



FOREVER HOME INSPECTION - OKLAHOMA

(918) 604-2007

Scheduling@ForeverHomeInspection.com

<https://www.foreverhomeinspection.com>



RESIDENTIAL REAL ESTATE INSPECTION REPORT

1234 Main St. Tulsa OK 74112

Buyer Name

06/12/2021 9:00AM



Inspector

Stephen T. (Tulsa)

OK #70002334 | NACHI #19091511 |
Termite Certified Service Tech Co #9181 -
#954679

(918) 604-2007 Ext. 5

stephen@foreverhomeinspection.com



Agent

Agent Name

555-555-5555

agent@spectora.com

TABLE OF CONTENTS

1: Main Details	3
2: Roof	3
3: Attic & Ventilation	7
4: Foundation, Crawlspace, & Basement	10
5: Exterior	15
6: Grounds	18
7: Cooling	27
8: Heating & Ductwork	34
9: Interior	41
10: Fireplace	48
11: Kitchen	50
12: Bar Kitchen	52
13: Bathroom	53
14: Laundry	58
15: Plumbing	60
16: Water Heater	65
17: Electrical	72
18: Garage	89
19: Detached Structure	92
20: Pest/WDO	102
21: How We Do Inspections	106
Standard of Practice	112

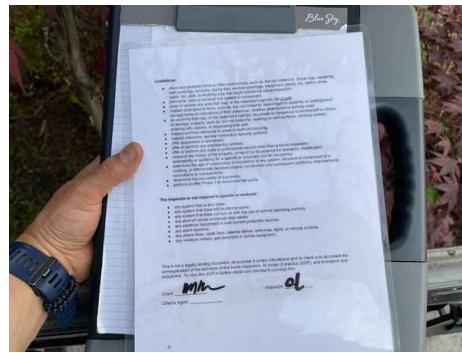
1: MAIN DETAILS

Information

In what year was this property built?
1978

Who attended this inspection?
Inspector, 2nd FHI Inspector,
Client(s), Client's Agent

What direction is the front of the structure facing?
S



What were the weather conditions on the day of the inspection?

Overcast, Wind

What was the temperature at the time of the inspection?

72

What type of building is the main structure?

Single Family

What other types of structures are present on the property?
Detached Garage, Pool, Detached Building

2: ROOF

		INS	NOT	LIM	REC	HAZ
2.1	Roof Covering	X		X		
2.2	Roof Structure / Framing	X			X	
2.3	Roof Vents / Protrusions	X			X	
2.4	Roof Flashings	X			X	
2.5	Roof Gutters / Downspouts	X				
2.6	Roof Skylights	X			X	

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

Images listed here are simply for representation and reference only, and do not depict any specific defects.



Inspection Method

Walked the Roof Where Possible,
From Ladder, From the Ground

Roof Covering: Material

Architectural Composition
Shingles

Roof Structure / Framing:

Structure Type
Rafters / Ceiling Joists, 1X
Decking, Plywood Sheathing

Roof Flashings: Flashing - Defined

Flashing is a flat and thin material used to prevent water from entering the openings and cracks of a roof. It is placed underneath the shingles of your roof and it redirects the water to another location.

Limitations

Roof Covering

PORTIONS OF ROOF NOT VISIBLE - DUE TO INACCESSIBILITY

SOUTH, EAST, WEST

The referenced portion of the roof was not visible from the ground and/or a ladder due to the height or slope of the roof. The condition of this portion of the roof is excluded from the inspection.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a roofing contractor.

Recommendations

2.2.1 Roof Structure / Framing

INDICATIONS OF PAST/PRESENT LEAKING PRESENT

ATTIC

There were indications of leak(s) on the rafters and/or decking in the attic. The conditions can only be reported as they existed and can not confirm if this is from a past or present leak. Evaluation is recommended to be conducted by a qualified roofing contractor with repairs made as needed, if needed.

Recommendation

Contact a qualified roofing professional.



Maintenance Item - Low Concern



South Attic



West Attic

2.3.1 Roof Vents / Protrusions

**BOOT-CRACKED / DAMAGED**

NORTH ROOF

There were vent boot(s) that were cracked and/or damaged, this can allow rain water to infiltrate the attic area. Repairs or replacement of the boot(s) is recommended to be conducted as needed by a roofing contractor.

Recommendation

Contact a qualified roofing professional.



North

2.4.1 Roof Flashings

**FLASHING-LOOSE/SEPARATED**

NORTH ROOF

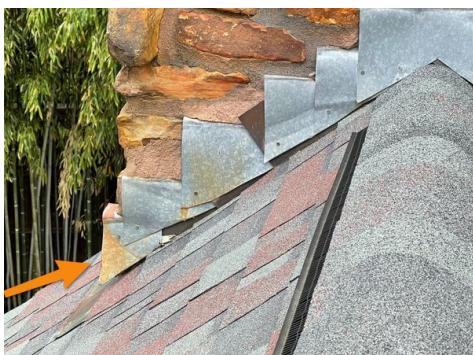
The flashing was observed to be loose, lifted, and/or separated from the roof surface, which can allow for rainwater infiltration under the flashing. Further evaluation for repairs to the lifted flashing(s) is recommended by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



North



North



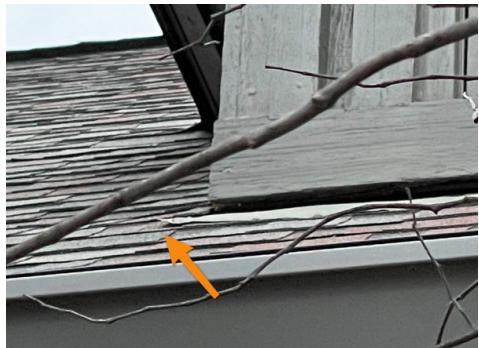
Southeast



Southeast



Southeast



Southeast

2.4.2 Roof Flashings

FLASHING-RUST/CORROSION PRESENT

NORTH ROOF

The flashing was observed with rust/corrosion, which can lead to potential leaks and/or premature failure of the material. Further evaluation for repair/replacement is recommended by a qualified professional.

Recommendation

Contact a qualified roofing professional.



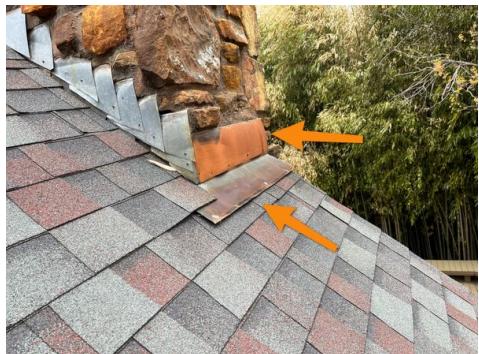
Defect - Medium Concern



North



North



North



North

2.6.1 Roof Skylights

FLASHING LIFTED/SEPARATED

NORTH ROOF

Flashing at the skylights were found lifted or separated from the roofing material, and can possibly lead to moisture infiltration interior. Evaluation and repairs are recommended to be performed by a qualified roofing contractor.



Defect - Medium Concern

Recommendation

Contact a qualified roofing professional.



Northeast



Northeast



North



North

3: ATTIC & VENTILATION

		INS	NOT	LIM	REC	HAZ
3.1	Attic Entrance	X				
3.2	Attic Ventilation	X			X	
3.3	Attic Insulation	X			X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

Images

Images listed here are simply for representation and reference only, and do not depict any specific defects.



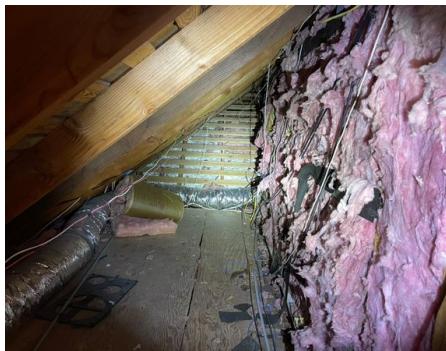
Attic



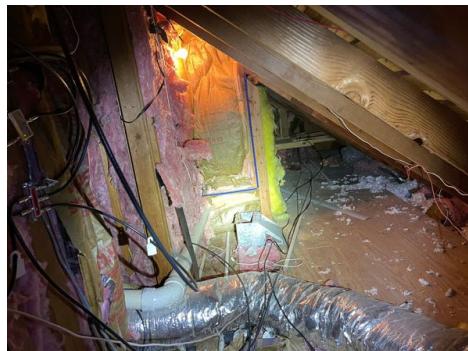
Attic



Attic



Attic



Attic

Inspection Method

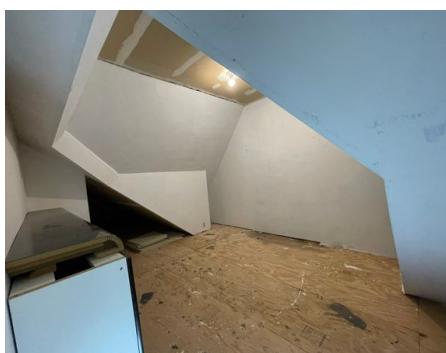
Walked the Attic Where Possible

Attic - Converted to Living Space

Some of the attic has been converted to living space. For the converted portions of the attic, finished walls and ceilings prevented the inspection of framing components, the insulation level, electrical wiring, etc.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a general contractor.



