



HAWKEYE HOME INSPECTIONS

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HAWKINSPECT REPORT

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Buyer Name

08/09/2021 9:00AM



Inspector

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TABLE OF CONTENTS

1: Inspection Detail	6
2: Roof	8
3: Exterior	13
4: Basement, Foundation, Crawlspace & Structure	21
5: Heating	23
6: Plumbing	25
7: Electrical	29
8: Attic, Insulation & Ventilation	32
9: Bathrooms	36
10: Doors, Windows & Interior	37
11: Laundry	40
12: Kitchen	41
Standard of Practice	42

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SUMMARY

51

ITEMS INSPECTED

26

MINOR DEFECT

7

MAJOR DEFECT

2

MATERIAL DEFECT

- 2.1.1 Roof - Roof Covering: Damage
- 2.3.1 Roof - Gutters & Downspouts: Debris in Gutters
- 2.3.2 Roof - Gutters & Downspouts: Gutter Loose
- 2.3.3 Roof - Gutters & Downspouts: Downspout Detached
- 2.4.1 Roof - Chimney: Damage
- 3.3.1 Exterior - Wall-Covering, Flashing & Trim: Deteriorated Stone/Mortar
- 3.3.2 Exterior - Wall-Covering, Flashing & Trim: Damage/Wood Rot
- 3.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Dense Vegetation
- 3.4.2 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Negative Grading
- 3.4.3 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Window well
- 3.7.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Cracking
- 3.8.1 Exterior - Railings, Guards & Handrails: Wood Rot
- 3.9.1 Exterior - Windows: Wood Rot at Window
- 3.10.1 Exterior - Exterior Doors: Older
- 4.1.1 Basement, Foundation, Crawlspace & Structure - Basement: Old/Monitor
- 5.2.1 Heating - Fireplace: Clean
- 6.3.1 Plumbing - Hot Water Source: Defect at TPR Valve Discharge
- 6.5.1 Plumbing - Water Supply & Distribution Systems: Old
- 6.5.2 Plumbing - Water Supply & Distribution Systems: Active Leak
- 7.4.1 Electrical - Electrical Wiring: Armored Cable Rust
- 7.7.1 Electrical - AFCIs: Missing AFCI
- 7.8.1 Electrical - GFCIs: Missing GFCI
- 8.1.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Prior Water Penetration Observed
- 8.1.2 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Wasps Nests
- 8.3.1 Attic, Insulation & Ventilation - Ventilation in Attic: Attic Ventilation Insufficient
- 9.4.1 Bathrooms - GFCI & Electric in Bathroom: Receptacle Is Not GFCI Protected
- 10.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch

-
- 🔑 10.2.1 Doors, Windows & Interior - Windows: Would not open
 - 🔑 10.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Minor Corner Cracks
 - 🔑 10.4.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Staining/Damage
 - 🔑 10.4.3 Doors, Windows & Interior - Floors, Walls, Ceilings: Settling/Minor Damage to floors
 - 🔑 10.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Add additional
 - 🔑 11.1.1 Laundry - Washer & Dryer: Dryer vent
 - 🚫 12.2.1 Kitchen - GFCI: Missing GFCI Protection
 - 🔑 12.3.1 Kitchen - Dishwasher: Improperly Installed Drain Pipe

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance Client's Agent, Client	General Inspection Info: Occupancy Vacant	General Inspection Info: Weather Conditions Sunny, Hot
General Inspection Info: Type of Building Single Family	General Inspection Info: Type of inspection Pre-purchase	

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

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

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

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

But the issues that really matter fall into four categories:

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

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

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

Remember that homeownership is both a joyful experience and an important responsibility, so be sure to devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Hawkeye Home Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

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

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

2: ROOF

Information

Roof Covering: Homeowner's Responsibility

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

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

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



Roof Covering: Type of Roof-Covering Described

Slate

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

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances.

