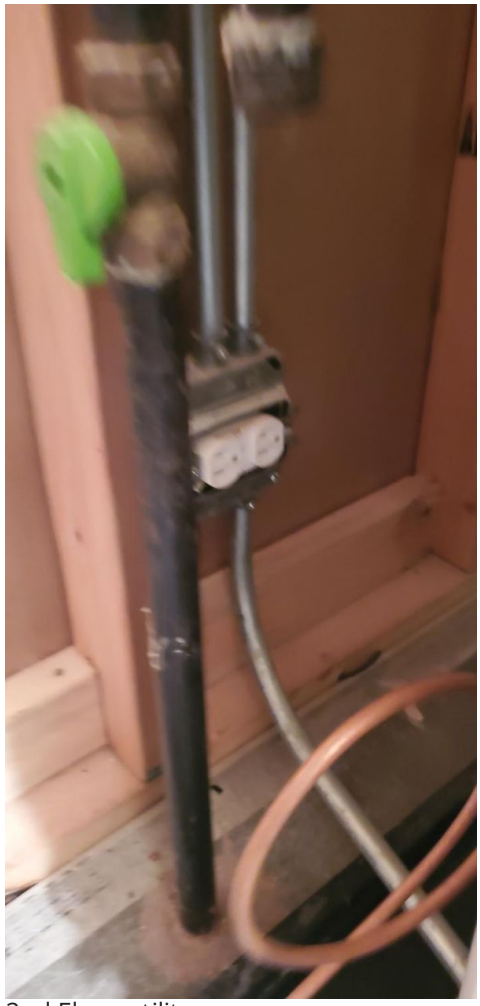
I observed a receptacle/light with a cover (plate) that was not in place.

Install a cover plate to protect against the possibility of electrical shock

Consult a qualified electrician is recommended for any electrical repairs and needs .


Living Room


Living Room


2nd Floor utility

8.3.2 Switches, Fixtures & Receptacles

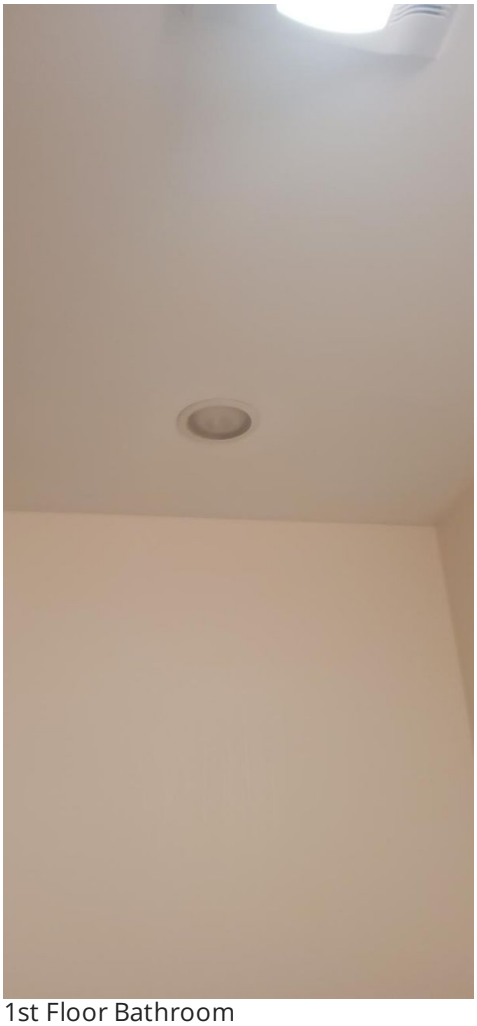
Maintenance/Monitor

LIGHT INOPERABLE, COULD BE A BAD BULB

1ST FLOOR BATHROOM

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



1st Floor Bathroom

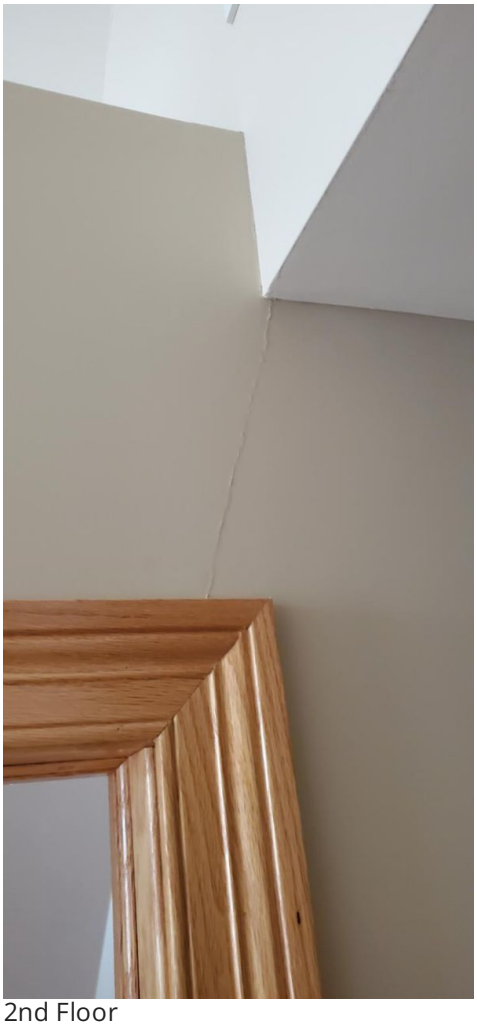
8.4.1 Floors, Walls, Ceilings

Maintenance/Monitor

MINOR CORNER CRACKS/JOINTS

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

Further evaluation by a qualified contractor for repairs is recommended before painting


2nd Floor


2nd Floor


Kitchen


Living Room


2nd Floor Living Room

8.7.1 Presence of Smoke and CO Detectors

MISSING CARBON MONOXIDE/ SMOKE DETECTOR

Major Material Defect/ Safety Issue

I observed indications of a missing carbon monoxide/ smoke detector. There should be one near each bedroom and on every floor and near any gas appliance's

Carbon monoxide (CO) is a colorless, odorless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal.