South



South

Attic Entrance: Attic Entrance Locations

2nd Floor Kitchen/Game Room
Bar Kitchen

Attic Entrance: Entrance Types

Interior Door



2nd Floor Kitchen



2nd Floor Game Room Bar Kitchen

Attic Ventilation: Ventilation Types

Ridge Exhaust Venting, Soffit Inlet 8 - 10" Vents

Attic Insulation: Insulation Amount (Average)

Attic Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating.

Attic Insulation: Insulation Type

Blown-in Fiberglass, Fiberglass Batts

Recommendations

3.2.1 Attic Ventilation

Defect - Medium Concern

RIDGE VENT LIFTED/SEPARATED

ROOF RIDGE

An area of the ridge vent was found separated from the roof, possibly allowing for moisture and/or pest penetration. Evaluation and repair is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



North

3.3.1 Attic Insulation

Defect - Medium Concern

BATT INSULATION ORIENTATION INCORRECT

ATTIC

The orientation of the batt insulation in the attic was incorrect. The vapor barrier (kraft paper) face should face the conditioned side of the home. This can potentially allow condensation to form between the drywall and insulation. An evaluation is recommended to be conducted by an insulation company regarding the orientation, with repairs made as needed.

Recommendation

Contact a qualified insulation contractor.



4: FOUNDATION, CRAWLSPACE, & BASEMENT

		INS	NOT	LIM	REC	HAZ
4.1	Foundation & Structure	X				
4.2	Crawl Space	X			X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

Images

Images listed here are simply for representation and reference only, and do not depict any specific defects.

Foundation Type
Pier and Beam

Foundation & Structure:
Foundation Wall Material & Images
Poured Concrete

Foundation & Structure: Subfloor Material
Plywood

Crawl Space : Inspection Method

Entire crawlspace was accessed



Limitations

Crawl Space

CRAWL SPACE OBSTRUCTIONS / SAFETY CONCERNS

Wet Soil, Evidence of Moisture, Sagging Insulation, HVAC Ductwork, Plumbing Pipes, Suspected Microbial Growth

Recommendations

4.2.1 Crawl Space

VENTS - CLOSED OPENINGS

PERIMETER

There were closed or blocked off ventilation openings present in the crawl space. At least one sq. ft of ventilation is recommended for every 150 sq. ft of crawl space area, this can be reduced to one sq. ft for every 1500 sq. ft with a continuous vapor barrier installed. Opening or removing blockages of the ventilation openings is recommended to be conducted by a qualified person.

Recommendation

Contact a handyman or DIY project



Southeast



South

4.2.2 Crawl Space

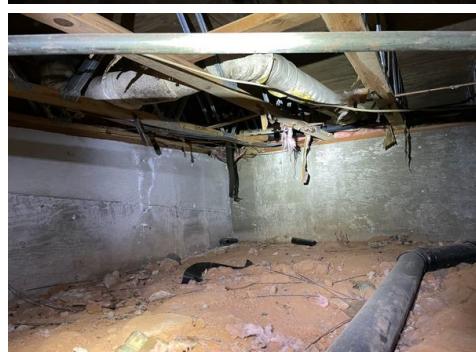
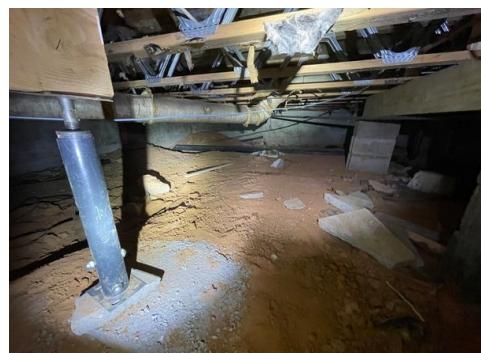
VAPOR BARRIER LACKED FULL COVERAGE

CRAWLSPACE

The vapor barrier in the crawl space lacked full coverage. It was placed in several areas and has since been displaced or damaged. Other areas are free of any vapor barrier. Current standards require that vapor barriers cover the entirety of the soil in crawl spaces. Evaluation and modifications to achieve full coverage of the vapor barrier is recommended to be conducted by a qualified contractor.

Recommendation

Contact a qualified professional.



Defect - Medium Concern

4.2.3 Crawl Space

SUSPECTED MICROBIAL GROWTH

CRAWLSPACE

Areas of the subfloor and joists were found with suspected microbial growth. Evaluation by a qualified remediation specialist and results from a lab test is recommended before treatment and control.

Recommendation

Contact a qualified mold remediation contractor



Crawlspace



Crawlspace



Crawlspace

4.2.4 Crawl Space

MOISTURE DAMAGE

NORTH CRAWLSPACE

Moisture damage and positive indications of moisture was present in the inner wall, sill plate, and joists of the north crawlspace area. A leaking exterior spigot found outside the area is suspect to the moisture and should be repaired by a qualified plumber, and the crawlspace should be properly ventilated for any excess humidity removal.

Recommendation

Contact a qualified professional.



North Crawlspace



North Crawlspace



North Crawlspace



North Crawlspace

4.2.5 Crawl Space

EVIDENCE OF MOISTURE

CRAWLSPACE

Mineral deposits on the poured concrete foundation (efflorescence) was found in several areas of the crawlspace, indicating past or present moisture seepage in the foundation walls. Proper management of water removal from the edge of the foundation and ventilation of the crawlspace is recommended.

Recommendation

Contact a qualified professional.



Defect - Medium Concern



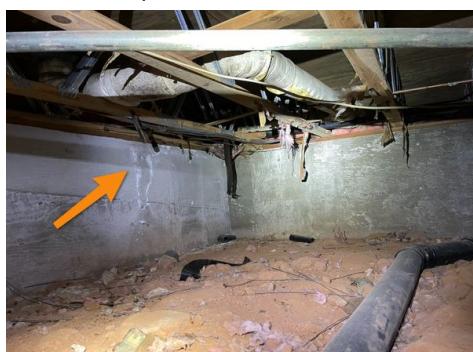
East Crawlspace



East Crawlspace



East Crawlspace



Northeast Crawlspace

5: EXTERIOR

		INS	NOT	LIM	REC	HAZ
5.1	Exterior Walls & Siding Materials	X			X	
5.2	Exterior Windows	X				
5.3	Exterior Doors	X			X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

Images

Images listed here are simply for representation and reference only, and do not depict any specific defects.

Exterior Walls & Siding Materials:

Siding Material

Stone/Wood

Recommendations

5.1.1 Exterior Walls & Siding Materials



DAMAGED FASCIA PRESENT

Fascia was found damaged in the represented areas. It is recommended a qualified contractor repair/replace as necessary.

Recommendation

Contact a qualified siding specialist.



2nd Floor East

5.1.2 Exterior Walls & Siding Materials



DAMAGE TO WOOD TRIM

MULTIPLE LOCATIONS

There was damage present to wood trim at the north fascia trim and south dormers of the home. Repairs or replacement of the trim is recommended to be conducted by a qualified contractor as needed.

Recommendation

Contact a qualified professional.



North



North



North



Southeast



Southeast



Southeast



Southeast



Master Bedroom

5.1.3 Exterior Walls & Siding Materials

MISSING/FAILED SEALANT

SOUTH WINDOWS

There were area(s) in need of sealant to prevent moisture and/or insect infiltration. The application of exterior grade sealant at any gaps into the wall cavity is recommended by a qualified person.

Recommendation

Contact a qualified professional.

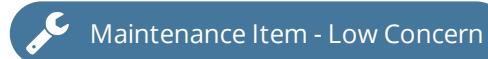


Southeast



South

5.1.4 Exterior Walls & Siding Materials



GAPS PRESENT

EAST

There were gaps present in the cladding at the referenced area(s). This can allow for moisture, insect, and/or rodent entry into the structure. Repairs are recommended to be conducted to properly flash, seal, or fill the gaps by a qualified contractor.

Recommendation

Contact a qualified professional.



