



CR QUALITY HOME INSPECTIONS

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

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<http://crqualityllc.com>



RESIDENTIAL INSPECTION

1234 Main Street
Lena , IL 61048

Buyer Name

11/10/2022 9:00AM



Inspector

Craig Robieson



InterNachi CPI. Illinois licensed

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815-541-4315

SUMMARY

Summary Text (enter here)

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- 🔧 2.1.2 Roof - Roof Covering: Discoloration Stain from Algae
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- ⊖ 2.1.4 Roof - Roof Covering: Shingles are starting to loose there granules
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- ⊖ 3.9.3 Exterior - Porches, Patios, Decks, Balconies & Carports: Deck/Porch - Wood Rot
- ⊖ 3.9.4 Exterior - Porches, Patios, Decks, Balconies & Carports: Deck - Inadequate Structural Component
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1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance Client	General Inspection Info: Occupancy Vacant	General Inspection Info: Weather Conditions Light Rain, Cloudy
General Inspection Info: Dwelling faces North	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, Shed	General Inspection Info: Temperature (approximate) 67 Fahrenheit (F)	

General Inspection Info: Condition summary

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

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

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

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

The dwelling is a well built structure and has been well maintained . As with any home updates and maintenance is crucial to preserve the home's integrity.

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.

Advanced Technology is available for two wire systems and current standard wiring

Dual Function AFCI/GFCI receptacles and circuit breakers help protect your home and family from both arc-faults (AFCI) and from ground-faults (GFCI) by working to detect these hazards. If detected, the devices quickly cut off power to help avoid a potential fire or shock occurrence.

- The status indicator light on the receptacle/circuit breaker provides a clear indication of the type of fault detected so users can properly address the issue
- The convenience of test and reset buttons on the face of the receptacle eliminates a trip to the service panel

- Our Dual Function AFCI/GFCI Circuit Breaker features the same patented reset lockout technology present in our receptacles and will not reset if protection is lost

Dual Function AFCI/GFCI receptacles and circuit breakers offer a National Electrical Code® (NEC®) compliant option for AFCI/GFCI protection in residential kitchens and laundry areas for new construction, modifications/extensions and replacements. Our receptacles are ideal as a replacement for ungrounded receptacles, satisfying NEC requirements for both AFCI and GFCI protection.

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.

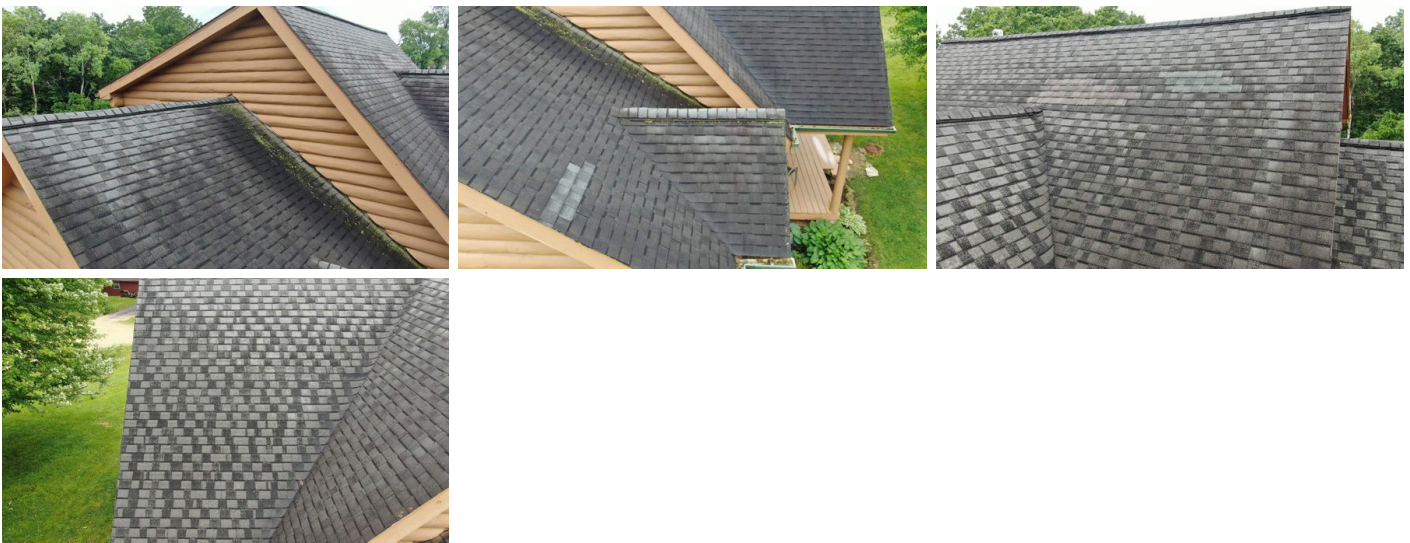


**Roof Covering: Roof Was Inspected**

Drone, 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**

20-25

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.

Roofs will develop algae staining after a while which can be cleaned by a professional for better appearances

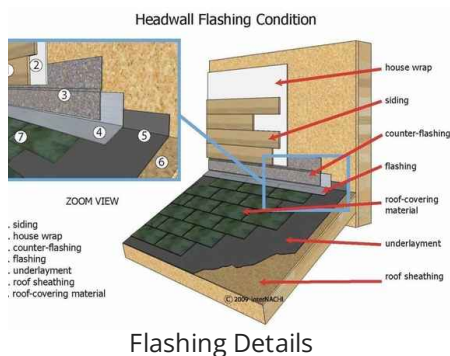
Flashing: Wall Intersections

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 .



Gutters & Downspouts: Gutters Were Inspected with limited access

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

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation. Keep all gutters and down spouts clean and running away from the building.



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.

Roof Covering

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

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

Roof Covering

RAINING DURING INSPECTION

I was not able to walk the roof due to the weather

Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

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.

Recommendations

2.1.1 Roof Covering

FASTENING DEFECT AT ROOF COVERING

⚠ Major Material Defect/ Safety Issue

I observed improper fastening at the roof-covering materials. Prone to leaking it the shingles were to blow off. Correction and further evaluation is recommended by a qualified roofer.



2.1.2 Roof Covering

DISCOLORATION STAIN FROM ALGAE

🔧 Maintenance/Monitor

I observed indications of staining and discoloration on the roof-covering materials. This condition seemed to be caused from algae. What we commonly call algae is actually not algae, but a type of bacteria capable of photosynthesis. Algae appears as dark streaks, which are actually the dark sheaths produced by the organisms to protect themselves from UV radiation. When environmental conditions are right, the problem can spread quickly across a roof.

Algae attaches itself to the shingle by secreting a substance that bonds it tightly to the surface. Growth can be difficult to remove without damaging the roof. The best method is prevention. Algae stains can sometimes be lightened in color by using special cleaners.

Power-washing and heavy scrubbing may loosen or dislodge granules. Chemicals used for cleaning shingles may damage landscaping. Also, the cleaning process makes the roof wet and slippery, so such work should be performed by a qualified professional.

2.1.3 Roof Covering

OLD SYSTEM



Recommendation /Needs Attention

I observed during my inspection that the system appeared to be getting old and nearing the end of its service life. It is difficult to determine how many years are left and it is possible to last a few years. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

2.1.4 Roof Covering

SHINGLES ARE STARTING TO LOOSE THERE GRANULES



Recommendation /Needs Attention

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

2.1.5 Roof Covering

DAMAGED SHINGLES



Major Material Defect/ Safety Issue

I recommend further evaluation by a qualified roofer for any repairs and to monitor yearly for further deterioration.

2.1.6 Roof Covering

DETERIORATION OBSERVED



Recommendation /Needs Attention

I would recommend having a qualified contractor repair .

Safety hazard if someone was to walk on the roof off of the deck.

2.3.1 Plumbing Vent Pipes

VENT PIPE FLASHING MATERIAL WAS CRACKED OR WORN



Major Material Defect/ Safety Issue

The rubber membrane flashing material around the vent pipe was cracked and damaged. This is prone to water penetration. Correction and further evaluation is recommended by a qualified roofer /contractor.



2.4.1 Gutters & Downspouts

DOWNSPOUT DRAIN'S NEAR STRUCTURE



Recommendation /Needs Attention

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.