Facts and Figures

- 480 U.S. residents died between 2001 and 2003 from non-fire-related carbon-monoxide poisoning.
- Most CO exposures occur during the winter months, especially in December (including 56 deaths, and 2,157 non-fatal exposures), and in January (including 69 deaths and 2,511 non-fatal exposures). The peak time of day for CO exposure is between 6 and 10 p.m.
- Many experts believe that CO poisoning statistics understate the problem. Because the symptoms of CO poisoning mimic a range of common health ailments, it is likely that a large number of mild to mid-level exposures are never identified, diagnosed, or accounted for in any way in carbon monoxide statistics.
- Out of all reported non-fire carbon-monoxide incidents, 89% or almost nine out of 10 of them take place in a home.

Physiology of Carbon Monoxide Poisoning

When CO is inhaled, it displaces the oxygen that would ordinarily bind with hemoglobin, a process the effectively suffocates the body. CO can poison slowly over a period of several hours, even in low concentrations. Sensitive organs, such as the brain, heart and lungs, suffer the most from a lack of oxygen.

High concentrations of carbon monoxide can kill in less than five minutes. At low concentrations, it will require a longer period of time to affect the body. Exceeding the EPA concentration of 9 parts per million (ppm) for more than eight hours may have adverse health affects. The limit of CO exposure for healthy workers, as prescribed by the U.S. Occupational Health and Safety Administration, is 50 ppm.

Potential Sources of Carbon Monoxide

Any fuel-burning appliances which are malfunctioning or improperly installed can be a source of CO, such as:

- furnaces;
- stoves and ovens;
- water heaters;
- dryers;
- room and space heaters;
- fireplaces and wood stoves;
- charcoal grills;
- automobiles;
- clogged chimneys or flues;
- space heaters;
- power tools that run on fuel;
- gas and charcoal grills;
- certain types of swimming pool heaters; and
- boat engines.

PPM	% CO	Health Effects in Healthy Adults	Source/Comments

	in air		
0	0%	no effects; this is the normal level in a properly operating heating appliance	
35	0.0035%	maximum allowable workplace exposure limit for an eight-hour work shift	The National Institute for Occupational Safety and Health (NIOSH)
50	0.005%	maximum allowable workplace exposure limit for an eight-hour work shift	OSHA
100	0.01%	slight headache, fatigue, shortness of breath, errors in judgment	
125	0.0125%		workplace alarm must sound (OSHA)
200	0.02%	headache, fatigue, nausea, dizziness	
400	0.04%	severe headache, fatigue, nausea, dizziness, confusion; can be life-threatening after three hours of exposure	evacuate area immediately
800	0.08%	convulsions, loss of consciousness; death within three hours	evacuate area immediately
12,000	1.2%	nearly instant death	

CO Detector Placement
CO detectors can monitor exposure levels, but do not place them:

- directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up;

- within 15 feet of heating and cooking appliances, or in or near very humid areas, such as bathrooms;
- within 5 feet of kitchen stoves and ovens, or near areas locations where household chemicals and bleach are stored (store such chemicals away from bathrooms and kitchens, whenever possible);
- in garages, kitchens, furnace rooms, or in any extremely dusty, dirty, humid, or greasy areas;
- in direct sunlight, or in areas subjected to temperature extremes. These include unconditioned crawlspaces, unfinished attics, un-insulated or poorly insulated ceilings, and porches;
- in turbulent air near ceiling fans, heat vents, air conditioners, fresh-air returns, or open windows. Blowing air may prevent carbon monoxide from reaching the CO sensors.

Do place CO detectors:

- within 10 feet of each bedroom door and near all sleeping areas, where it can wake sleepers. The Consumer Product Safety Commission (CPSC) and Underwriters Laboratories (UL) recommend that every home have at least one carbon monoxide detector for each floor of the home, and within hearing range of each sleeping area;
- on every floor of your home, including the basement (source: International Association of Fire Chiefs/IAFC);
- near or over any attached garage. Carbon monoxide detectors are affected by excessive humidity and by close proximity to gas stoves (source: City of New York);
- near, but not directly above, combustion appliances, such as furnaces, water heaters, and fireplaces, and in the garage (source: UL); and
- on the ceiling in the same room as permanently installed fuel-burning appliances, and centrally located on every habitable level, and in every HVAC zone of the building (source: National Fire Protection Association 720). This rule applies to commercial buildings.

In North America, some national, state and local municipalities require installation of CO detectors in new and existing homes, as well as commercial businesses, among them: Illinois, Massachusetts, Minnesota, New Jersey, Vermont and New York City, and the Canadian province of Ontario. Installers are encouraged to check with their local municipality to determine what specific requirements have been enacted in their jurisdiction.