Roof Covering: Roof Was Inspected

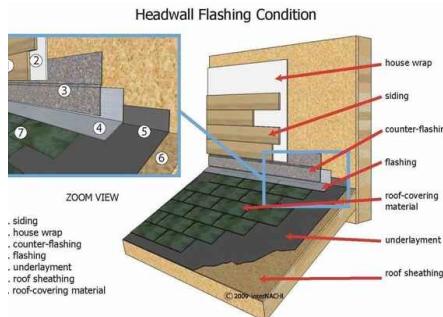
Drone, Ground, Windows

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

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

Flashing: Wall Intersections

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



Flashing Details

Flashing: Eaves and Gables

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

Gutters & Downspouts: Homeowner's Responsibility

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

Gutters & Downspouts: Gutters Were Inspected

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

Monitoring the gutters during a heavy rain (without 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.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

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

Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Recommendations

2.1.1 Roof Covering

DAMAGE



It should be noted that we always recommend a roofing professional specializing in slate roofs evaluate. The client hired a roofing professional that was onsite at the time of the inspection performing a roof inspection.

There were several sections of roof that are damaged and are in need of repair/maintenance due to damaged slate and gaps. Special attention should be made to flashing areas, as it often fails before the slate.

Recommendation

Contact a qualified roofing professional.



2.3.1 Gutters & Downspouts

DEBRIS IN GUTTERS

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

Recommendation

Contact a qualified gutter contractor



2.3.2 Gutters & Downspouts

GUTTER LOOSE



I observed a gutter that was loosely attached to the house. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor



2.3.3 Gutters & Downspouts

DOWNSPOUT DETACHED

I observed indications of a disconnected and detached downspout pipe. This can result in excessive moisture in the soil and water intrusion at the foundation. Recommend repair and ongoing maintenance.

Recommendation

Contact a qualified roofing professional.



2.4.1 Chimney

DAMAGE

Damaged bricks observed at top of chimney. Recommend repair, repointing and evaluation by chimney professional.

Recommendation

Contact a qualified professional.





3: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

General: Homeowner's Responsibility

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

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

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

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

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

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

Stone

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

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

Wall-Covering, Flashing & Trim: Worn Out Areas of Exterior Wall-Covering

I observed indications of worn out areas, delayed maintenance, or aging.

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.

Walkways & Driveways: Walkways & Driveways Were Inspected

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

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

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

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

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

I inspected the porches, patios and decks. No deficiencies were noted at the time of the inspection.

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

I inspected the railings, guards and handrails that were within the scope of the home inspection. No issues were observed.

Windows: Windows Inspected

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

Limitations

Windows

INSPECTION RESTRICTED

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

Recommendations

3.3.1 Wall-Covering, Flashing & Trim



DETERIORATED STONE/MORTAR

EXTERIOR

There is minor damage to some exterior stone and missing mortar in various sections. Recommend having repaired to prevent water intrusion and as part of routine maintenance.

Recommendation

Contact a qualified professional.





3.3.2 Wall-Covering, Flashing & Trim

DAMAGE/WOOD ROT

Sections of porch coverings have damage and appear rotted. Recommend further evaluation and repair of these sections to prevent water and pests from entering the home.

Recommendation

Contact a qualified professional.



2nd Floor, Porch



3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

DENSE VEGETATION

I observed dense vegetation around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation

Recommended DIY Project



3.4.2 Vegetation, Surface Drainage, Retaining Walls & Grading

NEGATIVE GRADING

Major Defect

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

The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation. Recommend repairing and ongoing maintenance with a focus on corner sections and around downspouts.

Recommendation

Contact a qualified landscaping contractor





3.4.3 Vegetation, Surface Drainage, Retaining Walls & Grading

WINDOW WELL

To prevent water intrusion in window well I recommend sealing section against house on top cover section to prevent water from went wrong and further damage to wood.