3: EXTERIOR

Information

Eaves, Soffits & Fascia: Type of material Wood	Walkways & Driveways: Driveway / Parking material Gravel	Walkways & Driveways: Sidewalk materials Pavers, Grass
Porches, Patios, Decks, Balconies & Carports: Type of material Wood	Windows: Window glass Thermo	Gas shut off: Gas shut off location South Shut off for the gas supplied to the dwelling.



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. Not all items are easily accessible and inspected due to many factors such as height of dwelling , vegetation covering up the area's, snow, heavy rain at the time inspection.

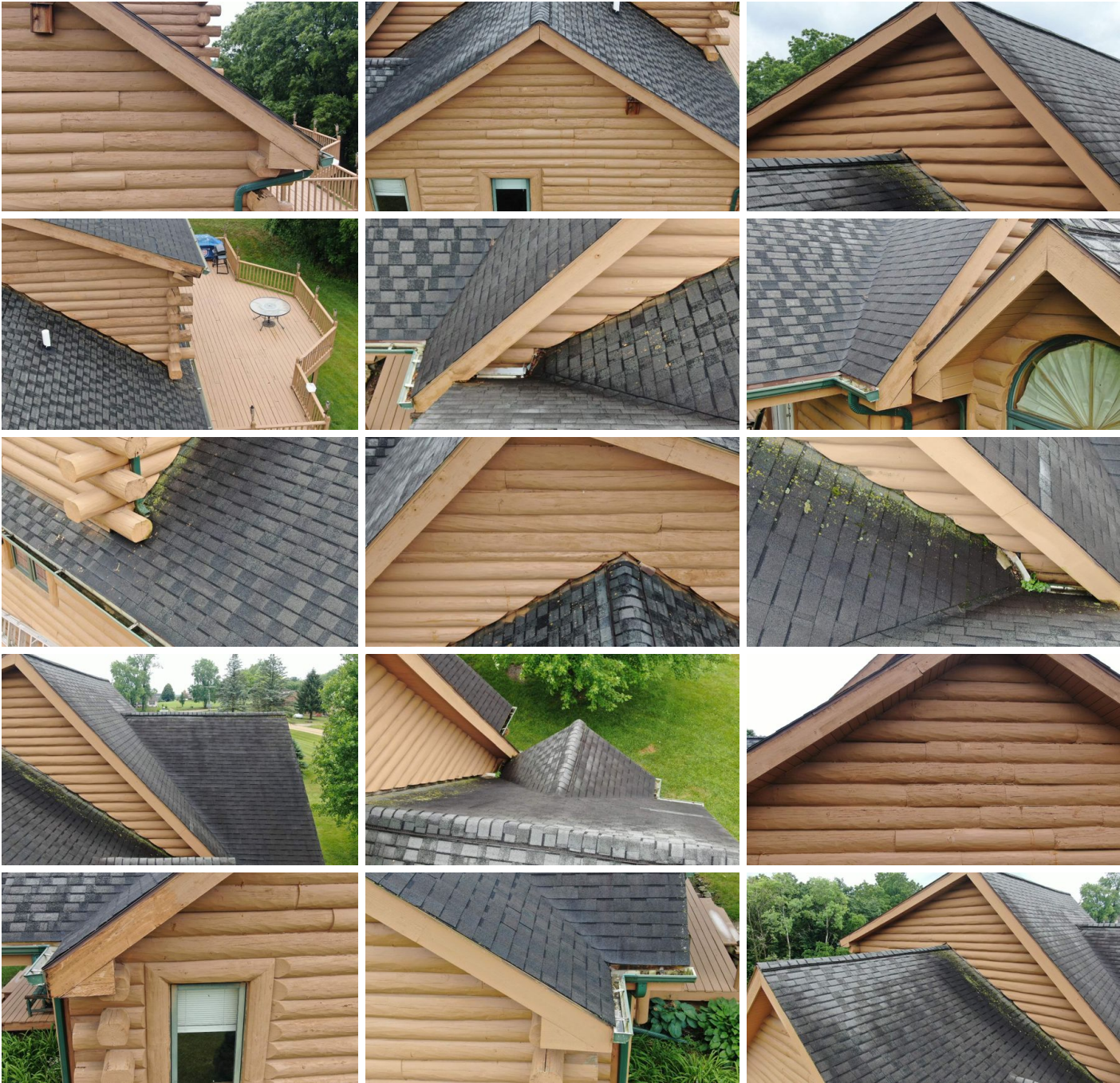
Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

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

Log siding, Wood

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. 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.

Advanced Technology is available for two wire systems

Dual Function AFCI/GFCI receptacles and circuit breakers help protect your home and family from both arc-faults (AFCI) and from ground-faults (GFCI) by working to detect these hazards. If detected, the devices quickly cut off power to help avoid a potential fire or shock occurrence.

- The status indicator light on the receptacle/circuit breaker provides a clear indication of the type of fault detected so users can properly address the issue
- The convenience of test and reset buttons on the face of the receptacle eliminates a trip to the service panel
- Our Dual Function AFCI/GFCI Circuit Breaker features the same patented reset lockout technology present in our receptacles and will not reset if protection is lost

Dual Function AFCI/GFCI receptacles and circuit breakers offer a National Electrical Code® (NEC®) compliant option for AFCI/GFCI protection in residential kitchens and laundry areas for new construction, modifications/extensions and replacements. Our receptacles are ideal as a replacement for ungrounded receptacles, satisfying NEC requirements for both AFCI and GFCI protection.

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 Wood

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.

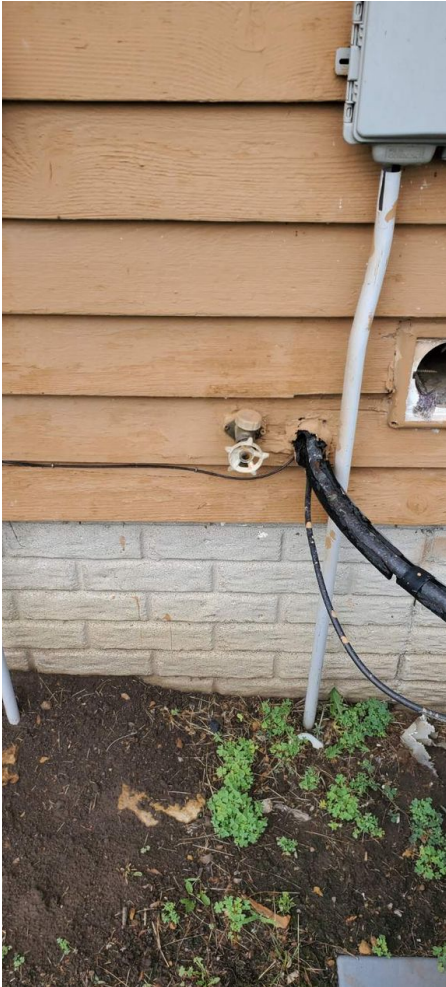
Composite materials should be cleaned yearly and by the required recommendations by the manufacture .

Hose bib: Winterized Water was turned off

Unable to inspect. Water is shut off to the bibb

Be sure to close the valve when turning on the water.

I recommend further evaluation by a qualified plumber for installing a frost proof and anti syphon bib

**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. Keep all wood surfaces clean , and sealed with proper finish to prevent wood decay .

Not all areas were accessible.

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

Windows: Type of window

Casement, Fixed

Many windows hardware was not working properly. I recommend having a qualified contractor to service and repair the windows

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

Metal swining doors, Slider unit

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. It may be important to know the location of gas shut off in case of emergency



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

Vegetation, Surface Drainage, Retaining Walls & Grading

UNABLE TO DETERMINE PROPER DRAINAGE DUE TO THE VEGETATION

Trim back unwanted vegetation. Evaluate for low sloped areas.

Build up low areas with the proper grading materials so that moisture runs away from the home.

Further evaluation by a qualified landscaper.



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 USED TO SECURE TO STRUCTURE TO THE DWELLING AND STRUCTURAL COMPONENTS

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 recommended 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

3.2.1 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT EAVES, WOOD DECAY MAY BE STARTED

Recommendation /Needs Attention

I observed indications that one or more areas of the eaves were damaged.

Correction and further evaluation is recommended by a qualified contractor.



2nd Floor South



South



East



Southwest

3.3.1 Wall-Covering, Flashing & Trim
LOOSE, WARPED, OR BUCKLED OR DAMAGED TRIM
Have a qualified contractor evaluate and repair .