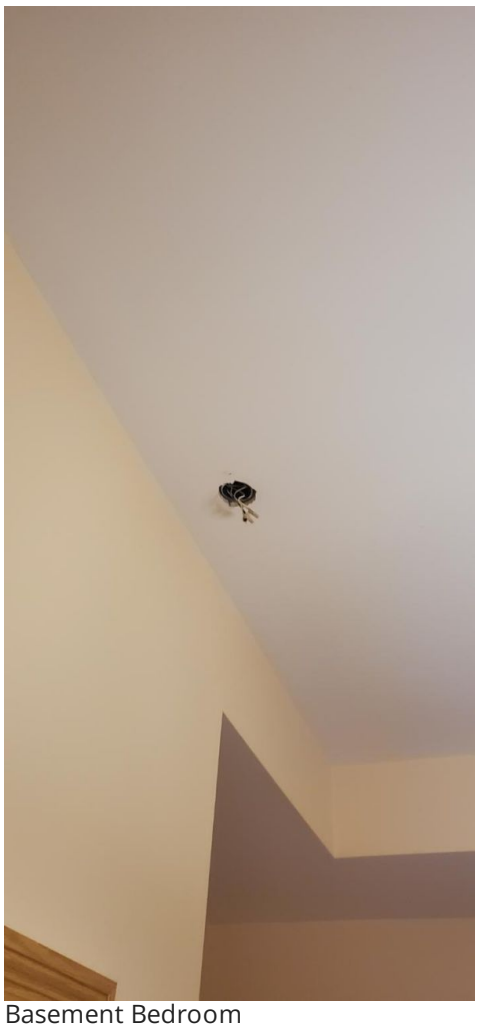
How can I prevent CO poisoning?

- Purchase and install carbon monoxide detectors with labels showing that they meet the requirements of the new UL standard 2034 or Comprehensive Safety Analysis 6.19 safety standards.
- Make sure appliances are installed and operated according to the manufacturer's instructions and local building codes. Have the heating system professionally inspected by an InterNACHI inspector and serviced annually to ensure proper operation. The inspector should also check chimneys and flues for blockages, corrosion, partial and complete disconnections, and loose connections.
- Never service fuel-burning appliances without the proper knowledge, skill and tools. Always refer to the owner's manual when performing minor adjustments and when servicing fuel-burning equipment.
- Never operate a portable generator or any other gasoline engine-powered tool either in or near an enclosed space, such as a garage, house or other building. Even with open doors and windows, these spaces can trap CO and allow it to quickly build to lethal levels.
- Never use portable fuel-burning camping equipment inside a home, garage, vehicle or tent unless it is specifically designed for use in an enclosed space and provides instructions for safe use in an enclosed area.
- Never burn charcoal inside a home, garage, vehicle or tent.
- Never leave a car running in an attached garage, even with the garage door open.
- Never use gas appliances, such as ranges, ovens or clothes dryers to heat your home.
- Never operate un-vented fuel-burning appliances in any room where people are sleeping.
- During home renovations, ensure that appliance vents and chimneys are not blocked by tarps or debris. Make sure appliances are in proper working order when renovations are complete.
- Do not place generators in the garage or close to the home. People lose power in their homes and get so excited about using their gas-powered generator that they don't pay attention to where it is placed. The owner's manual should explain how far the generator should be from the home.

- Clean the chimney. Open the hatch at the bottom of the chimney to remove the ashes. Hire a chimney sweep annually.
- Check vents. Regularly inspect your home's external vents to ensure they are not obscured by debris, dirt or snow.

In summary, carbon monoxide is a dangerous poison that can be created by various household appliances. CO detectors must be placed strategically throughout the home or business in order to alert occupants of high levels of the gas.


2nd Floor utility


Basement Bedroom

9: HEATING 2ND FLOOR

Information

Heating System Information: Energy Source
Gas

Heating Equipment: Brand
American Standard

Heating Equipment: Energy Source
Propane

Thermostat and Normal Operating Controls: **Thermostat Location**
2nd floor

2nd Floor

Distribution System: **Configuration**
Split

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

2007

Consult with a HVAC for service of all HVAC equipment

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.

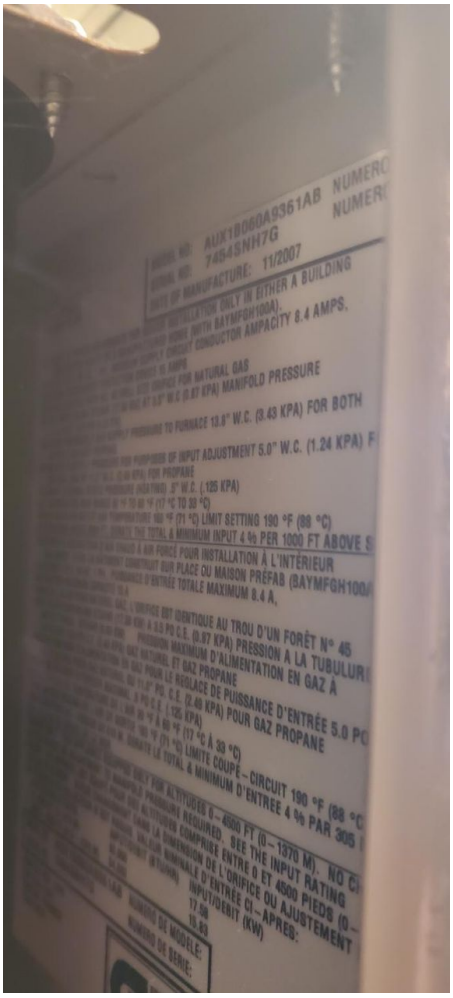
Keep the filters changed as recommended by manufacture.