Recommendation

Recommended DIY Project



3.7.1 Porches, Patios, Decks, Balconies & Carports

CRACKING

Cracking and precious repairs were observed at porch. Recommend sealing cracks and penetrations and monitoring/maintaining as needed.

Recommendation

Recommend monitoring.



3.8.1 Railings, Guards & Handrails

WOOD ROT

I observed wood rot at porch guardrail. It appears ivy may have overgrown in this area in the past based on remaining roots.

Also observed wood rot at front porch railing and posts.

Recommend further evaluation and repair/replacement.

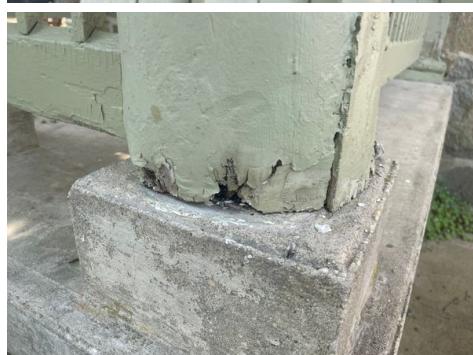
Recommendation

Contact a qualified professional.





Ivy roots?



3.9.1 Windows

WOOD ROT AT WINDOW

I observed indications of wood rot at the window. Areas around all doors and windows should be properly caulked and sealed to prevent water intrusion and further damage.

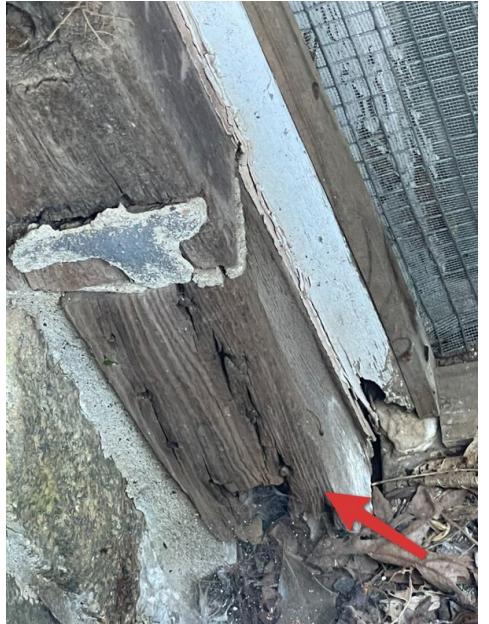
Correction and further evaluation is recommended.



Major Defect

Recommendation

Contact a qualified handyman.



Window Well



3.10.1 Exterior Doors

OLDER

It should be noted that most of the doors are older and difficult to open/close.



Minor Defect

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Type of Basement

Foundation Described

Stone

Basement: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Basement: Basement Was Inspected

The basement was inspected according to the [Home Inspection Standards of Practice](#).

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Basement: Foundation Was Inspected

The foundation was inspected according to the [Home Inspection Standards of Practice](#).

Basement: Structural Components Were Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

Sump Pump: Sump Pump Installed

I observed a sump pump was installed in the house.

Neglecting to test a sump pump routinely, especially if it is rarely used, can lead to severe water damage when a heavy storm, snow melt, or flooding sends water against the home.

Overload of the sump pump due to poor drainage elsewhere on the property can lead to pump failure. Frequent sump operation can be a sign of excessive water buildup under the basement floor due to poorly sloped landscaping, poor rain runoff, gutter back-flows, and other problems.

Lack of a back-up sump pump, which can be quickly installed in the event the first pump fails, can lead to serious water damage and property loss. This is especially important if the sump pump is relied upon to maintain a dry basement, or if the house is located in an area of seasonally high groundwater. Sump failure can cause extensive water damage and the loss of valuable personal belongings. It should be noted that no water was observed in sump pit or basement at the time of the inspection.