 Recommendation /Needs Attention



East

3.3.2 Wall-Covering, Flashing & Trim

SIDING AND OR TRIM STARTING TO ROT



Major Material Defect/ Safety Issue

I recommend Further evaluation by a qualified contractor for repair and replacement of wood in need of replacement .

Be sure and check all areas subject to high moisture exposure for decay.

Caulk all joints and repaint , seal to protect against water penetration.



Northeast



Northeast



Northeast



Northeast



South



South



3.3.3 Wall-Covering, Flashing & Trim

HOLE IN THE SIDING

I recommend having a qualified contractor repair or replace the damaged area.

It may need to be caulked





3.5.1 GFCIs & Electrical



Major Material Defect/ Safety Issue

MISSING WEATHER COVER FOR ELECTRICAL OUTLET

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

I recommend further evaluation by a qualified electrician

Have GFCI installed if missing



East

3.7.1 Stairs, Steps, Stoops, Stairways & Ramps

MISSING HANDRAIL



Recommendation /Needs Attention

I observed a missing handrail at the exterior steps.

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

Some insurance companies may not insure the property with out proper railings.

I recommend further evaluation by a qualified contractor for adding a hand rail for safety



3.7.2 Stairs, Steps, Stoops,
Stairways & Ramps

 Recommendation /Needs Attention

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

I observed a defect at the stair riser height.
The riser height maximum is 7 3/4 inches measured vertically
between the stair treads. This poses a trip hazard.
I recommend further evaluation by a qualified contractor



3.7.3 Stairs, Steps, Stoops,
Stairways & Ramps

 Major Material Defect/ Safety Issue

STEPS NOT STRUCTURALLY SUPPORTED PROPERLY

I would recommend having a qualified contractor evaluate and
repair with proper support for the stair stringers.



3.9.1 Porches, Patios, Decks, Balconies & Carports

 Recommendation /Needs Attention

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

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

Further evaluation by a qualified contractor is recommended

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

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



3.9.2 Porches, Patios, Decks, Balconies & Carports

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



Recommendation /Needs Attention

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.

3.9.3 Porches, Patios, Decks,
Balconies & Carports



Recommendation /Needs Attention

DECK/PORCH - WOOD ROT

I observed wood rot at the flooring /and or framing of the deck/
porch .

Correction and further evaluation of the deck is recommended by a
qualified contractor



3.9.4 Porches, Patios, Decks,
Balconies & Carports



Recommendation /Needs Attention

DECK - INADEQUATE STRUCTURAL COMPONENT

I observed a structural defect at the deck. The deck's structural
condition is inadequate.

Correction and further evaluation of the deck is recommended by a
qualified contractor.



3.9.5 Porches, Patios, Decks,
Balconies & Carports



Recommendation /Needs Attention

JOIST HANGER DEFECT

I observed a defect at the joist hangers of the deck. This condition is
a major structural defect.

Correction and further evaluation is recommended.

Add joist hangers and proper fasteners to support the hangers and
joist.

The joist and rim joist are starting to separate and can possibly fail.

Decks have one of the most failure ratings in the housing industry
due to sub standard framing practices.



3.10.1 Railings, Guards & Handrails

Maintenance/Monitor

LOOSE RAILING COMPONENT

I observed a loose railing component. This condition is a safety hazard.
Correction and further evaluation is recommended by a qualified contractor
Support post is loose and needs to be anchored solid to prevent movement .

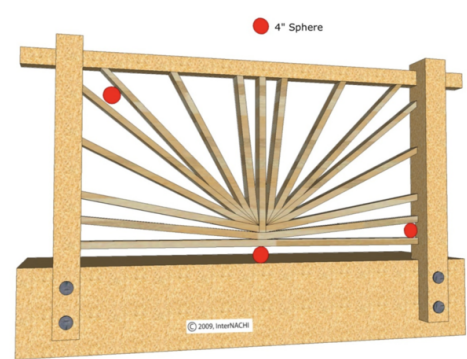


3.10.2 Railings, Guards & Handrails

Recommendation /Needs Attention

GUARD OPENING WAS TOO LARGE (4")

I observed improper spacing between intermediate balusters, spindles and rails at a required guard.
This is a safety hazard, especially for small children.
Guards may not allow the passage of a sphere 4 inches in diameter.
Correction and further evaluation is recommended.



4-inch sphere opening at a guard



3.12.1 Exterior Doors

WOOD DECAY STARTING AT THE DOOR AND OR FRAME

BASEMENT

I observed the start of wood rot at the exterior door. Repair or replacement is recommended.

Sand, prepare, caulk and paint to preserve all the doors from decay

Correction and further evaluation is recommended by a qualified contractor.



Recommendation /Needs Attention



Basement

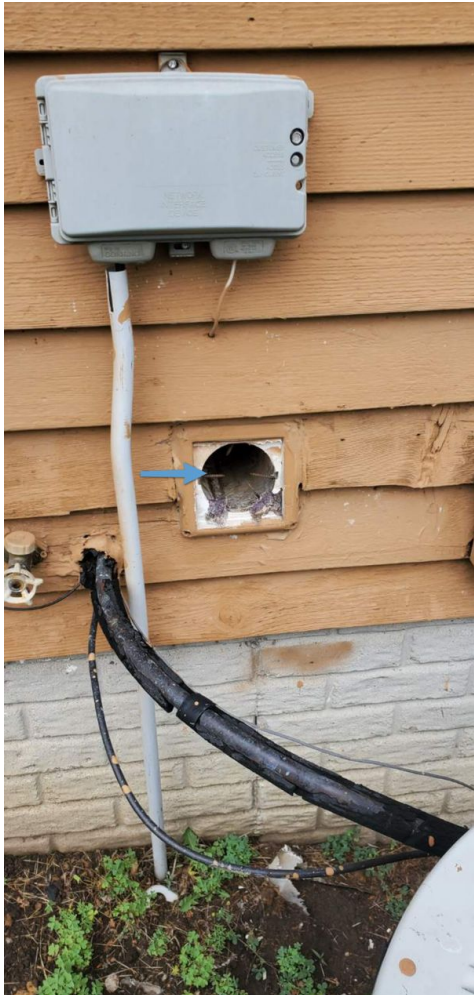
3.14.1 Exhaust Hoods

DAMAGED EXHAUST HOOD

Major Material Defect/ Safety Issue

I observed an exhaust hood that was damaged. Repair or replace the hood to protect against the elements and possible rodents

I recommend having a qualified contractor further evaluate and repair



4: COOLING

Information

Cooling Equipment: Energy Source/Type	Cooling Equipment: Location	Distribution System: Configuration
Electric, Central Air Conditioner	Exterior South	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.

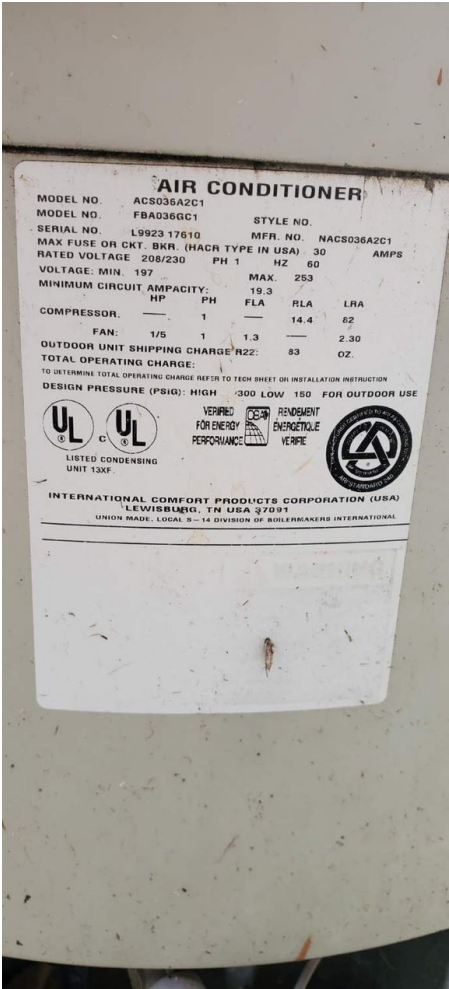
Cooling System Information: Service Disconnect Inspected

I observed a service disconnect , sight of 5 cooling system as it is intended for service work of the unit.