Heating Equipment: Approximate age

2007

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.

I recommend further evaluation by a qualified HVAC for further evaluation and repairs/replacement



Distribution System: Ductwork or piping

Insulated, Non-insulated, Unknown

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

Humidifier : Humidifier

Have the pad serviced and replaced annually . It is important to service annually to prevent plugging of the drain and water running into the furnace. Consult with a HVAC to have checked yearly to assure that this is kept running as intended.

Limitations

Distribution System

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

Recommendations

9.1.1 Heating System Information

Maintenance/Monitor

CORROSION & RUST

2ND FLOOR

I observed areas of corrosion and rust at the heating system.

Further evaluation is highly recommended by a HVAC.

Older units have a tendency to accumulate rust and corrosion. This could be caused by several factors of which a qualified HVAC can determine and explain.

9.1.2 Heating System Information

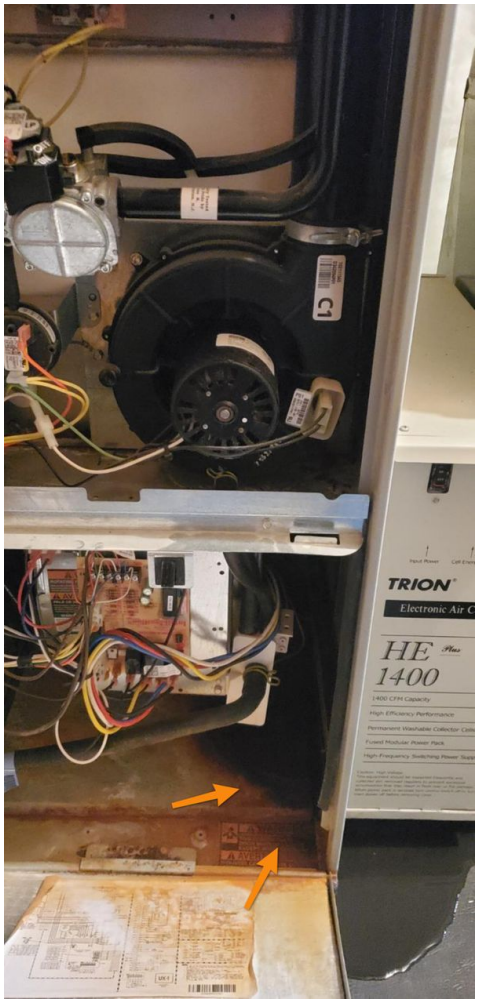
Recommendation /Needs Attention

WATER HAS BEEN LEAKING AROUND THE FURNACE .

2ND FLOOR

I recommend having a qualified HVAC service and evaluate.

It could be a plugged condensation drain, a cracked heat exchanger or a malfunctioning humidifier along with other items.



9.5.1 Humidifier

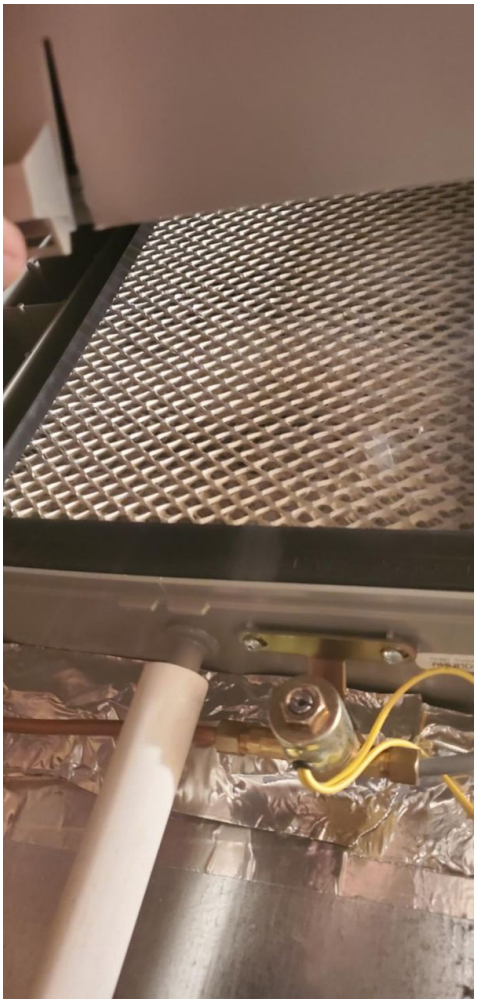
Maintenance/Monitor

NEEDS NEW WATER PAD ANNUALLY

1ST FLOOR, 2ND FLOOR

The water pad needs to be changed yearly . It s important to have cleaned and serviced annually to prevent water running into the furnace and causing damage.