5.1.5 Exterior Walls & Siding Materials



CRACKING PRESENT

SOUTH

Cracking was present in the referenced area(s). Further evaluation is recommended by a qualified masonry contractor with sealing or repairs made as deemed necessary.

Recommendation

Contact a qualified masonry professional.



Southeast



Southeast



South



Front Porch



Front Porch

5.3.1 Exterior Doors



GENERAL DAMAGE PRESENT TO DOOR(S)

NORTH

The door(s) had general damage present. Repairs or replacement of the door(s) as desired is recommended by a qualified person.

Recommendation

Contact a qualified professional.



North

6: GROUNDS

		INS	NOT	LIM	REC	HAZ
6.1	Grading & Lot Drainage	X				
6.2	Driveway & Walkway	X			X	
6.3	Trees & Vegetation	X			X	
6.4	Decks	X		X	X	
6.5	Exterior Stairs	X			X	
6.6	Guardrails, Stair Rails, & Handrails	X			X	

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

Images listed here are simply for representation and reference only, and do not depict any specific defects.



Northeast



North



North



North



North

Images

Images listed here are simply for representation and reference only, and do not depict any specific defects.



Notice

FHI does not inspect pools or spas.

It is outside of the SOP for home inspectors. It is recommended that a qualified pool professional evaluate these systems and components.

A thorough inspection of a pool or spa should include the following:

1. Testing of the water's pH levels for safety.
2. An evaluation of the pool's complex mechanical equipment.
3. An evaluation of the pool's structural components.
4. A pressure test for leaks.
5. An evaluation for the presence of and defects within safety equipment.
6. Ensuring the pool was professionally built.

Limitations

Grading & Lot Drainage

SLOPING LOT / HILLSIDE PRESENT

This structure was constructed on a sloping lot/hillside. FHI is not a geological, civil, or structural engineering firm, and cannot render an opinion regarding soil stability, nor the potential for structural movement.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a structural engineer.



Decks

GENERAL OBSTRUCTIONS / SAFETY CONCERNs

Wet Soil, Standing Water, Evidence of Moisture, Electrical Hazards

Decks

GENERAL OBSTRUCTIONS

The deck was inspected where accessible. There were obstructions at the referenced areas due to foliage, weather, debris, personal belongings, low clearance, etc.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a deck contractor.

Recommendations

6.2.1 Driveway & Walkway

DRIVEWAY CRACKING/DAMAGE

DRIVEWAY

Cracking and/or damage present to the driveway surface. Repairs are recommend by a qualified driveway/concrete contractor as needed.

Recommendation

Contact a qualified concrete contractor.



Defect - Medium Concern



Southwest



Southwest



Southwest



Southwest

6.2.2 Driveway & Walkway

WALKWAY-CRACKING/DAMAGED

FRONT ENTRANCE

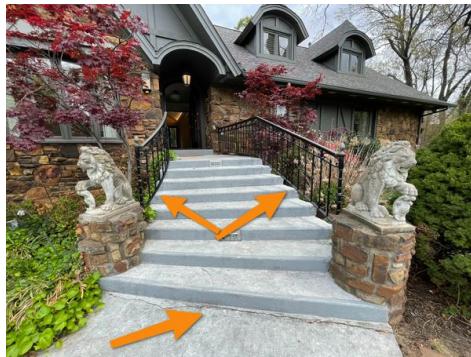
Cracking and/or damage present to the walkway surface. Repairs are recommend by a qualified concrete contractor as needed.

Recommendation

Contact a qualified concrete contractor.



Defect - Medium Concern



South



South



South



South

6.3.1 Trees & Vegetation

TREE LIMBS OVERHANGING THE ROOF

EAST

Tree limbs were observed to be covering portions of the roof surface or overhanging the roof. Tree limbs within 10 feet of the roof should be trimmed away to provide air and sunlight to the roof, allowing the roof surface to adequately dry after rainfall events. Leaves/debris from overhanging trees can also clog downspouts and gutters allowing them to overflow. Trimming or removal of the offending branches/limbs as needed is recommended to be conducted by a tree trimming company.



Defect - Medium Concern

Recommendation

Contact a qualified tree service company.



East



East

6.3.2 Trees & Vegetation

**VEGETATION-
AGAINST/NEAR THE HOME**

EAST



Maintenance Item - Low Concern

There was vegetation in contact or close contact with the home. Pruning or removal is recommended to be conducted by a qualified person to eliminate pathways of wood-destroying insects, and to avoid damage due to moisture retention, or abrasion.

Recommendation

Contact a qualified professional.



East

6.3.3 Trees & Vegetation

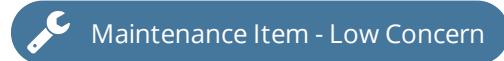
VEGETATION- IVY ON STRUCTURE

PERIMETER

Ivy was growing on the structure. This is recommended to be removed as this Ivy can hold moisture against the structure as well as acting as a pathway for wood destroying insects.

Recommendation

Contact a qualified landscaping contractor



Southeast



Southeast



South



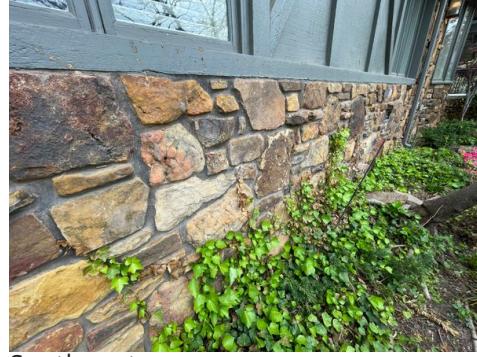
South



South



South



Southwest



Southwest



Southwest



Northwest

6.4.1 Decks

MOISTURE DAMAGE-CONDENSATION PRESENT UNDER DECK

DECK

Active moisture was present under the deck close to the kitchen area, dripping from the floorboards and pooling on the vapor barrier underneath. This is a possible symptom of the leaking exterior spigot in the area. Repair of the spigot by a qualified plumber and remediation of the excessive moisture under the deck is recommended.

Recommendation

Contact a qualified professional.



South Deck



South Deck



South Deck

6.4.2 Decks

STRUCTURE- BRICK PIERS SHIFTED

DECK

The brick piers that support the front deck have settled and shifted, and unconventional repairs have been undertaken to "re-support" the deck due to the settlement. An evaluation of this area is recommended by a qualified deck contractor with repairs made as needed.

Recommendation

Contact a qualified deck contractor.



Defect - Medium Concern



6.4.3 Decks

SUPPORT POST- POSITIVE CONNECTION MISSING BETWEEN SUPPORT POSTS AND BEAMS
- Defect - Medium Concern

EAST DECK

A proper connection was missing between support post(s) and the beam(s). Repairs are recommended here as needed by a deck contractor to provide a proper connection.

Recommendation

Contact a qualified professional.



East Deck

6.4.4 Decks

WOOD TO SOIL CONTACT PRESENT
🔧 Maintenance Item - Low Concern

DECK

Wood to soil contact was present on areas of the deck(s). This can encourage decay of the framing members and be susceptible to wood destroying insect activity. Evaluation and repair by a qualified deck contractor is recommended.

Recommendation

Contact a qualified deck contractor.



East Deck



Mid Deck



East Deck



Mid Deck

6.4.5 Decks

VAPOR BARRIER PRESENT

DECK

A vapor barrier was present underneath the deck. Unlike a crawlspace where a vapor barrier is recommended to keep moisture from evaporating from the ground into the space, moisture under a deck should seep into the ground and drain away while being ventilated out. Without adequate deck ventilation, moisture pooling on the vapor barrier can evaporate back into the underside of the deck materials, causing damage. Removal of the moisture barrier and allowing adequate ventilation under the deck is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



Defect - Medium Concern



South Deck



South Deck

6.5.1 Exterior Stairs

STRUCTURE-DIAGONAL BRACING MISSING

EAST



Defect - Medium Concern

The East deck stairs swayed or shifted to some degree while walking on it, and diagonal bracing was not present. Evaluation and repairs as needed to stabilize the deck, including the installation of diagonal bracing is recommended by a qualified contractor.

Recommendation

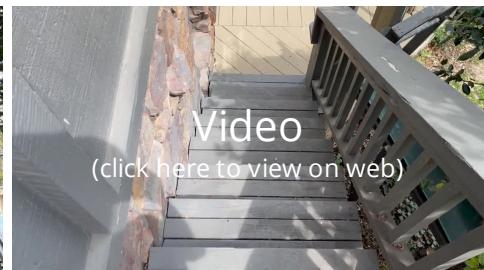
Contact a qualified deck contractor.