Cooling System Information: Approximate age

1999

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



Cooling Equipment: Brand

Heil

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.

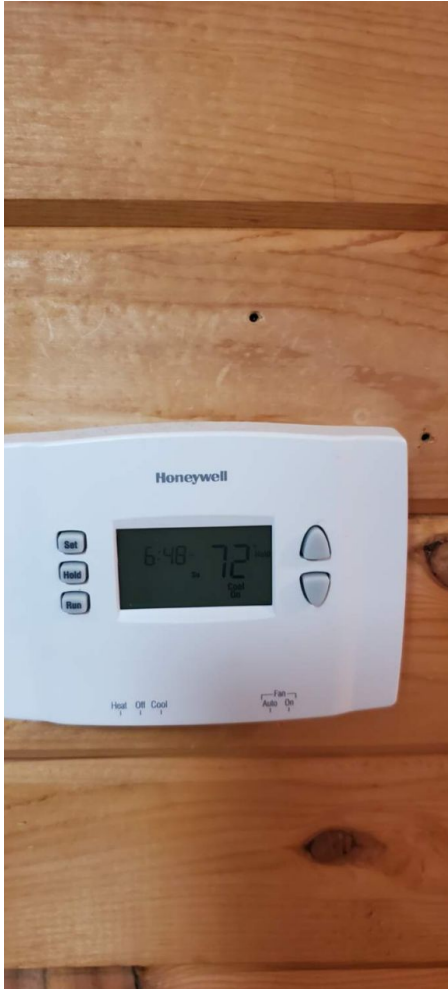


Thermostat and Normal Operating Controls: Thermostat Location

First floor, Hall way

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.



Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump or drain installed at the cooling system. Water was not running out of the intended drain, rather it was running out of the furnace



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

Recommendations

4.1.1 Cooling System
Information

FINS DAMAGED



Recommendation /Needs Attention

I observed indications of damaged fins on the exterior compressor unit of the cooling system. When the fins are flattened the air doesn't circulate as well through them. Straighten the fins with a butter knife.

Further evaluation by a qualified HVAC



4.2.1 Cooling Equipment

INSULATION MISSING OR DAMAGED



Recommendation /Needs Attention

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

I recommend further evaluation by a qualified HVAC for repairs



4.3.1 Thermostat and Normal Operating Controls

BATTERY IS LOW

Replace battery. If the furnace or air conditioner is running when the batteries die's the unit will continue to run or will not start if the units are off

Further evaluation by a qualified HVAC is recommended



Major Material Defect/ Safety Issue

4.4.1 Condensate

DEFECT AT CONDENSATE LINE

I observed a defect at the air conditioner's/furnace condensate drainage. I highly recommend further evaluation by a qualified HVAC for the necessary repairs.

The line is old and hanging with a droop . I recommend adding more hangers to secure the line and or possibly replacing with a more permanent pipe

Water is running out of the condensation tray were the A coil sits on top of furnace. The water is running down the inside and out side of the furnace



Major Material Defect/ Safety Issue



5: HEATING

Information

Heating System Information: Energy Source Propane	Heating Equipment: Brand Heil	Heating Equipment: Energy Source Propane
Thermostat and Normal Operating Controls: Thermostat Location First floor, Hallway	Distribution System: Configuration Split	Fireplace: Gas fireplace working as intended. Fireplace should be cleaned and serviced by a qualified HVAC



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. Budget to replace any older units and have serviced yearly.

Heating System Information: Heating Method

Warm-Air Heating System

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

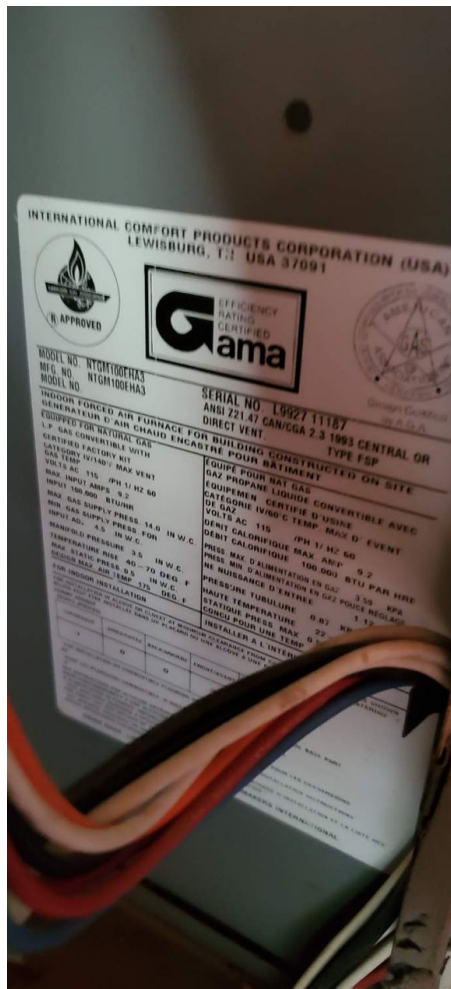
Heating System Information: Approximate age

1999

Consult with a HVAC 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

1999

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

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

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.

Distribution System: Ductwork or piping

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

Fireplace: Fireplace

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

Limitations

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

Recommendations

5.1.1 Heating System Information
THE FILTER IS DIRTY IN NEED OF REPLACEMENT

 Maintenance/Monitor

I observed a dirty air filter in the furnace .
Filters need to be monitored monthly and replaced as needed or at least semi annually depending on the filter type.
A dirty filter makes the furnace run harder and it doesn't perform as intended.
The added stress created can actually cause damage to the furnace.
I highly recommend further evaluation recommended by a HVAC

5.1.2 Heating System Information
DELAYED MAINTENANCE . FURNACE AND AIR-CONDITIONER NEEDS TO BE CLEANED AND SERVICED YEARLY

 Maintenance/Monitor

I observed indications of delayed maintenance at the heating system.
The system should be cleaned and inspected by a HVAC professional every year.
Correction and further evaluation is recommended.

5.1.3 Heating System Information
FAN BLOWER NOISE

 Recommendation /Needs Attention

I observed indications of excessive noise from the blower fan or draft inducer during operation.
Further evaluation by a qualified HVAC is recommended

5.1.4 Heating System Information
OLDER SYSTEM, BUDGET TO REPLACE

 Maintenance/Monitor

The furnace was working as intended the day of the inspection. The furnace I observed during my inspection that the system appeared to be old and nearing the end of its service life. It may not be reliable. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

5.1.5 Heating System Information

WATER IS LEAKING INTO THE FURNACE .

 Recommendation /Needs Attention

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.

Water is running in the furnace the day of the inspection



5.2.1 Heating Equipment

CORROSION

 Recommendation /Needs Attention

Furnace was corroded in one or more areas. This could be the result of improper venting, , drain line plugged or broken along with a many other mechanical items, which the source would need to be identified. I highly Recommend a HVAC contractor to evaluate and repair . It may of been from a past leak and has been repaired.



6: ATTIC, INSULATION & VENTILATION

Information

Structural Components & Observations in Attic: No access to the attic

Unable to find a attic access to inspect

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 , A board walk is recommended for making access through out the attic. This would prevent slipping off of the rafter/ trusses when accessing the attic for any given reason

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: Type of Insulation Observed

Unknown

I would recommend adding more insulation for energy savings.

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

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

Insulation in Attic: Approximate Average Depth of Insulation

Undetermined

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

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

By adding more insulation may cut down on energy cost.

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

Insulation in Attic: No access to inspect attic

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

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

Ventilation in Attic: Ventilation Inspected

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

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

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

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

Ventilation in Attic: Type of ventilation

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.

7: DOORS, WINDOWS & INTERIOR

Information

Floors, Walls, Ceilings: Wall materials	Floors, Walls, Ceilings: Ceiling materials	Floors, Walls, Ceilings: Floor coverings
Drywall, Log	Wood, Drywall, Drop ceiling	Carpet, Tile, Wood, Laminate

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.

Advanced Technology is available for two wire systems and current standard wiring

Dual Function AFCI/GFCI receptacles and circuit breakers help protect your home and family from both arc-faults (AFCI) and from ground-faults (GFCI) by working to detect these hazards. If detected, the devices quickly cut off power to help avoid a potential fire or shock occurrence.