I recommend having a HVAC service annually

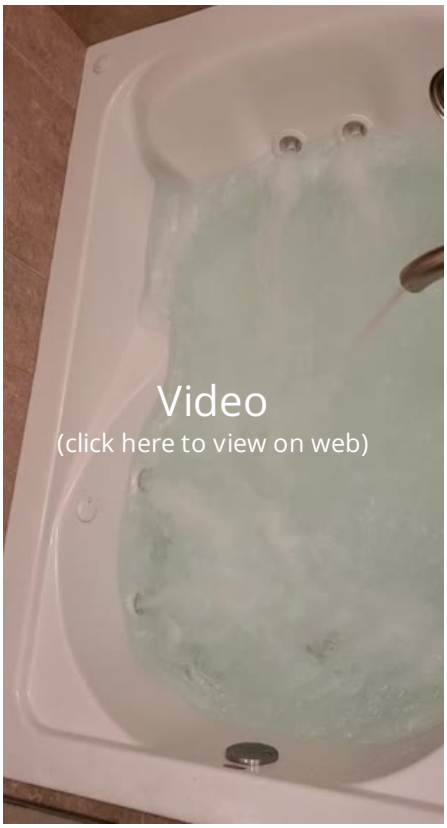


10: BATHROOMS

Information

Hydromassage Bathtub: Tub Filled and Turned On

I filled the tub and turned on the jets. Ran as intended



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.

1st Floor Bathroom

2nd Floor

Basement 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..

Recommendations

10.2.1 Sinks, Tubs & Showers

Maintenance/Monitor

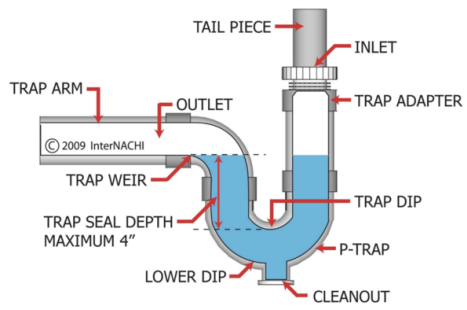
DEFECT AT TRAP COMPONENT

I observed indications of a defect at the sink drain trap.

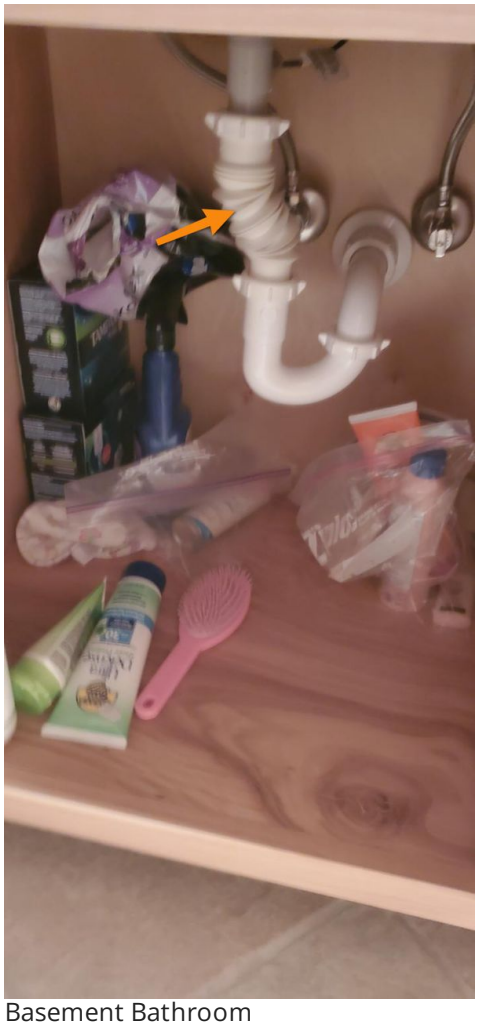
Flex pvc piping is not recommended for repairs of a trap system .

Generally they are not intended to last long term and could crack and fail.

I recommend further evaluation by a qualified plumber for repairs



Above illustration is of a trap and its components.

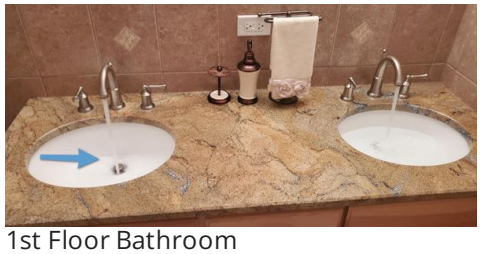

Basement Bathroom

10.2.2 Sinks, Tubs & Showers

Maintenance/Monitor

SINK / TUB DRAIN STOP NOT WORKING OR MISSING

I recommend having a qualified plumber further evaluate and repair any and all plumbing concerns and problems.