East



East



Video
(click here to view on web)

6.6.1 Guardrails, Stair Rails, & Handrails

BALUSTERS-LOOSE/MISSING

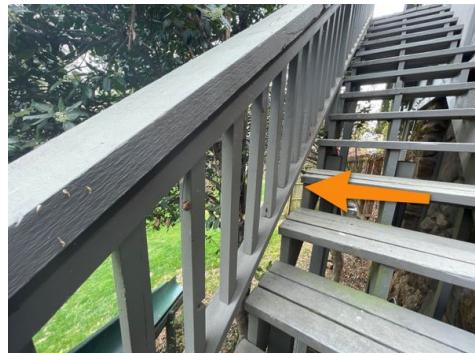
EAST/WEST

There were loose and/or missing balusters/pickets present on the guardrailing. Repair is recommended by a qualified person.

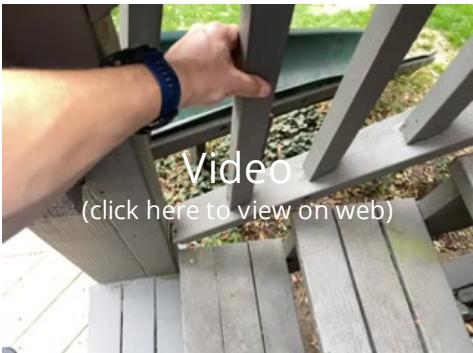
Recommendation

Contact a qualified professional.

 Defect - Medium Concern



East



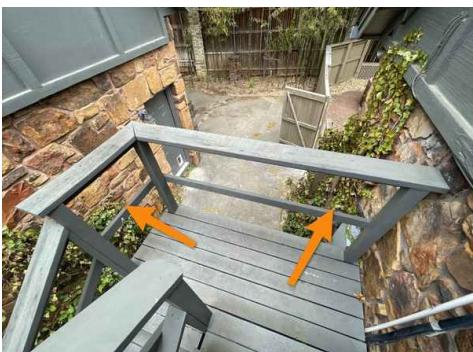
Video
(click here to view on web)



West



West



West

6.6.2 Guardrails, Stair Rails, & Handrails

RAILING- LOOSE/DAMAGED

MULTIPLE LOCATIONS

The stair railings were loose and/or damaged. Recommend a qualified contractor repair or replace.

Recommendation

Contact a qualified professional.



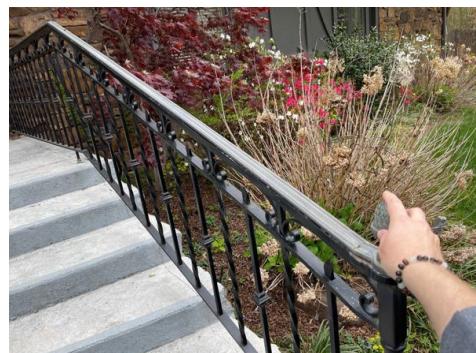
East



South



West



Front Porch



Northeast

7: COOLING

		INS	NOT	LIM	REC	HAZ
7.1	System Information	X			X	
7.2	System Operation	X			X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

System Information: System Type

Electric AC Unit

Here is a [helpful article](#) on understanding the difference between an AC Unit and a Heat Pump Unit.



East



East

System Information: System Brand

Armstrong Air / illegible label / Goodman / York / York



Detached Garage



Detached Garage



West



West



West



West



East



East



East



East

System Information: System Age

2017 / illegible / 2006 / 1992 / 1999

[Click here for the InterNachi Life Expectancy Chart](#)

The age is determined by data plates posted on the equipment.

System Operation: Return Air Temperature

74 / 78 / 75 / 82 / 68



West Hallway



Upstairs Theatre



Upstairs Gameroom



East Hallway

System Operation: Service Air Temperature

60 / 67 / 68 / 81 / 55



Garage Kitchen



Formal Living Room



Upstairs West Bedroom



Upstairs West Bedroom



Upstairs Gameroom



Master Bedroom

System Operation: Dehumidifiers / Humidifiers - Notice

Dehumidifiers and/or humidifiers were present in the home. The inspection of these systems is beyond the scope of any home inspector.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a general contractor.



Garage Closet

Recommendations

7.1.1 System Information

AGED UNIT

MULTIPLE UNITS

There were units nearing, at, or past their typical service life. Repairs or replacement should be anticipated in the future due to the age of the unit(s) alone. Depending on prior maintenance and other factors the unit could last anywhere from months to years, the remaining life is undeterminable. Due to its age servicing is recommended to be conducted by an HVAC contractor. A typical life expectancy chart can be found here:<http://prohitn.com/component-life-expectancies/>



Maintenance Item - Low Concern

Recommendation

Contact a qualified HVAC professional.



Garage West



East



West



West



Detached Structure

7.1.2 System Information

R22 REFRIGERANT

MULTIPLE UNITS

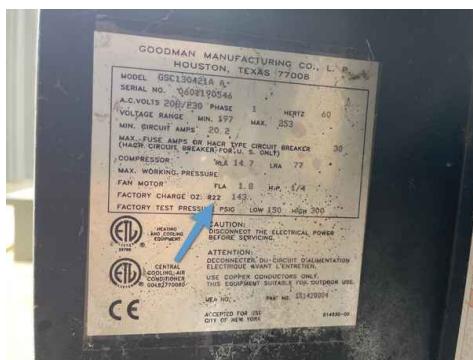
The some of the home's HVAC system currently uses R-22 type refrigerant. In 2010 the Environmental Protection Agency banned the manufacture of new HVAC systems utilizing R-22 refrigerant. General phase out of R-22 refrigerant has been estimated to be completed by the year 2020. Existing units using R-22 can continue to be serviced with R-22 but the cost of doing so has been increasing as R-22 becomes more and more difficult to obtain. New systems utilize non-ozone-depleting refrigerants such as 410-A. This may increase the cost of repairs or cause you to have to replace equipment that could have been repaired if R-22 was not being phased out. Although drop-in replacement refrigerants such as RS-44, R407c, etc. are available, they may not perform as efficiently as R-22 and may shorten the life of the system. I recommend consulting with an HVAC contractor if more information is desired.

Recommendation

Contact a qualified professional.



Maintenance Item - Low Concern



West



Garage West



West



East



Detached Structure

7.1.3 System Information

COOLING FIN DAMAGE

DETACHED STRUCTURE

Cooling fin damage was present on the exterior unit of the detached structure. Evaluation and repairs are recommended as needed by an HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

- Defect - Medium Concern


Detached Structure

7.1.4 System Information

EXTERIOR UNIT NOT LEVEL

DETACHED STRUCTURE

The detached structure's exterior unit was not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, and affect system performance. Properly leveling the unit and/or pad is recommended to be conducted by an HVAC contractor or other qualified person.

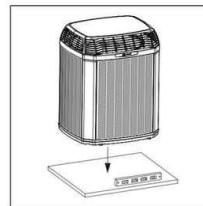
Recommendation

Contact a qualified HVAC professional.

- Defect - Medium Concern

When installing the unit on a support pad, such as a concrete slab, consider the following:

- The pad should be at least 1" larger than the unit on all sides.
- The pad must be separate from any structure.
- The pad must be level.
- The pad should be high enough above grade to allow for drainage.
- The pad location must comply with National, State, and Local codes.



Detached Structure

7.2.1 System Operation

COOLING MODE - LOW DIFFERENTIAL

UPSTAIRS WEST

The Upstairs West HVAC system produced higher than typical supply air temperature in cooling mode at the time of inspection. Evaluation and repairs as needed for proper operation is recommended to be conducted by an HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

- Defect - Medium Concern



Upstairs Game Room



Upstairs West Bedroom

8: HEATING & DUCTWORK

		INS	NOT	LIM	REC	HAZ
8.1	System Information	X		X	X	
8.2	System Operation	X				
8.3	Ductwork	X		X	X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

Images

Images listed here are simply for representation and reference only, and do not depict any specific defects.

System Information: System Type

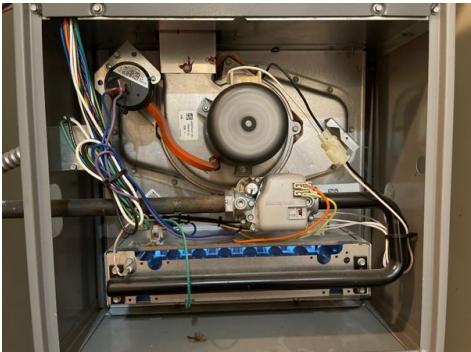
Fan-Induced Draft

System Information: System Brand

Armstrong Air / Goodman / General Electric / Goodman / Goodman



East Hallway Closet



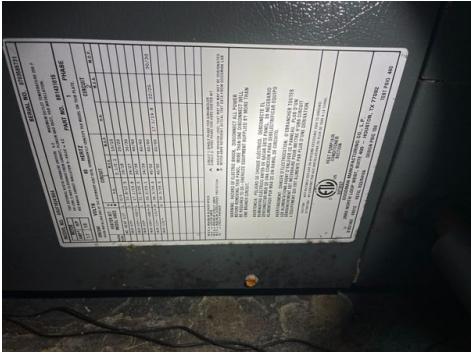
East Hallway Closet



East Hallway Closet



East Attic



East Attic



Garage Closet



Garage Closet



Garage Closet



West Attic



West Attic



West Attic



Detached Garage Kitchen



Detached Garage Kitchen

Detached Garage Kitchen

System Information: System Age

2015 / 2007 / 1997 / 2004 / 2007

[Click here for the InterNachi Life Expectancy Chart](#)

The age is determined by data plates posted on the equipment.