- The status indicator light on the receptacle/circuit breaker provides a clear indication of the type of fault detected so users can properly address the issue
- The convenience of test and reset buttons on the face of the receptacle eliminates a trip to the service panel
- Our Dual Function AFCI/GFCI Circuit Breaker features the same patented reset lockout technology present in our receptacles and will not reset if protection is lost

Dual Function AFCI/GFCI receptacles and circuit breakers offer a National Electrical Code® (NEC®) compliant option for AFCI/GFCI protection in residential kitchens and laundry areas for new construction, modifications/extensions and replacements. Our receptacles are ideal as a replacement for ungrounded receptacles, satisfying NEC requirements for both AFCI and GFCI protection.

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

7.2.1 Windows

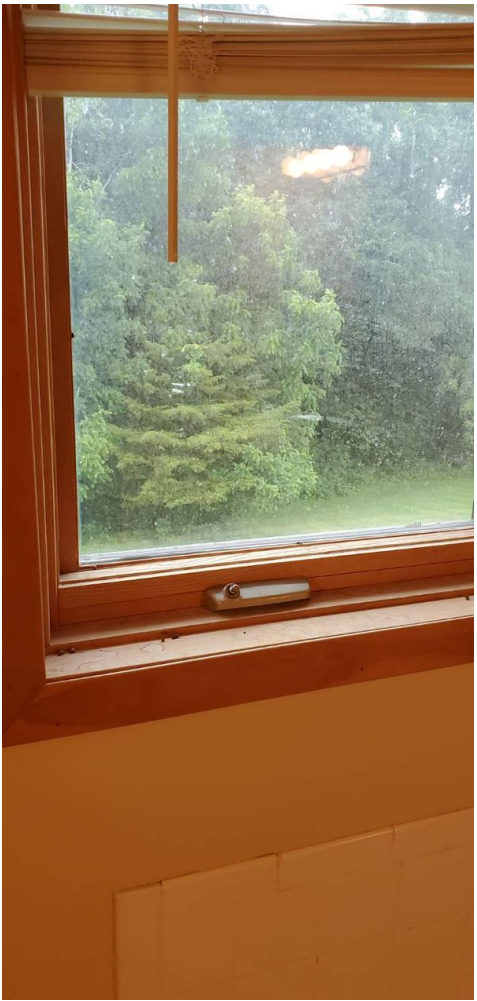
DAMAGED/ MISSING HARDWARE AT THE WINDOW

Major Material Defect/ Safety Issue

I observed damage / missing hardware at a window and its operation. Window hardware would not open or function as intended. Some windows would open but many would not. Further evaluation by a qualified contractor is recommended for repairs and replacement. This could become serious if a emergency was to happen and the windows need to be opened.



1st Floor South



1st Floor Bathroom



2nd Floor



2nd Floor



Basement

7.3.1 Switches, Fixtures & Receptacles

COVER NOT IN PLACE

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

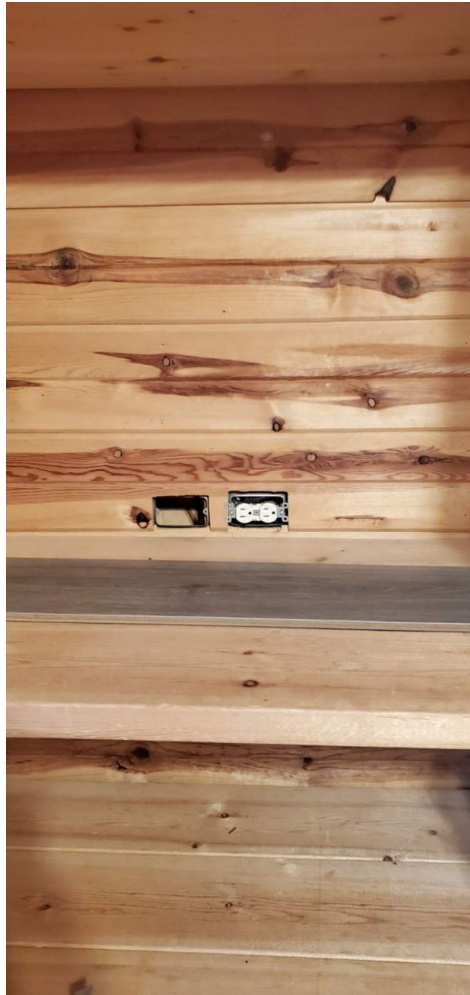
Consult a qualified electrician is recommended for any electrical repairs and needs .



Major Material Defect/ Safety Issue



1st Floor Northeast Bedroom



2nd Floor

7.4.1 Floors, Walls, Ceilings

MOISTURE DAMAGE/STAINING



Recommendation /Needs Attention

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

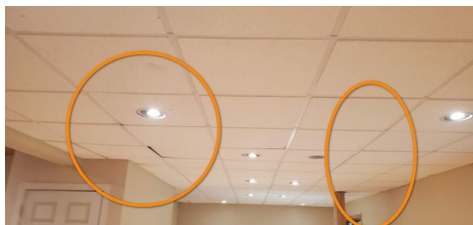
The source of moisture may have been corrected. Monitor for leaking during heavy rains.

Many of the leaks are from condensation drips from pipes above the drop ceiling

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

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

Water has been known to travel back into a basement when water excessively runs down the side of a home



7.4.2 Floors, Walls, Ceilings

MICROBIAL BACTERIAL GROWTH

BASEMENT

Apparent microbial growth was present at the time of inspection. Recommend further evaluation by licensed mold remediation contractor, or testing by a qualified third party laboratory.

There are possible signs of fungi growth on ceiling and or walls . It is unknown if this is a safety hazard.

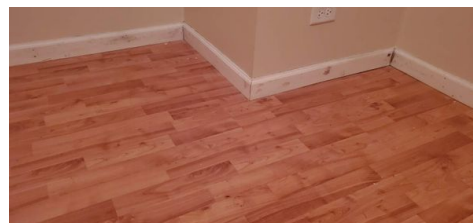
I highly Recommend having tested and further evaluation by a qualified contractor, mold specialist.

A dehumidifier would help with excessive moisture build up when the home is not occupied.

The air needs to be exchanged or dehumidified



Recommendation /Needs Attention



Basement

7.4.3 Floors, Walls, Ceilings

MORTAR DETERIORATED

MASTER BATHROOM



Recommendation /Needs Attention

Further evaluation by a qualified brick mason



Master Bathroom

7.6.1 Railings, Guards & Handrails

 Major Material Defect/ Safety Issue

LOOSE RAILING COMPONENT

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

Correction and further evaluation is recommended.



7.6.2 Railings, Guards & Handrails

MISSING HANDRAIL

BASEMENT

I observed a missing handrail.
There is more than one step here, and I recommend installing a handrail for safety.
I highly recommend further evaluation by a qualified contractor .

 Major Material Defect/ Safety Issue



7.7.1 Presence of Smoke and CO Detectors
OLD DETECTORS, NEW DETECTORS RECOMMENDED

Major Material Defect/ Safety Issue

I observed indications of old smoke and Carbon monoxide detectors in the house. Detectors should be replaced every 5-10 years or as recommend by the manufacture. These should be hard-wired with electricity and have a battery backup feature in case the electricity turns off or the new battery sealed units that are rated for ten years. New smoke detectors are recommended.

A smoke alarm, also known as a smoke detector, is a device that detects smoke and issues an audible sound and/or a visual signal to alert residents to a potential fire.

Facts and Figures

According to the Consumer Product Safety Commission:

- Almost two-thirds of reported deaths caused by home fires from 2003 to 2006 resulted from fires in homes that lacked working smoke alarms.
- Older homes are more likely to lack an adequate number of smoke alarms because they were built before requirements increased.
- In 23% of home fire deaths, smoke alarms were present but did not sound. Sixty percent of these failures were caused by the power supplies having been deliberately removed due to false alarms.
- Every year in the United States, about 3,000 people lose their lives in residential fires. Most of these deaths are caused by smoke inhalation, rather than as a result of burns.