1st Floor Bathroom

11: LAUNDRY

Information

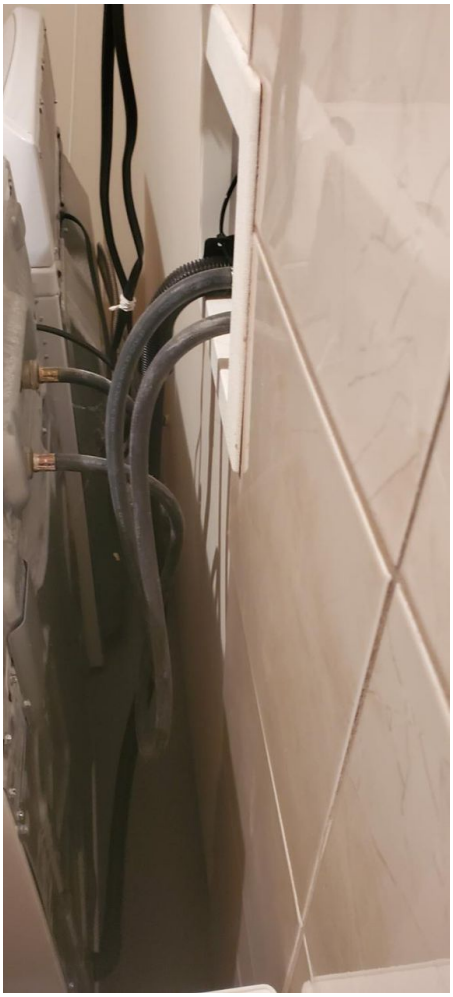
Clothes Washer: Ran one cycle for courtesy

Clothes Dryer: Ran for courtesy

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.

Recommendations

11.4.1 Sink

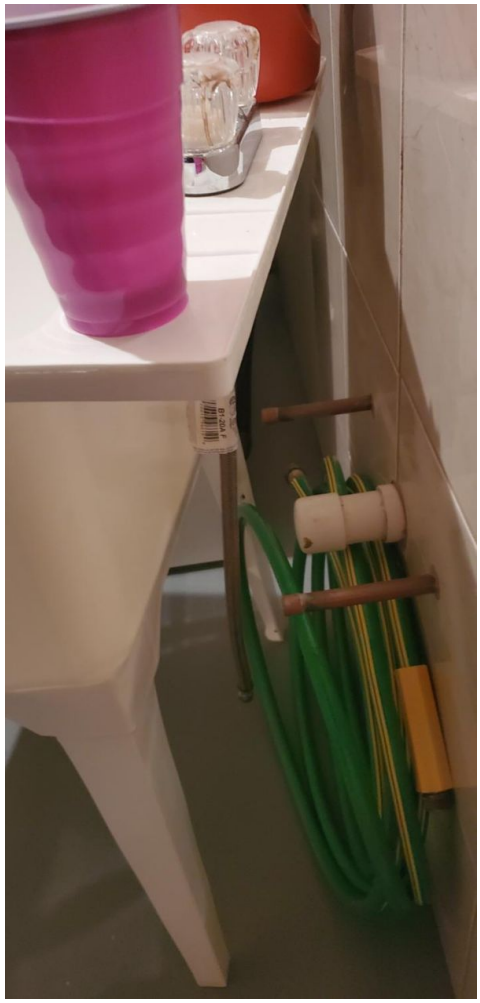
NOT HOOKED UP

Recommendation /Needs Attention

LAUNDRY

Sink is not hooked up to plumbing.

I recommend a qualified plumber to finish installing.



12: HEATING IN FLOOR HOT WATER

Information

Heating System Information: Energy Source
Electric

Heating Equipment: Brand
Argo

Heating Equipment: Energy Source
Electric

Thermostat and Normal Operating Controls: Thermostat Location
Basement

Distribution System: Configuration
Split

Heating System Information: Heating/Cooling

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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

Hot-Water Heating System

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

Heating System Information: Approximate age

2008

Consult with a HVAC for service of all HVAC equipment

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

Radiant Heat

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

2008

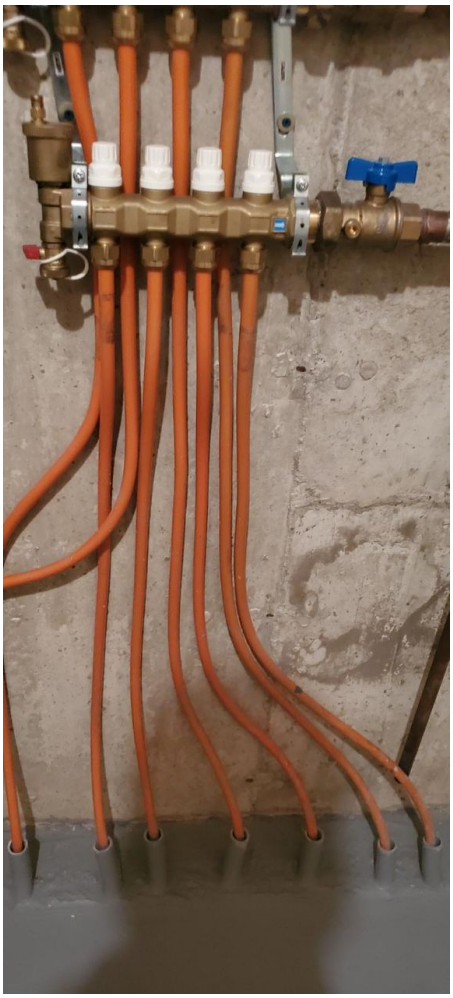
AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

I recommend further evaluation by a qualified HVAC for further evaluation and repairs/replacement