System Information: Energy**Source**

Electric, Gas

System Information: Vent**Termination Point**

Roof

System Operation: Return Air Temperature

74 / 77 / 75 / 83 / 70



Garage Kitchen



West Hallway



Upstairs Theatre



Upstairs East Gameroom



East Hallway

System Operation: Service Air Temperature

97 / 102 / 105 / 117 / 92



Master Bedroom



Workout Room



Dining Room



Upstairs West Bedroom



Detached Garage Kitchen

System Operation: Thermostat Locations

Living Room / Upstairs Kitchen / East Hallway / Game Room / Detached Garage Hallway



Living Room



Upstairs Kitchen



Downstairs East Hallway



Game Room



Detached Garage Hallway

System Operation: Filter Locations

Air handler / Workout Room / Undetermined / Game Room / Air Handler



Downstairs East Hallway



Workout Room



Game Room



Detached Garage Kitchen

Ductwork: Finished Construction - Notice

Finished ceilings, walls, and flooring, as well as insulation prevent visual accessibility of the ductwork. The condition of concealed ductwork is excluded from this inspection.

Limitations

System Information

GENERAL OBSTRUCTIONS

The heating systems were inspected where accessible. There were obstructions at the referenced areas due to debris, personal belongings, remodeling, etc.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a HVAC contractor.



West Attic

Ductwork

ATTIC DUCTWORK: NOT FULLY VISIBLE / INACCESSIBLE

Visibility of the ductwork was inhibited due to inability to safely traverse the attic rafters and/or walkways, or due to being blocked by personal belongings and/or equipment.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a HVAC contractor

Recommendations

8.1.1 System Information

RUST/CORROSION PRESENT

EAST ATTIC

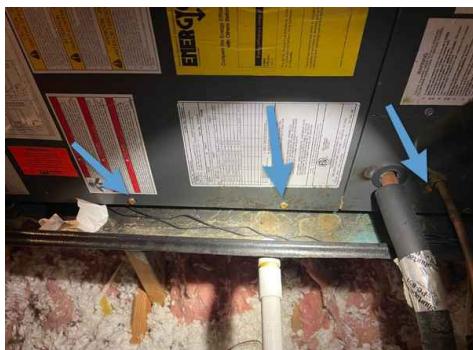
Rust and/or corrosion was present at the unit. An evaluation of the unit with repairs made as needed is recommended by a HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



East Attic



East Attic



Maintenance Item - Low Concern

8.1.2 System Information

ATTIC WALKWAY AND/OR PLATFORM MISSING

WEST ATTIC

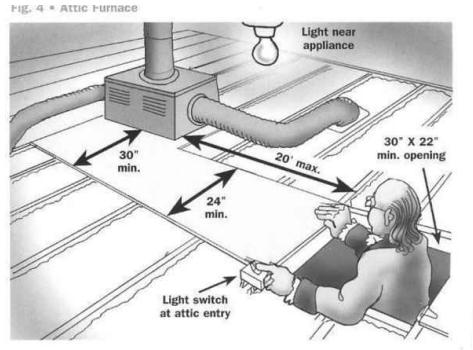
An attic walkway and/or platform was missing for the air handler / furnace. A 24 inch wide passageway should be present leading to the unit, with a 30" X 30" platform in front of the unit for servicing / maintenance. The installation of a proper walkway and platform is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified general contractor.



West Attic



Maintenance Item - Low Concern

8.1.3 System Information

FLUE VENT CONNECTIONS TAPED

DOWNSTAIRS EAST CLOSET

The flue vent connections for the furnace were taped and corroded. Tape should not be used on single or double wall vents as the connections are UL listed to be locked in without the use of tape. Evaluation to determine why tape was used is recommended by a licensed plumber or other qualified person.

Recommendation

Contact a qualified HVAC professional.



Downstairs East Closet



Downstairs East Closet



Maintenance Item - Low Concern

8.1.4 System Information



Maintenance Item - Low Concern

INADEQUATE CLEARANCE TO COMBUSTIBLES

GARAGE

The water furnace vent pipe lacked adequate clearance from combustible materials. Repairs to achieve the proper clearance is recommended by a licensed plumber or other qualified person.

Recommendation

Contact a qualified HVAC professional.



Garage

8.1.5 System Information



Defect - Medium Concern

FLEXIBLE GAS LINE ENTERING UNIT

DETACHED STRUCTURE KITCHEN

A flexible gas appliance connector entered the metal furnace enclosure. This is prohibited as vibration from the unit could cause mechanical damage to the semi-rigid, thin walled line where it enters through the sharp edges of the knockout at the furnace enclosure. Further evaluation for repair is recommended to be performed by a qualified HVAC contractor.



Detached Garage Kitchen

Recommendation

Contact a qualified HVAC professional.

8.3.1 Ductwork

MISSING/DAMAGED DUCTWORK INSULATION

CRAWLSPACE

Areas of the ductwork had missing or damaged insulation present. Evaluation and repairs or replacement of any damaged portions of ductwork is recommended to be performed by an HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



West Crawl Space



North Crawl Space



North Crawl Space

9: INTERIOR

		INS	NOT	LIM	REC	HAZ
9.1	Interior Windows & Interior Doors	X			X	
9.2	Interior Walls & Ceiling	X			X	
9.3	Interior Floor Coverings	X				
9.4	Interior Stairs, Handrails, & Guardrails	X			X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information**Images**

Images listed here are simply for representation and reference only, and do not depict any specific defects.

**Interior Windows & Interior
Doors: Window Construction**

Double Pane, Wood

Interior Walls & Ceiling: Cracking - Notice

Although FHI does report on cracking found on walls and ceilings, FHI does not report on structural soundness itself as this is outside of the SOP for home inspectors. The only qualified professional for assessing the structural integrity of any cracking is a structural engineer.

How to proceed and what to know:

1. Have the wall and/or ceiling evaluated by a structural engineer, regardless of whether this report includes defects, as there may be hidden or latent defects FHI is unable to discover.
2. Request all construction records for the property, if pertinent. (ie. remodeling, pier work, removal of load bearing walls, additions of headers, additions of new rooms, etc..)

It is outside of the SOP for a home inspector to report on the cause and severity of cracks on walls and ceilings.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a general contractor.

Interior Floor Coverings: Defined

The floor coverings section is limited to the cosmetic flooring features only. This section does not speak to the floor foundation, to view information of the foundation navigate to the "Foundation, Crawlspace, & Basement" section.

Recommendations

9.1.1 Interior Windows & Interior Doors



Maintenance Item - Low Concern

DOORS - BINDING DOOR PRESENT

2ND FLOOR WEST EXTERIOR

The interior door was binding / rubbing on the jamb. Adjustments or modifications as needed is recommended to be conducted by a qualified person for proper operation.

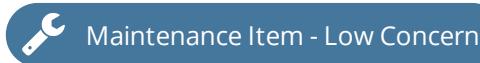
Recommendation

Contact a qualified professional.



2nd Floor West Exterior

9.1.2 Interior Windows & Interior Doors



Maintenance Item - Low Concern

DOORS - HANDLE HARDWARE LOOSE

2ND FLOOR SECRET DOOR

The door handle hardware was loose. Proper installation of hardware is recommended by a qualified person.

Recommendation

Contact a qualified professional.



2nd Floor Secret Door

9.1.3 Interior Windows & Interior Doors



Maintenance Item - Low Concern

DOORS - JAMB DAMAGED

MASTER BEDROOM

The door jamb was damaged. Repairs or replacement as needed is recommended by a qualified person.

Recommendation

Contact a qualified professional.



Master Bedroom

9.1.4 Interior Windows & Interior Doors



Maintenance Item - Low Concern

DOORS - NOT LATCHING PROPERLY

SOUTH BATHROOM

The door was not latching properly. Adjustments or modifications as needed for proper operation is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified handyman.