Smoke Alarm Types

Ionization and photoelectric are the two main designs of smoke detectors. Both types must pass the same tests to be certified to the voluntary standard for smoke alarms, but they perform differently in different types of fires. Detectors may be equipped with one or both types of sensors -- known as dual-sensor smoke alarms -- and possibly a heat detector, as well. These sensors are described as follows:

- Ionization smoke sensors are the most common and economical design, and are available at most hardware stores. They house a chamber sided by small metal plates that irradiate the air so that it conducts electricity. When smoke enters the chamber, the current flow becomes interrupted, which triggers an alarm to sound. These sensors will quickly detect flaming-type fires but may be slower to react to smoldering fires.
- Photoelectric smoke sensors use a light-sensitive photocell to detect smoke inside the detector. They shine a beam of light that will be reflected by smoke toward the photocell, triggering the alarm. These sensor types work best on smoldering fires but react more slowly to flaming fires. They often must be hard-wired into the house's electrical system, so some models can be installed only in particular locations.

While heat detectors are not technically classified as smoke detectors, they are useful in certain situations where smoke alarms are likely to sound false alarms. Dirty, dusty industrial environments, as well as the area surrounding cooking appliances, are a few places where false alarms are more likely and where heat detectors may be more useful.

Location

Individual authorities having jurisdiction (AHJs) may have their own requirements for smoke-alarm placement, so inspectors and homeowners can check with their local building codes if they need specific instructions. The following guidelines, however, can be helpful.

Smoke alarms should be installed in the following locations:

- on the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms;

- in each bedroom, as most fires occur during sleeping hours;
- in the basement, preferably on the ceiling near the basement stairs;
- in the garage, due to all the combustible materials commonly stored there;
- on the ceiling or on the wall with the top of the detector between 6 to 12 inches from the ceiling; and/or
- in each story within a building, including basements and cellars, but not crawlspaces or uninhabited attics.

Smoke alarms should not be installed in the following locations:

- near heating or air-conditioning supply and return vents;
- near a kitchen appliance;
- near windows, ceiling fans or bathrooms equipped with a shower or tub;
- where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's instructions;
- within unfinished attics or garages, or in other spaces where temperatures can rise or fall beyond the limits set by the manufacturer;
- where the mounting surface could become considerably warmer or cooler than the rest of the room, such as an inadequately insulated ceiling below an unfinished attic; or
- in dead-air spots, such as the top of a peaked roof or a ceiling-to-wall corner.

Power and Interconnection

Power for the smoke alarms may be hard-wired directly into the building's electrical system, or it may come from just a battery. Hard-wired smoke detectors are more reliable because the power source cannot be removed or drained, although they will not function in a power outage. Battery-operated units often fail because the battery can be easily removed, dislodged or drained, although these units can be installed almost anywhere. Older buildings might be restricted to battery-powered designs, while newer homes generally offer more options for power sources. If possible, homeowners should install smoke alarms that are hard-wired with a battery backup, especially during a renovation or remodeling project.

Smoke alarms may also be interconnected so that if one becomes triggered, they all sound in unison. Interconnected smoke alarms are typically connected with a wire, but new technology allows them to be interconnected wirelessly. The National Fire Protection Agency requires that smoke alarms be AFCI-protected.

Inspectors can pass the following additional tips on to their clients:

- Parents should stage periodic night-time fire drills to assess whether their children will awaken from the alarm and respond appropriately.
- Never disable a smoke alarm. Use the alarm's silencing feature to stop nuisance or false alarms triggered by cooking smoke or fireplaces.
- Test smoke alarms monthly, and replace their batteries at least twice per year. Change the batteries when you change your clocks for Daylight Saving Time. Most models emit a chirping noise when the batteries are low to alert the homeowner that they need replacement.
- Smoke alarms should be replaced when they fail to respond to testing, or every 10 years, whichever is sooner. The radioactive element in ionization smoke alarms will decay beyond usability within 10 years.
- If you have any questions or concerns related to smoke alarms or fire dangers in the home, consult with an InterNACHI inspector during your next scheduled inspection.
- Smoke detectors should be replaced if they become damaged or wet, are accidentally painted over, are exposed to fire or grease, or are triggered without apparent cause.
- Note the sound of the alarm. It should be distinct from other sounds in the house, such as the telephone, doorbell and pool alarm.

In summary, smoke alarms are invaluable, life-saving appliances when they are installed properly and adequately maintained.

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
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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.



North hallway



Basement

7.7.2 Presence of Smoke and CO Detectors

MISSING CARBON MONOXIDE/ SMOKE DETECTOR

1ST FLOOR, 2ND FLOOR, BASEMENT



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

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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 effects. The limit of CO exposure for healthy workers, as prescribed by the U.S. Occupational Health and Safety Administration, is 50 ppm.

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- 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;
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- 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?

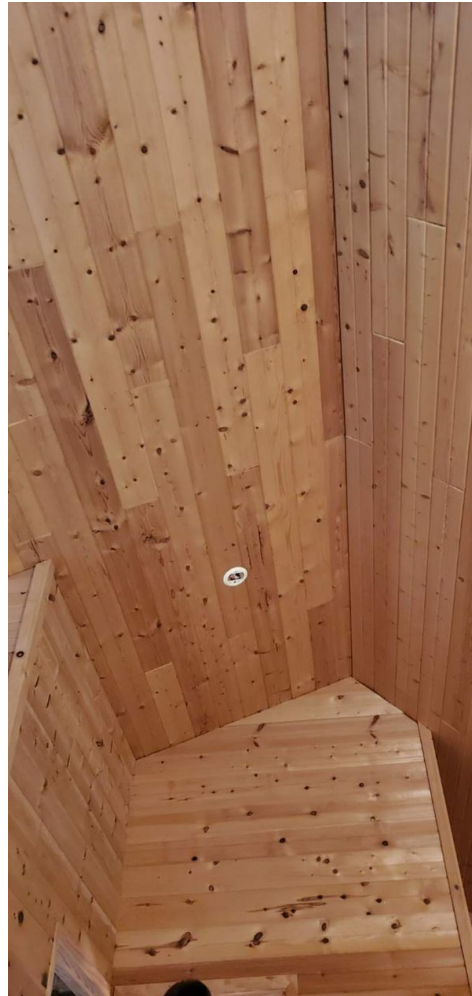
- Purchase and install carbon monoxide detectors with labels showing that they meet the requirements of the new UL standard 2034 or Comprehensive Safety Analysis 6.19 safety standards.
- Make sure appliances are installed and operated according to the manufacturer's instructions and local building codes. 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.



1st Floor South



2nd Floor





Basement

8: BATHROOMS

Information

Hydromassage Bathtub: Tub Filled and Turned On

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



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.

The water heater was off when i arrived and i turned on to test the operation and then turned it off before leaving.



1st Floor



2nd Floor 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.

Advanced Technology is available for two wire systems

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- The status indicator light on the receptacle/circuit breaker provides a clear indication of the type of fault detected so users can properly address the issue
- The convenience of test and reset buttons on the face of the receptacle eliminates a trip to the service panel
- Our Dual Function AFCI/GFCI Circuit Breaker features the same patented reset lockout technology present in our receptacles and will not reset if protection is lost

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Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

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

The air-conditioner was running at the time of the inspection.



Cabinetry, Ceiling, Walls & Floor: Inspected cabinet for function and any discrepancy

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

Limitations

Bathroom Exhaust Fan / Window

COULD NOT DETERMINE IF ITS EXHAUSTING OUTSIDE DUE TO LIMITED ACCESS TO ATTIC DUE TO VISUAL LIMITATIONS.

I was not able to determine if the fan is properly exhausting outside due to limited access to attic and location of the fan.

Recommend further evaluation by a qualified contractor.

Recommendations

8.1.1 Bathroom Toilets

TOILET IS SITTING LOOSE ON THE FLOOR

 Major Material Defect/ Safety Issue

MASTER BATHROOM, 1ST ,2NDFLOOR BATHROOM

Have a qualified plumber check all toilets for proper mounting and to be sure they are tight to the floor and not rocking .