Distribution System: Ductwork or piping

Non-insulated

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



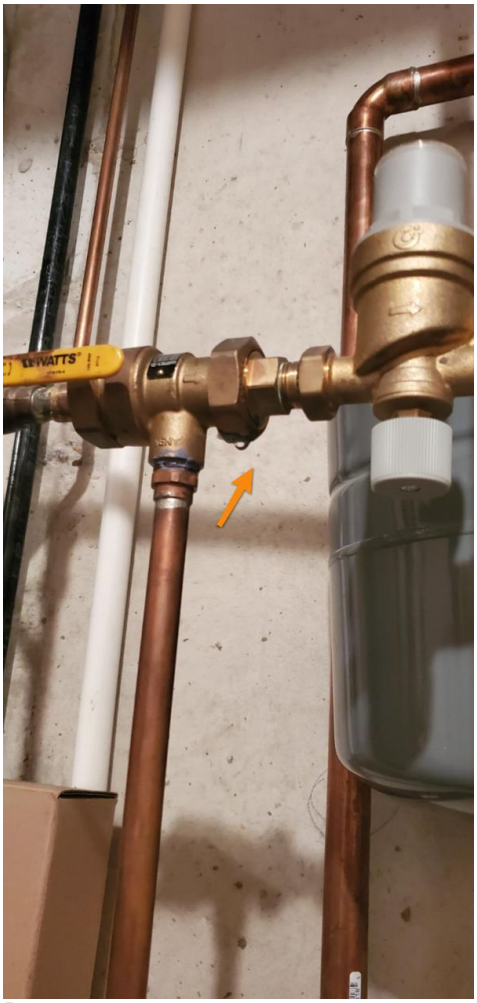
Recommendations

12.1.1 Heating System Information

Recommendation /Needs Attention

WATER LEAKING

I recommend further evaluation by a qualified HVAC /plumber



Basement


Basement

13: KITCHEN

Information

Countertops & Cabinets: Counter top material

Granite

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

GE

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

GFCI: GFCI are Tested if not working properly it will be noted.

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

Refrigerator: Brand

GE

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

Range/Oven/Cooktop: Turned On Stove & Oven if not working it will be noted.

I turned on the kitchen's stove and oven.

Gas stoves burners from time to time will need to be cleaned to function properly

Consult with a appliance repair person for repairs and replacement

Built-in Microwave: Microwave was tested and if not working properly it will be noted.

I observed that the microwave turned on and used a tester to show it is functioning as intended. I do nothing more than that. Microwaves are beyond the scope of a home inspection.

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.

14: PLUMBING

Information

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

Hot Water Source: Size of Water heater
50

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 adjustments and repairs be made 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 a drain . 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 of the tank , or a Watts
210 gas shut-off valve.

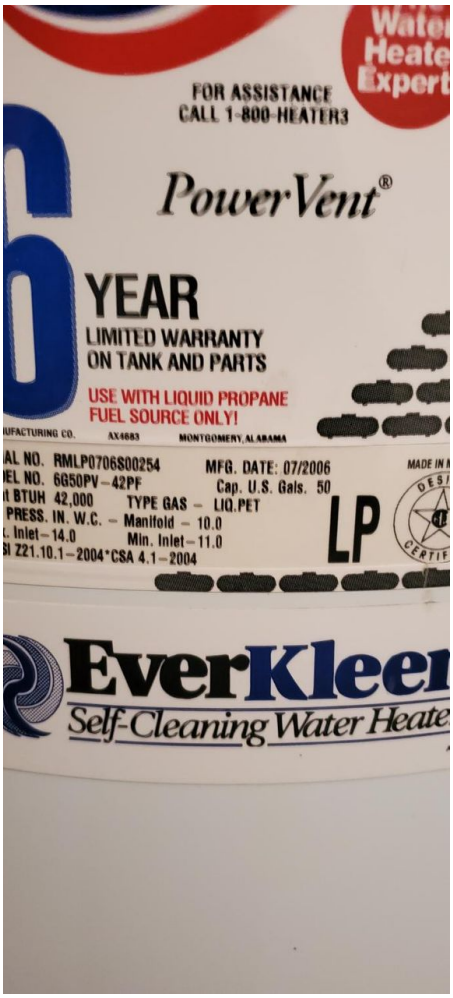
Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

Hot Water Source: Approximate age of water heater

2006

Working as intended the day of the inspection.

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



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, Unknown

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 to piping behind walls and ceilings

Water Supply & Distribution Systems: Water line material

Copper

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

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

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

15: ELECTRICAL

Information

Electric Meter & Base: Type of service

Underground

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

Panelboards & Breakers: Make of Panel

Siemens

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 inspected.

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

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

Conduit, 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.

It is possible some Knob & tube wiring still exist in older homes behind the finished walls and ceilings.

I recommend further evaluation by a qualified electrician for any repairs of the electrical system.

Based on the National Electric Code or NEC, you can use 12-2 AWG cables for THHN or THWN-rated wires. These cables are made for general purposes and can hold up to 194 degrees without taking any damage. It simply means these wires can withstand the heat temperature drawn by a 30 amp circuit breaker Feb. 1, 2022. Upgrading a older electrical system is always recommended for safety and functionality.

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).

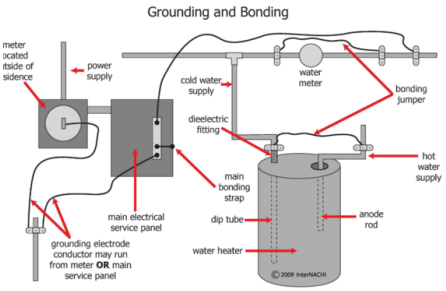
Panelboards & Breakers: Electrical panel

Breakers

Always Consult a licensed electrician for adding circuits and electrical issues. Updating a older electrical system is always recommended.