South Bathroom

9.1.5 Interior Windows & Interior Doors

WINDOWS - DIFFICULT TO OPERATE (MEANS OF EGRESS)

SOUTH/MASTER BEDROOMS

The window(s) in the referenced area(s) were difficult to operate (raise and lower). Repairs or replacement of the window(s) is recommended to be performed by a qualified person as needed for proper operation.

Why is this defect a safety hazard?

When a property lacks means of egress it present a safety hazard to the occupants as it limits escape from a property during an emergency.

Means of egress defined:

A means of egress is a continuous and unobstructed way of exit travel from any point in a building or structure.

Recommendation

Contact a qualified window repair/installation contractor.



Defect - Medium Concern



South Bedroom



Master Bedroom

9.1.6 Interior Windows & Interior Doors

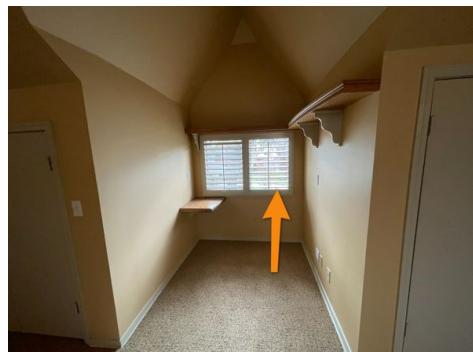
WINDOWS - DAMAGED

MULTIPLE LOCATIONS

There were window(s) present with damage to the wood sash, jambs, and/or moulding. Moisture intrusion was also found at window stools. Repairs to any damaged components is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



2nd Floor Living Room



2nd Floor Living Room



2nd Floor Living Room



Dining Room



Dining Room



Dining Room

9.1.7 Interior Windows & Interior Doors

WINDOWS - MISSING CRANK(S)

MULTIPLE LOCATIONS

There were windows with missing crank handles present. This prevented testing their operation. Replacement of the crank handles is recommended to be conducted by a qualified person with confirmation of proper operation.

Recommendation

Contact a qualified professional.

Defect - Medium Concern



2nd Floor Living Room



2nd Floor Living Room



2nd Floor Living Room



2nd Floor Living Room



2nd Floor Living Room



2nd Floor Living Room



North Bedroom



North Bedroom

9.2.1 Interior Walls & Ceiling

CEILING - CRACKING

2ND FLOOR

Crack(s) were present on the ceiling(s) in areas. All homes settle and cracks can be superficial if not associated with binding doors, un-level floors, and/or other signs of serious settlement or construction deficiencies. These cracks are recommended to be repaired by a drywall contractor as desired.

Recommendation

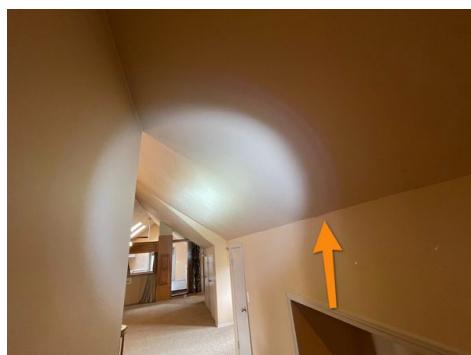
Contact a qualified professional.



Defect - Medium Concern



2nd Floor West Bedroom



2nd Floor Hallway



2nd Floor Hallway



2nd Floor Living Room

9.2.2 Interior Walls & Ceiling

WALLS - CRACKING PRESENT

2ND FLOOR

Cracking was present on the wall in the referenced area(s). Some cracks in homes may be present due to standard settlement of the structure and/or expansion and contraction. Further evaluation for repairs are recommended by a qualified drywall contractor as needed.

Recommendation

Contact a qualified drywall contractor.



2nd Floor Living Room



2nd Floor Living Room



2nd Floor Living Room

9.2.3 Interior Walls & Ceiling

CEILING & WALLS - NAIL POPS PRESENT

DETACHED STRUCTURE

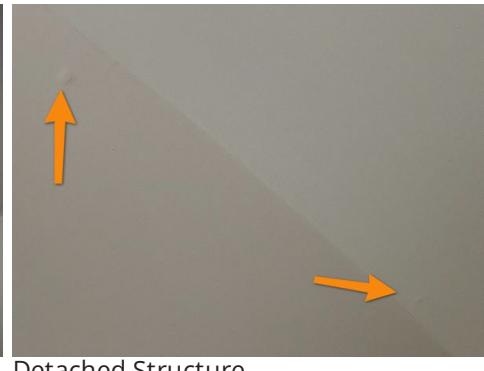
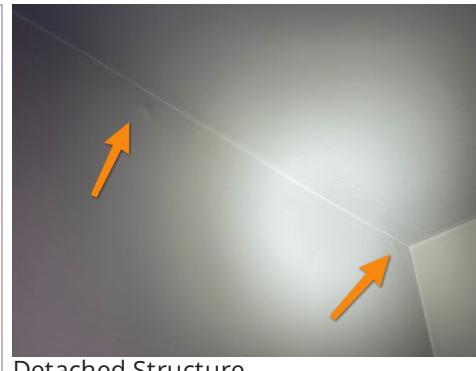
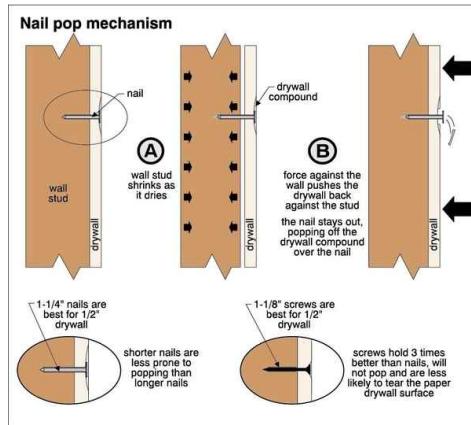
There were "nail pops" present on the referenced areas of the ceiling and/or walls. This is where a nail that supports the ceiling drywall, protrudes through the paper face of the drywall, typically from expansion and contraction or standard settlement. Repairs are recommended as desired by a drywall contractor or other qualified person.

Recommendation

Contact a qualified professional.



Defect - Medium Concern



9.3.1 Interior Floor Coverings

EVIDENCE OF PAST MOISTURE

Evidence of past moisture was present in the referenced area(s). A qualified contractor is recommended to evaluate further, any damage present should be repaired at this time.

Recommendation

Contact a qualified professional.



Defect - Medium Concern



9.3.2 Interior Floor Coverings

SLOPING FLOORS

SOUTH BEDROOM/BATHROOM

The interior floors were sloped or uneven in some areas. Individual perception and sensitivity to floor sloping varies greatly. If a concern, I recommend further evaluation by a qualified contractor.



Defect - Medium Concern

Recommendation

Contact a qualified professional.



South Bedroom/ Bathroom

9.4.1 Interior Stairs, Handrails, & Guardrails



Maintenance Item - Low Concern

LOOSE TREAD(S) PRESENT

LIVING ROOM

Loose stair tread(s) were present on the stairs. Proper securement of any loose treads is recommended by a qualified person.

Recommendation

Contact a qualified professional.



Living Room

10: FIREPLACE

		INS	NOT	LIM	REC	HAZ
10.1	Chimney	X			X	
10.2	Fireplace(s)	X			X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

Fireplace(s): Fireplace Flue**Termination Point**

Chimney

Fireplace(s): Fireplace Information

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period. This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner. No significant deficiencies were observed at visual portions unless otherwise noted in this report.

Fireplace(s): Fireplace Location(s)

Living Room, Master Bedroom

Fireplace(s): Fireplace Type(s)

Vented Gas Fireplace



Master Bedroom



Master Bedroom



Living Room



Living Room

Recommendations

10.1.1 Chimney



Defect - Medium Concern

CHIMNEY CAP**RUSTED/DETERIORATED**

WEST CHIMNEY

The chimney cap was rusted. This rust will eventually lead to deterioration, which in turn will allow for leaks through the cap. Refinishing of this cap as needed is recommended to be conducted by a qualified person to properly protect the cap from the elements.

Recommendation

Contact a qualified professional.



North

10.2.1 Fireplace(s)



Defect - Medium Concern

CRACKING ON FIREBOX FLOOR

MASTER BEDROOM

Cracking noted on the masonry of the firebox floor. Repairs are recommended by a chimney sweep.

Recommendation

Contact a qualified fireplace contractor.



Master Bedroom

10.2.2 Fireplace(s)

MASONRY DAMAGE/CRACKS IN FIREBOX

Defect - Medium Concern

LIVING ROOM

The firebox contained some degree of damage, cracking, or gaps to the masonry or refractory panels. Any damage and/or cracks or gaps wider than the thickness of a credit card should be repaired for fire safety. An evaluation of the firebox with repairs made as needed is recommended to be conducted by a chimney sweep or qualified mason.