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



1st Floor Bathroom

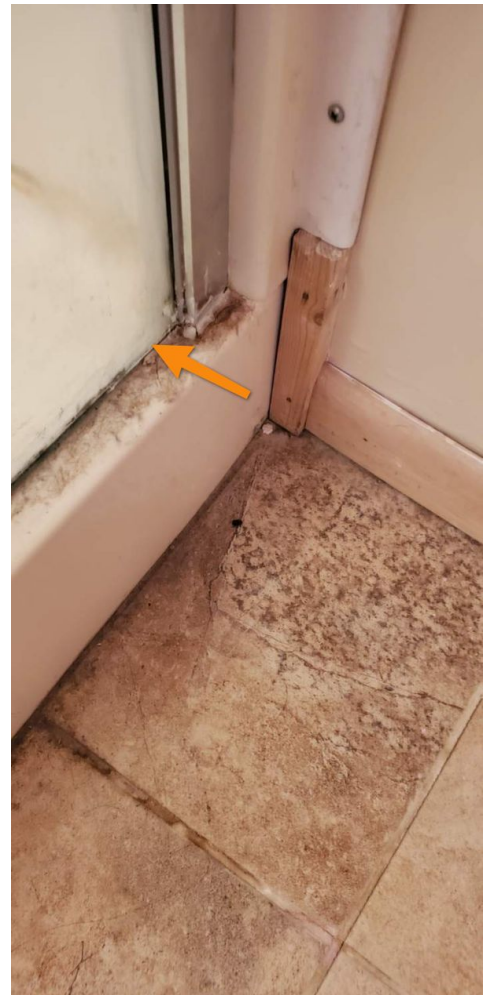
8.2.1 Sinks, Tubs & Showers

ACTIVE WATER LEAK

1ST FLOOR BATHROOM

I observed indications of an active water leak around the piping .

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



1st Floor Bathroom shower

8.2.2 Sinks, Tubs & Showers

SINK DRAIN STOP NOT WORKING

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





1st Floor Bathroom



2nd Floor Bathroom

8.2.3 Sinks, Tubs & Showers

FAUCET NOT WORKING PROPERLY

I recommend repairs and replacement by a qualified plumber

The valve/faucet may be corroded and needs cleaned and repaired.

There is no stop for the off position.



Recommendation /Needs Attention



1st Floor Bathroom



1st Floor Bathroom

8.3.1 Hydromassage Bathtub

 Recommendation /Needs Attention**ACTIVE WATER LEAK**

MASTER BATHROOM 1ST FLOOR

I observed indications of an active water leak at the tub. Recommend having serviced by a plumber



8.5.1 GFCI & Electric in Bathroom

LOOSE IN THE BOX MISSING A SCREW

2ND FLOOR BATHROOM

Recommend having repaired by a qualified electrician





2nd Floor Bathroom

8.8.1 Door

DOOR DOES NOT CLOSE PROPERLY

1ST FLOOR BATHROOM

I observed that the bathroom door did not close properly.

Maintenance/Monitor



1st Floor Bathroom

9: LAUNDRY

Information

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.

10: KITCHEN

Information

Garbage Disposal: No garbage disposal

Countertops & Cabinets: Counter top material
Laminate

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.
Water temperature may need increased or decreased depending on your preference.
I recommend a qualified plumber do any repairs or adjustment for any plumbing needs.
Water heater was off when i arrived ,i turned on to test function then turned back off before leaving



Dishwasher: Brand
Whirlpool

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 .

Advanced Technology is available for two wire systems and current standard wiring

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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 out of courtesy.

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



Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

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

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

Recommendations

10.4.1 AFCI

 Maintenance/Monitor

MISSING AFCI PROTECTION

I observed indications of missing AFCI protection in the kitchen.

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

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

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

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

Advanced Technology is available for two wire systems and current standard wiring

Dual Function AFCI/GFCI receptacles and circuit breakers help protect your home and family from both arc-faults (AFCI) and from ground-faults (GFCI) by working to detect these hazards. If detected, the devices quickly cut off power to help avoid a potential fire or shock occurrence.

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10.8.1 Countertops & Cabinets

 Recommendation /Needs Attention

DAMAGED CABINET

KITCHEN

I observed damage at the kitchen cabinet.

It appears to be from past leaking.

It was dry the day of the inspection.

I recommend further evaluation by a qualified contractor/plumber

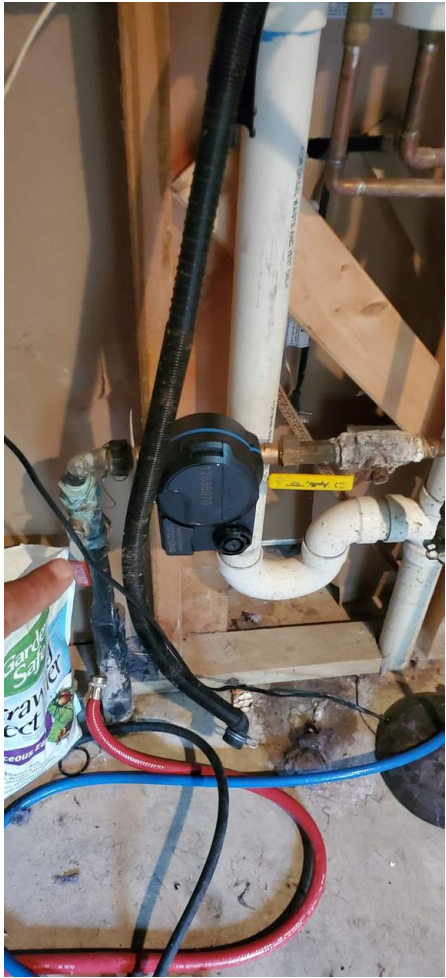


11: PLUMBING

Information

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

Hot Water Source: Size of Water heater
80

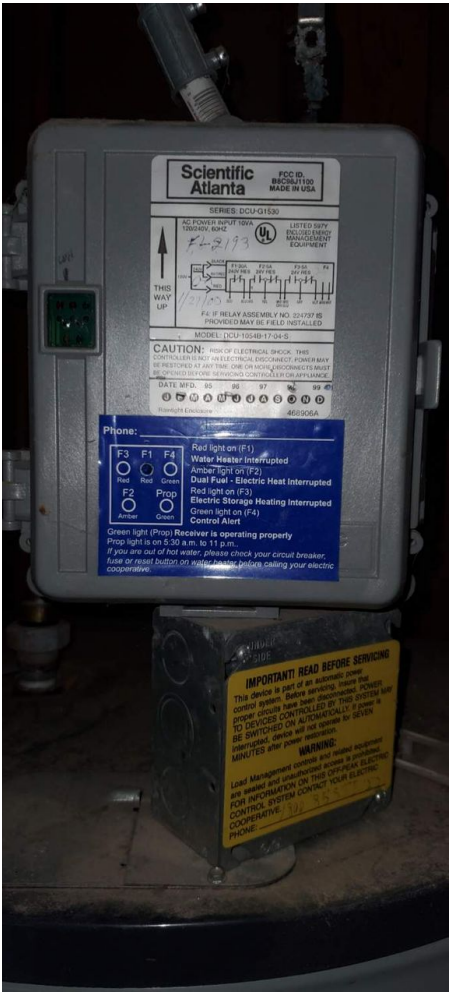


Water Supply : Water Supply Is Public

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
Electric 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

1999

Older unit and leaking. I recommend replacing

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, Unknown

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

Hose bib: Not working

I recommend having a qualified plumber evaluate and repair and plumbing issues that are found.

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.

Recommendations

11.1.1 Main Water Shut-Off Valve



Major Material Defect/ Safety Issue

ACTIVE WATER LEAK AT VALVE OR FITTINGS

BASEMENT UTILITY ROOM

I observed an active water leak at the main water shut-off valve or fittings

Further evaluation by a qualified plumber or municipality .



11.3.1 Hot Water Source



Major Material Defect/ Safety Issue

WATER LEAKING

I observed an active water leak at the hot water source.
I recommend further evaluation by a qualified plumber



11.3.2 Hot Water Source

OLD SYSTEM

I observed during my inspection that the system appeared to be old and nearing the end of its service life. It may not be reliable. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)



Major Material Defect/ Safety Issue

11.3.3 Hot Water Source

WIRES ARE NOT SECURED PROPERLY

I recommend further evaluation by a qualified electrician



Major Material Defect/ Safety Issue



11.3.4 Hot Water Source

WATER HEATER WAS TURNED OFF AT THE BREAKER

I turned on to test the function and shut off the water before leaving

Maintenance/Monitor

11.4.1 Drain, Waste, & Vent Systems

ACTIVE LEAKING DRAIN PIPE

BASEMENT UTILITY ROOM OVER THE MAIN ELECTRICAL PANEL

I observed an active plumbing leak coming from a drain and waste pipe.

I was not able to remove the electrical panel cover due to the leaking which could present a shock hazard.