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

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

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

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

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

AFCIs

UNABLE TO INSPECT EVERYTHING

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

GFCIs

UNABLE TO INSPECT EVERYTHING

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

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

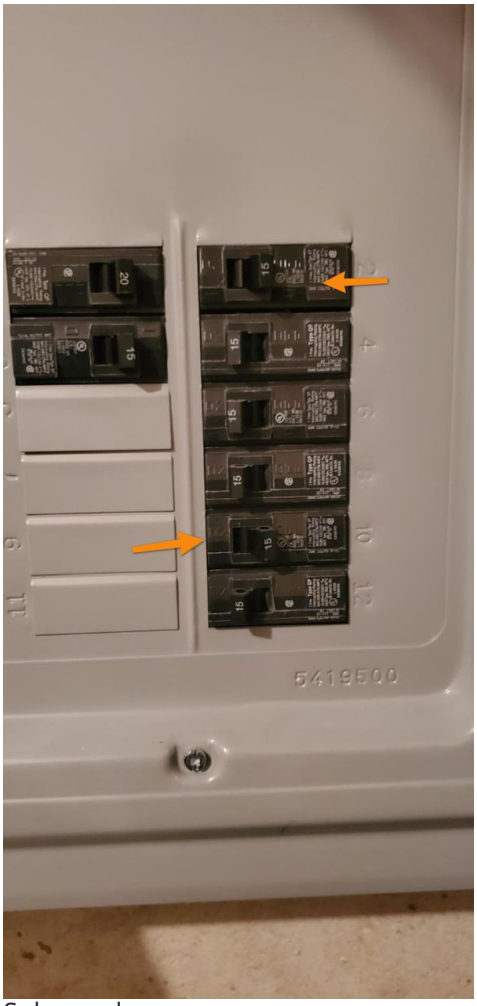
Maintenance/Monitor

BREAKERS WERE TURNED OFF

SUB PANEL

These controlled the 2 forced air furnaces.

I turned them on and ran the furnaces and then turned back them off



Sub panel

16: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Wall Structure: Support post/structure
Steel beam, Finished walls

Sump Pump: Location
No sump basket or pump

Wall Structure: Basement wall materials
Concrete

Limestone walls, brick and cement block walls at one point will need some tuck pointing to preserve the stability of the stone.

Consult with a qualified stone mason for repairs as needed if the walls are of stone, brick

Concrete: Contact a cement contractor for repairs

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

Wall Structure
NOT ABLE TO INSPECT DUE TO FINISHED WALLS

Wall Structure
LIMITED VISIBILITY OUTSIDE

17: ATTACHED GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Minor cracking observed which is typical of shrinkage and settlement

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.

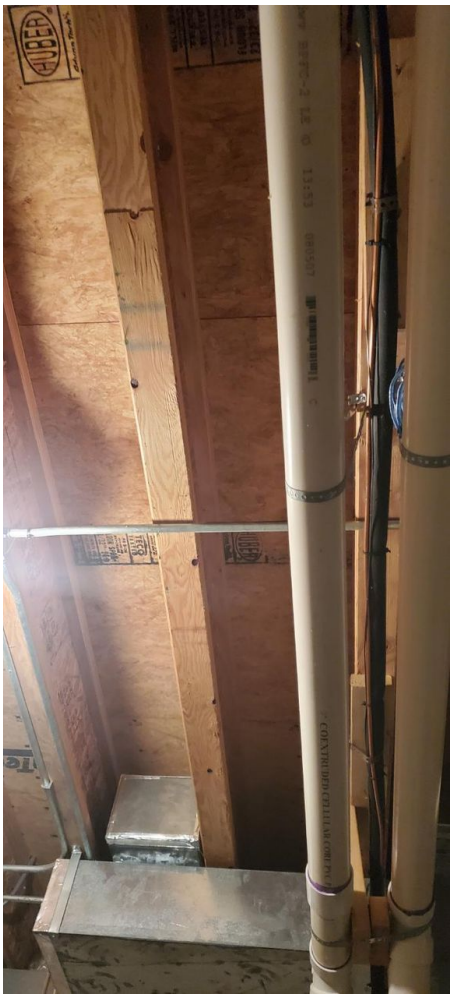
The door should be equipped with a self-closing or an automatic-closing device.

18: STRUCTURAL

Information

Floor joist

Wood framed , limited visual to inspect due to the design and build of the dwelling and finished surfaces.



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 /foundation and support

Wood, Engineered

The framing such as walls ,ceiling joists and floor joist were a limited visual due to finished component's. Foundation walls are observed by visual contact only by what is actually exposed.

Recommendation : Box sill in the basement

Basement box sill, Insulate all exposed areas

Seal all air gaps and insulate were there is no insulation and add insulation in the exposed areas. Caulk all pipes going through the box sill

Visibility was limited due to finished walls and ceilings in the living areas.

Limitations

General

RESTRICTED VISUAL FOR INSPECTION

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

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.

STANDARDS OF PRACTICE

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:

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

Cooling left
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.

Cooling right
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.

Heating basement
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.

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 2nd floor
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.

Heating In floor hot water
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.

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.

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.