Recommendation

Contact a qualified chimney sweep.



Living Room



Living Room

11: KITCHEN

		INS	NOT	LIM	REC	HAZ
11.1	Kitchen Appliances	X				
11.2	Kitchen Cabinets & Countertops	X				
11.3	Sink & Hardware (Above Countertop)	X			X	
11.4	Sink & Hardware (Below Countertop)	X			X	
11.5	Exhaust Fan	X			X	

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information**Images**

Images listed here are simply for representation and reference only, and do not depict any specific defects.

Kitchen Appliances: Appliances Present

Cooktop, Dishwasher, Built-in Microwave, Fridge, Wall Oven

Kitchen Appliances: Cooktop Energy Source

Gas

Kitchen Appliances: Wall Oven Energy Source

Electric

Exhaust Fan: Type

Over the Range Recirculating

Recommendations

11.1.1 Kitchen Appliances

COOKTOP - HEATING ELEMENT(S) NOT FUNCTIONAL

DETACHED STRUCTURE

There were element(s) that were not functional at the time of inspection. Repairs or replacement as needed is recommended by a qualified appliance repair professional.

Recommendation

Contact a qualified appliance repair professional.

- Defect - Medium Concern


Detached Structure

11.3.1 Sink & Hardware (Above Countertop)

- Defect - Medium Concern
FAUCET LOOSE AT COUNTERTOP

KITCHEN

The faucet assembly was loose at the base. Proper securement of the assembly is recommended by a qualified person to prevent loose connections or potential leaks.

Recommendation

Contact a qualified professional.



Kitchen

11.4.1 Sink & Hardware (Below Countertop)

- Defect - Medium Concern
LEAK PRESENT

KITCHEN

A leak was present under the kitchen sink. Repairs are recommended to be conducted as needed by a licensed plumber to rectify the leak.

Recommendation

Contact a qualified plumbing contractor.



Kitchen



Kitchen

11.5.1 Exhaust Fan

- Defect - Medium Concern
KITCHEN EXHAUST FAN NOT PRESENT

DETACHED STRUCTURE

A kitchen exhaust fan was not present. Installation is recommended as desired by a licensed electrician.

Recommendation

Contact a qualified professional.



Detached Structure

12: BAR KITCHEN

		INS	NOT	LIM	REC	HAZ
12.1	Kitchen Appliances	X			X	
12.2	Kitchen Cabinets & Countertops	X				
12.3	Sink & Hardware (Above Countertop)	X				
12.4	Sink & Hardware (Below Countertop)	X				

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

Kitchen Views

Images listed here are simply for representation and reference only, and do not depict any specific defects.



FHI Accessibility Policy

Kitchens are navigated to the best of the inspector's physical ability and safety.

Personal belongings, cleaning supplies, appliances, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

Kitchen Appliances: Appliances

Present

Fridge

Recommendations

12.1.1 Kitchen Appliances

WINE FRIDGE NOT WORKING

LIVING ROOM

Although beyond the scope of this inspection, the wine fridge was found not in working order.

Recommendation

Contact a qualified professional.

- Defect - Medium Concern


Living Room

12.3.1 Sink & Hardware (Above

Countertop)

FAUCET LOOSE AT COUNTERTOP

2ND FLOOR GAME ROOM BAR KITCHEN

The faucet assembly was loose at the base. Proper securement of the assembly is recommended by a qualified person to prevent loose connections or potential leaks.

- Defect - Medium Concern


2nd Floor Game Room Bar Kitchen

Recommendation

Contact a qualified professional.

13: BATHROOM

		INS	NOT	LIM	REC	HAZ
13.1	Cabinets & Countertops	X				
13.2	Sink & Hardware (Above Countertop)	X			X	
13.3	Sink & Hardware (Below Countertop)	X				
13.4	Ventilation	X			X	
13.5	Showers	X			X	
13.6	Bathtubs	X			X	
13.7	Toilets	X				

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

Images listed here are simply for representation and reference only, and do not depict any specific defects.

Ventilation: Sources

Ventilation Fan(s), Window(s)

Bathtubs: Jetted Tub - Notice

The jetted tub was inspected by filling the tub with water to a level above the jets (*but below the overflow*), and then the motor was turned on to check functionality. The tub was then drained to check for leaks, damage, or cracking in the tub.



Northwest Bathroom



Master Bathroom

Recommendations

13.2.1 Sink & Hardware (Above Countertop)

Defect - Medium Concern

HOT WATER NOT PRODUCED

2ND FLOOR GAME ROOM BATHROOM

Hot water was not produced at the kitchen sink. An evaluation with repairs made as needed to supply hot water is recommended to be conducted by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Game Room Bathroom

13.2.2 Sink & Hardware (Above Countertop)

Defect - Medium Concern

FAUCET HANDLE LOOSE AT COUNTERTOP

SOUTH BATHROOM

The hot faucet handle was loose at the base. Proper securement of the assembly is recommended by a qualified person to prevent loose connections or potential leaks.

Recommendation

Contact a qualified professional.



South Bathroom

13.4.1 Ventilation

Defect - Medium Concern

IRREGULAR NOISE FROM VENTILATION FAN

2ND FLOOR GAME ROOM BATHROOM

An irregular noise was produced from the exhaust fan. This may be an indicator that the fan is nearing end of its useful life or an object could be impeding the fan. Evaluation, and repairs or replacement as needed is recommended to be conducted by a licensed electrician.



Recommendation
Contact a qualified electrical contractor.

13.4.2 Ventilation

**VENTILATION FAN(S) DO NOT TERMINATE TO EXTERIOR**

NORTHWEST BATHROOM

The referenced bathroom ventilation fan(s) did not visibly terminate to the exterior of the home. Bathroom fans are recommended to terminate to outside air to carry humidity out of the bathroom(s) to the exterior of the home. Repairs to properly terminate the fan(s) is recommended to be conducted by a qualified contractor.

Recommendation

Contact a qualified professional.



Northwest Bathroom

13.5.1 Showers

**CRACKED GROUT / SEALANT**

MULTIPLE LOCATIONS

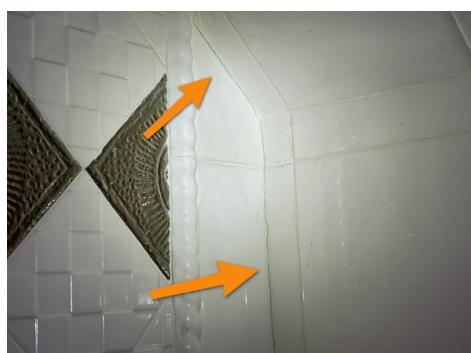
Areas of cracked grout or sealant was present around tiles on the shower walls in the 2nd Floor Game Room Bathroom and the Northwest Bathroom. All missing areas should be repaired or sealed as needed to prevent water infiltration and subsequent damage to the walls / framing of the home. Repairs are recommended by a qualified person.

Recommendation

Contact a qualified handyman.



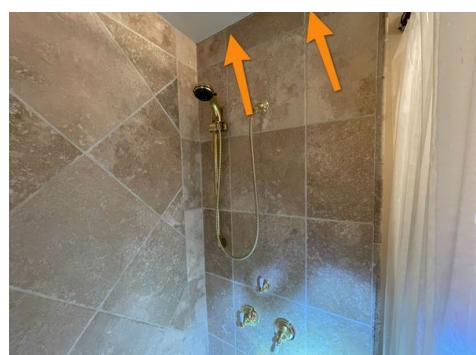
2nd Floor Game Room Bathroom



2nd Floor Game Room Bathroom



2nd Floor Game Room Bathroom



Northwest Bathroom



Northeast Bathroom



Northwest Bathroom



Northwest Bathroom

13.5.2 Showers

SHOWER WATER PIPE LOOSE

MULTIPLE LOCATIONS

The shower water supply pipe was loose at the wall in the 2nd Floor Game Room Bathroom and the South Bathroom. Proper securement of the water pipe is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Game Room Bathroom



South Bathroom



Defect - Medium Concern

13.5.3 Showers

**SHOWER WATER VALVE LOOSE AT WALL**

SOUTH BATHROOM

The shower water valve was loose at the shower wall. Proper securement is recommended by a licensed plumber or other qualified person.

Recommendation

Contact a qualified plumbing contractor.



South Bathroom

13.6.1 Bathtubs

FAUCET VALVE HANDLE LOOSE

MULTIPLE LOCATIONS



Defect - Medium Concern

The faucet valve handle was loose in the bathtub in the Northwest Bathroom and Master Bathroom. Proper securement is recommended by a qualified person.