Recommendations

4.1.1 Basement

OLD/MONITOR



Based on the age of the home it is recommended that ongoing maintenance be performed on foundation/structure. The foundation walls appeared in good condition but will need mortar added in sections. There was a crawlspace section with extremely limited access that appeared to need additional maintenance since it is not as accessible, and further evaluation is recommended but does not appear to be critical at this time.

There was wood rot noted at some floor joists and sill plates, and further evaluation by a qualified contractor/pest control company is recommended.

Recommendation

Contact a qualified professional.



5: HEATING

Information

Heating System Information:

Energy Source

Oil

Heating System Information:

Heating Method

Radiator

Heating System Information:

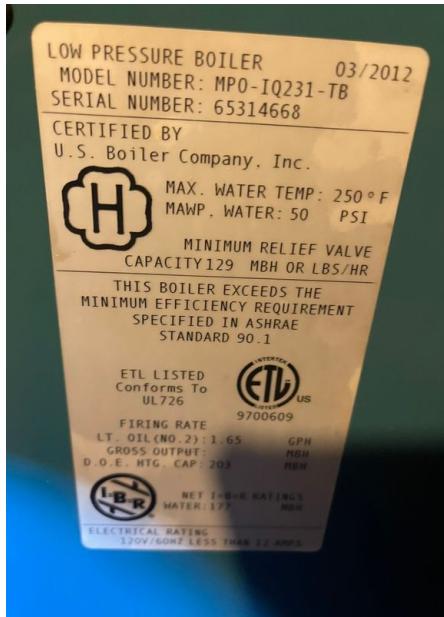
Make

Beckett



Heating System Information:

Serial & Model Number



Recommendations

5.2.1 Fireplace

CLEAN

Recommend all fireplaces that are in use be scoped/inspected and cleaned prior to use.

Recommendation

Contact a qualified professional.





6: PLUMBING

Information

Main Water Shut-Off Valve:

Location of Main Shut-Off Valve

Basement



Hot Water Source: Inspected TPR

Valve

I inspected the temperature and pressure relief valve.

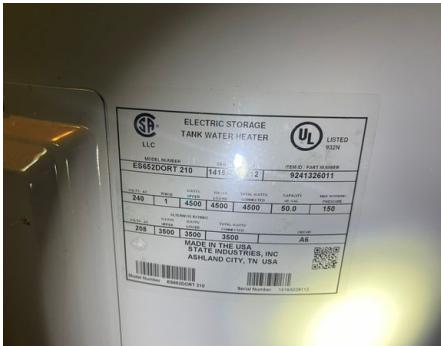
Hot Water Source: Date of

manufacture

2014

Hot Water Source: Model/Seriel Numbers

See photos.



Main Water Shut-Off Valve: Homeowner's Responsibility

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

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). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

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

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

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

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

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. There did not appear to be any active leaks at the time of the inspection.

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

6.3.1 Hot Water Source

DEFECT AT TPR VALVE DISCHARGE



I observed the TPR (temperature, pressure, and relief) valve discharge pipe was missing. The discharge pipe that serves a temperature pressure relief valve must:

- Not be connected to the drainage system.
- Discharge through an air gap located in the same room as the water heater.
- Not be smaller than the diameter of the outlet of the valve.
- Serve a single relief device.
- Discharge to the floor.
- Discharge in a manner that does not cause personal injury or structural damage.
- Discharge to a termination point that is readily observable.
- Not be trapped.
- Be installed so as to flow by gravity.
- Terminate no more than 6 inches above the floor or flood level rim of the waste receptor. And not less than 2 times the discharge pipe diameter.
- Not have valves or tee fittings.
- Be constructed of materials listed or rated for such use.
- Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings.

Recommendation

Contact a qualified plumbing contractor.



6.5.1 Water Supply & Distribution Systems

OLD

Based on the age of the home it is important to note that various types of obsolete plumbing has been used throughout the life of the home. Plumbing should be evaluated and updated as needed by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



6.5.2 Water Supply & Distribution Systems

ACTIVE LEAK

Deterioration and active leak was observed at plumbing joint of heating system. Recommend evaluation/repair.