Further evaluation by a qualified plumber is HIGHLY recommended

Major Material Defect/ Safety Issue



11.4.2 Drain, Waste, & Vent Systems



Recommendation /Needs Attention

IMPROPER SLOPE OF PIPE

UTILITY ROOM , HYDRO TUB

I observed indications of an improper slope of a drain pipe. Drain pipes must be sloped properly "downhill" in order to drain.



11.4.3 Drain, Waste, & Vent Systems



Major Material Defect/ Safety Issue

NOT CAPPED PROPERLY

BASEMENT UTILITY ROOM

Sewer gas could be released in the home . Have a proper cap installed to prevent sewer gas from entering the home .



Basement

12: ELECTRICAL

Information

Electric Meter & Base: Type of service	Panelboards & Breakers: Make of Panel
Underground	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 did not open front cover to electrical panel due to limited work space and a drain line leaking above.
I inspected the electrical service-entrance conductors that are visible . Not all wiring is visible and can not inspected.
Due to access limitations it may not be possible to inspect all electrical cables and wiring
Further evaluation by a qualified electrical contractor is recommended for any electrical repairs or concerns .

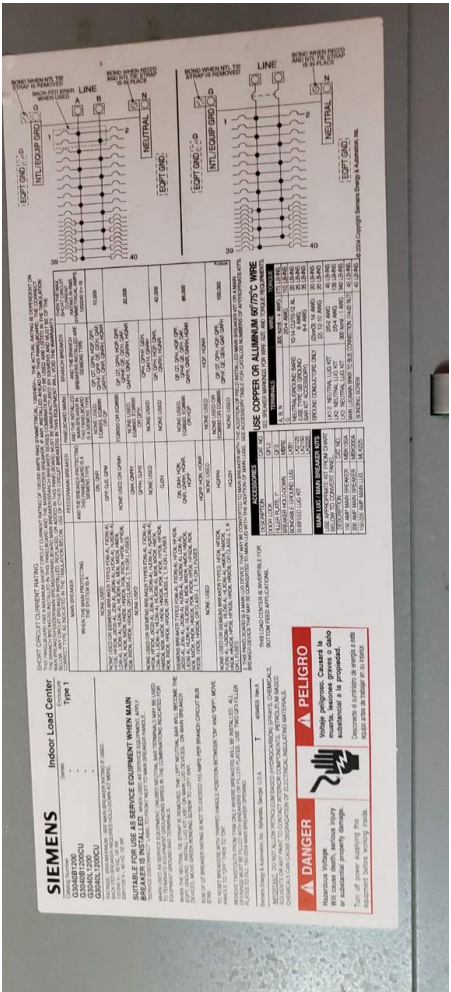
Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



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

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.

Advanced Technology is available for two wire systems and the current standard wiring

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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.

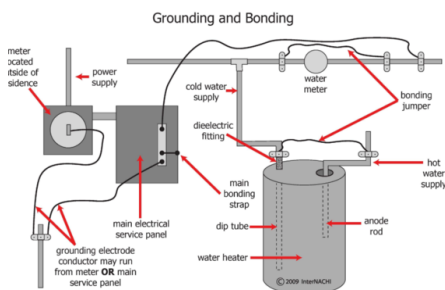
Panelboards & Breakers: Electrical panel

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

Service-Entrance Conductors

UNDERGROUND SERVICE UNABLE TO INSPECT

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

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

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.

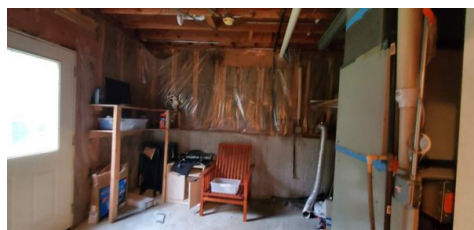
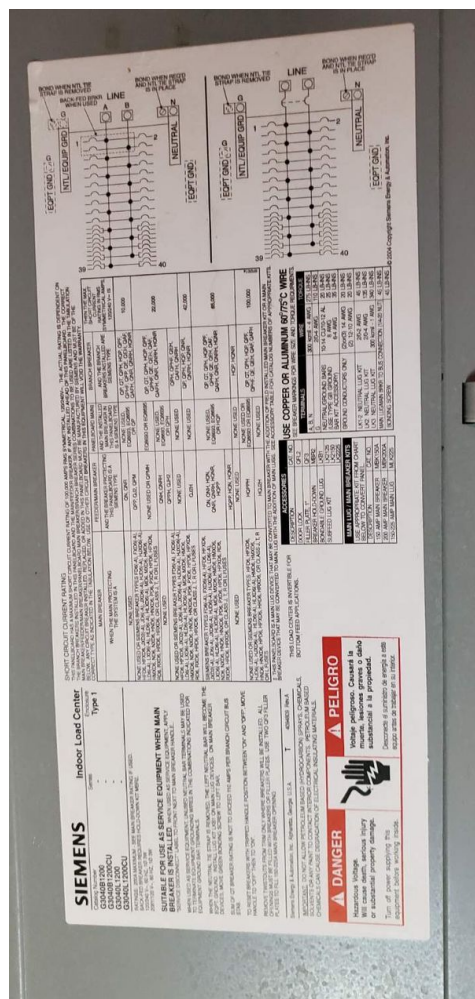
Recommendations

12.3.1 Main Service Disconnect

LIMITED ACCESS WITH DRAIN LINE LEAKING OVER THE MAIN ELECTRICAL PANEL

Major Material Defect/ Safety Issue

Access to the panel should be unobstructed with a three feet perimeter sides . It is manageable but could get tight for a electrician if they needed to work in the panel.



12.6.1 Service Grounding & Bonding

UNABLE TO CONFIRM PRESENCE OF GROUNDED CONDUCTOR

I was unable to confirm by observation the presence of a grounded conductor.

"I was not able to locate ground wire and ground rod or other equipment ground electrode for main/service panel. Recommend installation of 8 foot ground rod assembly or other equipment ground electrode system, as appropriate to meet today's minimum standards of safety."

There are times that the grounding source is not visible due to many circumstances. The electrical systems and outlets tested properly at the time of inspection.



Maintenance/Monitor

12.7.1 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).

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13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Wall Structure: Support post/structure	Sump Pump: Location
Wood, Finished walls, Concrete	No sump basket or pump

Wall Structure: Basement wall materials
Concrete, Wood framed
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


Recommendations

13.3.1 Fuel lines

NOT PROPERLY CAPPED

BASEMENT UTILITY ROOM

Further evaluation by a qualified plumber for proper cap. If valve was accidentally turned on gas would run in the home and possibly cause a explosion.



Major Material Defect/ Safety Issue



Utility room Basement

14: 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, Concrete, Finished walls

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 where 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.

Recommendations

14.1.1 Recommendation

IMPROPERLY CUT OR NOTCHED JOIST

A improperly notched/cut joist compromises the integrity of the joist and its ability to support the weight intended.

Have a qualified contractor evaluate and repair .

Sistered joist should be added . These extra joist should be properly fastened together and designed for the weight load.

There may need to be added support beams added along with the proper footings to support the weight load.

I highly recommend further evaluation by a qualified contractor for the proper repairs.

**Major Material Defect/ Safety Issue**

15: SHED

Information

Foundation

Walls: Roof



Limitations

General

PERSONAL ITEMS STORED UNABLE TO INSPECT ALL AREAS.

Once stored items are removed further evaluation would be recommended



Recommendations

15.1.1 Foundation

STRUCTURAL SUPPORT DEFECT

I recommend having a qualified contractor evaluate and repair



Major Material Defect/ Safety Issue



15.2.1 Lighting

COVER PLATES MISSING

Install cover plates



Major Material Defect/ Safety Issue



15.2.2 Lighting

MISSING GFCI

I recommend having a qualified electrician evaluate and repair



Major Material Defect/ Safety Issue

15.3.1 Recommendation

DOOR DECAY

Recommend having a qualified contractor evaluate and repair



Recommendation /Needs Attention



15.4.1 Walls

**TREE LIMBS HANGING
ON OR NEAR STRUCTURE**

Trim back limbs

 Recommendation /Needs Attention



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**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**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.

Bathrooms

The home inspector will inspect:

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

Laundry

The inspector shall inspect:

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

Kitchen

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

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Plumbing

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical**I. The inspector shall inspect:**

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

II. The inspector shall describe:

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

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

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

the foundation;
the basement;
the crawlspac; 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.