Recommendation

Contact a qualified plumbing contractor.



7: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service entrance conductors.

Main Service Disconnect: Inspected Main Service Disconnect

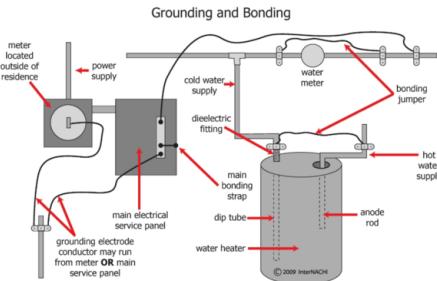
I inspected the electrical main service disconnect.

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex), BX

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect: Homeowner's Responsibility

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

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly.

Main Service Disconnect: Main Disconnect Rating, If Labeled

150

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

Panelboards & Breakers: Inspected Main Panelboard & Breakers

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



Panelboards & Breakers: Inspected Subpanel & Breakers

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

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

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

Recommendations

7.4.1 Electrical Wiring



ARMORED CABLE RUST

Rust and deterioration was observed on at several sections of armored cable. There are also sections that need to be secured properly. Recommend evaluation by an electrician for safety.

Recommendation

Contact a qualified electrical contractor.





7.7.1 AFCIs

MISSING AFCI

I observed indications that an AFCI (Arc Flash Circuit Interrupter) is missing in panel. An AFCI breaker provides a higher level of protection than a standard circuit breaker and is required by the National Electrical Code to be installed in dwelling rooms such as bedrooms and living rooms. Recommend installing.

Recommendation

Contact a qualified electrical contractor.

7.8.1 GFCIs

MISSING GFCI

I observed indications that GFCI protection is missing in required areas.

Recommendation

Contact a qualified electrical contractor.

8: ATTIC, INSULATION & VENTILATION

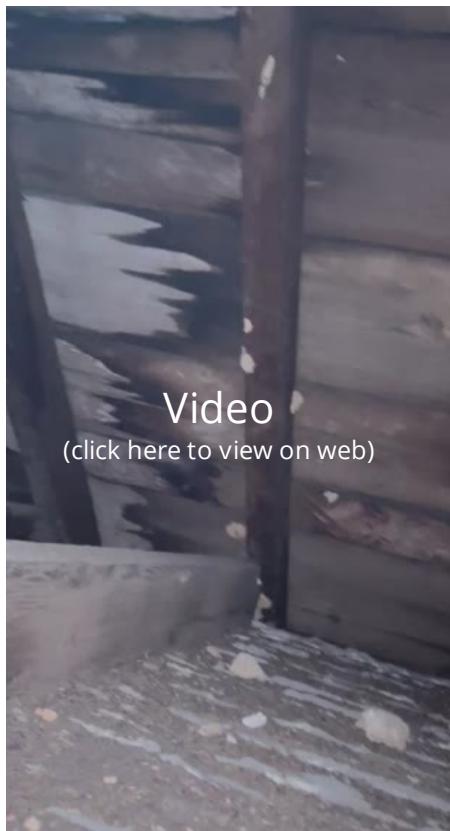
Information

Insulation in Attic: Type of Insulation Observed

Undetermined

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).



Insulation in Attic: Insulation Was Inspected

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

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

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

Insulation in Attic: Approximate Average Depth of Insulation

missing insulation

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.

Ventilation in Attic: Ventilation Inspected

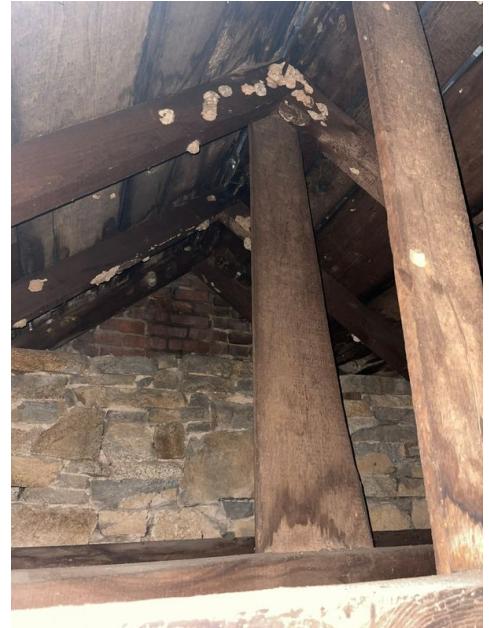
During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space do to limited access and the prescence of wasps. The access is restricted and my inspection is limited.



Recommendations

8.1.1 Structural Components & Observations in Attic

PRIOR WATER PENETRATION OBSERVED

I observed indications that sometime in the past there was water penetration or intrusion into the attic and missing mortar in sections. Water marks were observed. Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.



Minor Defect



8.1.2 Structural Components & Observations in Attic

WASPS NESTS



There were an abundance of wasps nests observed. Recommend having them professionally removed and attic re-evaluated when safe.

Recommendation

Contact a qualified professional.



8.3.1 Ventilation in Attic

ATTIC VENTILATION INSUFFICIENT



Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy if needed.

Recommendation

Contact a qualified professional.

9: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

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.

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.

Recommendations

9.4.1 GFCI & Electric in Bathroom

RECEPTACLE IS NOT GFCI PROTECTED

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition.

Recommendation

Contact a qualified electrical contractor.



10: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

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

Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them.

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

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

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

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

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

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

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

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

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

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

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

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

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

Recommendations

10.1.1 Doors

DOOR DOESN'T LATCH



Several doors do not latch/close properly which is expected based on age.

Recommendation

Contact a qualified handyman.

10.2.1 Windows



Minor Defect

WOULD NOT OPEN

It should be noted that many of the windows are difficult to open or do not stay open.

Recommendation

Contact a qualified professional.

10.4.1 Floors, Walls, Ceilings



Minor Defect

MINOR CORNER CRACKS

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

Recommendation

Contact a qualified professional.

10.4.2 Floors, Walls, Ceilings



Minor Defect

STAINING/DAMAGE

Sections of wall/ceiling on 2nd-3rd floor have water damage that may be due to water intrusion in roof section. Repair and evaluation is recommended.

Recommendation

Contact a qualified professional.



10.4.3 Floors, Walls, Ceilings



Minor Defect

SETTLING/MINOR DAMAGE TO FLOORS

Several sections of floors are uneven due to settling. There is also slight damage in various areas.

Recommendation

Contact a qualified professional.



10.7.1 Presence of Smoke and CO Detectors

ADD ADDITIONAL

Recommend adding additional smoke/CO sectors and testing regularly for safety.

Recommendation

Contact a qualified deck contractor.



Minor Defect

11: LAUNDRY

Recommendations

11.1.1 Washer & Dryer

DRYER VENT

Dryer bent was not vented to the exterior of the home.

Recommendation

Contact a qualified professional.



12: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink. There did not appear to be any active leaks and it functioned properly at the time of the inspection.

Recommendations

12.2.1 GFCI

MISSING GFCI PROTECTION

 Major Defect

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.

12.3.1 Dishwasher

IMPROPERLY INSTALLED DRAIN PIPE

 Minor Defect

I observed the dishwasher was not connected to a drain which should be done prior to operation.

Recommendation

Contact a qualified appliance repair professional.



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.

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

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

II. The inspector shall describe:

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

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

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

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.

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.

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.

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.

Doors, Windows & Interior**The inspector shall inspect:**

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

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

Laundry**The inspector shall inspect:**

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

Kitchen

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

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.