Recommendation

Contact a qualified plumbing contractor.



Northwest Bathroom



Master Bathroom

13.6.2 Bathtubs

GFCI PROTECTION NOT FOUND - JETTED TUB

MULTIPLE LOCATIONS

GFCI protection was not found for the jetted tub in the Northwest Bathroom and Master Bathroom. I recommend consulting with the sellers as to the location of GFCI protection (if present at all), or to have a licensed electrician to evaluate. I also recommend not using this tub until it is confirmed that it is GFCI protected.

Recommendation

Contact a qualified electrical contractor.



Defect - Medium Concern



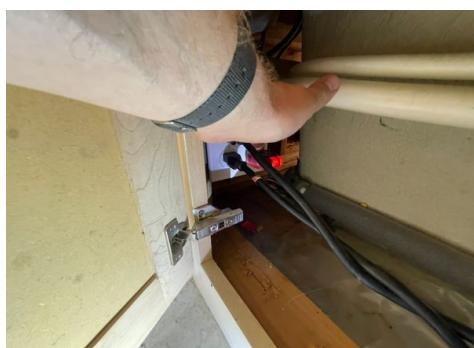
Northwest Bathroom



Northwest Bathroom



Master Bathroom



Master Bathroom

14: LAUNDRY

		INS	NOT	LIM	REC	HAZ
14.1	Cabinets & Countertops	X				
14.2	Sink & Hardware (Above Countertop)	X				
14.3	Sink & Hardware (Below Countertop)	X				
14.4	Washing Machine Hook-Ups	X				
14.5	Dryer's Hook-Ups & Ventilation	X			X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

Images

Images listed here are simply for representation and reference only, and do not depict any specific defects.



2nd Floor Living Room



2nd Floor Living Room



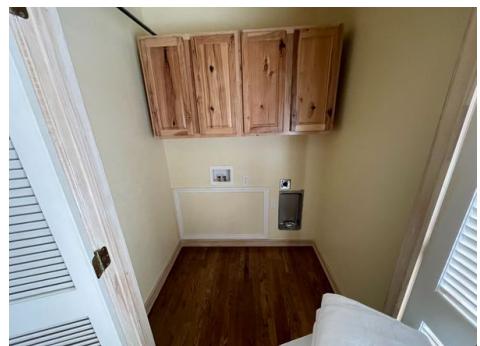
2nd Floor Living Room



Northwest Bedroom



Northwest Bedroom



South Bedroom



South Bedroom

Washing Machine Hook-Ups: Notice

If a washing machine is present and plugged in, we assume the electrical outlet and plumbing is functioning properly. FHI does not operate a washing machine to evaluate the functionality of the electrical outlets or plumbing hook-ups for that appliance.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult an electrician, or a plumber.

Dryer's Hook-Ups & Ventilation:

Energy Source

Electric

Dryer's Hook-Ups & Ventilation: Notice

If a dryer is present and plugged in, we assume the outlet is functioning properly. FHI does not operate a dryer to evaluate the functionality of the electrical outlets for that appliance.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult an electrician or plumber.

Recommendations

14.5.1 Dryer's Hook-Ups & Ventilation



Maintenance Item - Low Concern

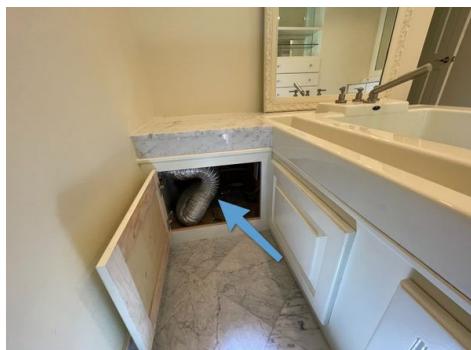
FLEXIBLE DUCT RAN THROUGH WALL/FLOOR

MASTER BATHROOM

A flexible dryer vent duct was ran through the wall or floor. Flexible ducts should only be used for transitions and can not pass through floors or walls. Replacement of the duct with one comprised of smooth walled steel is recommended to be performed by a qualified person.

Recommendation

Contact a qualified professional.



Master Bathroom



Master Bathroom

15: PLUMBING

		INS	NOT	LIM	REC	HAZ
15.1	Main Shut Off Valve	X				
15.2	Water Service Pipes	X				
15.3	Drains, Waste & Vent Lines	X			X	
15.4	Gas Meter & Pipes	X			X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

Images

Images listed here are simply for representation and reference only, and do not depict any specific defects.

Main Shut Off Valve : Location

Streeside

The main shutoff valve allows a full flow of water through the pipe when it's open. Turning off this valve (by turning it clockwise) cuts off the water supply to the entire house.



South

Main Shut Off Valve : Notice

The inspection method of the main shut off valve includes:

- documenting its location
- evaluating for leaks or damage
- verifying all components are present

Water Service Pipes: Service Pipe

Material - Visible Portions

Copper, Pex

Water Service Pipes: Hose Bibs - Notice

The inspection method for the hose bibs includes:

- testing its operation
- evaluating its attachment to the home
- evaluating for leaks or damage
- looking at the presence of anti-siphon



East



North

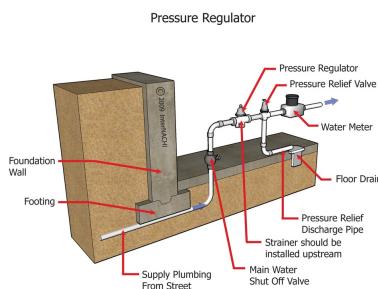


West

Water Service Pipes: Water Pressure Regulator - Present

Unknown

A water pressure regulator is a plumbing valve that reduces the water pressure coming from the main water line into the house. This valve brings down the pressure to a safe level before the water reaches any plumbing fixtures inside the home.



Water Service Pipes: Water Pressure - Notice

The water pressure was tested at an available spigot on the exterior of the home, or at the washing machine spigots (if not in use).

- 80psi or less is recommended to protect distribution pipes and connections from leaking (60 - 70 psi is preferred).
- Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator.



East

Drains, Waste & Vent Lines: Main

Clean Out - Location

Crawlspace



Crawlspace

Drains, Waste & Vent Lines: Material Type - Visible Vent Lines

PVC

A plumbing vent or plumbing vent pipe is designed to regulate the air pressure throughout your plumbing system. You can find your plumbing vent on your roof line. It will look like a vertical pipe running through the roof. The vent pipe works hand in hand with the drainage pipes.

Drains, Waste & Vent Lines: Material Type - Visible Waste Lines

PVC

Waste lines are for draining away the wastes of a building other than those from toilets.

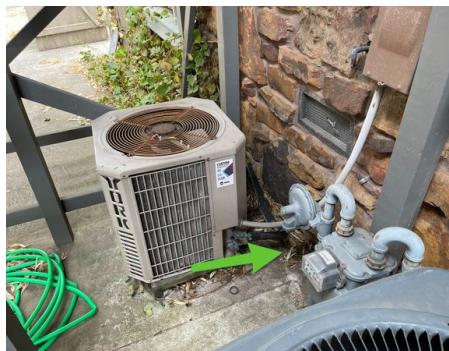
Gas Meter & Pipes: Fuel Source -

Location

Northwest Detached Structure/

Gas Meter & Pipes: Fuel Source

Gas Meter



Northwest



Northwest Detached Structure



Northwest Detached Structure

Gas Meter & Pipes: Gas Pipe -

Material

Black Iron, CSST

Limitations

Water Service Pipes

GENERAL OBSTRUCTIONS

The water service pipes were inspected where accessible. Due to obstructions, which can include personal belongings, debris, heavy insulation, remodeling, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a plumber.

FHI inspects the visual portions only of the plumbing in a non-invasive way. FHI cannot report on the functionality or adequacy of any component hidden within walls, floors, and ceilings.

Drains, Waste & Vent Lines

GENERAL OBSTRUCTIONS

The "DWV" lines were inspected where accessible. Due to obstructions, which can include personal belongings, debris, heavy insulation, remodeling, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a plumber.

FHI inspects the visual portions only of the plumbing in a non-invasive way. FHI cannot report on the functionality or adequacy of any component hidden within walls, floors, and ceilings.

Gas Meter & Pipes

GAS METER & PIPES - OBSTRUCTIONS

The gas meter and pipes were inspected where accessible. Due to obstructions, which can include personal belongings, foliage, debris, heavy insulation, remodeling, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a plumber.

FHI inspects the visual portions only of the plumbing in a non-invasive way. FHI cannot report on the functionality or adequacy of any component hidden within walls, floors, and ceilings.

Recommendations

15.2.1 Water Service Pipes



EXTERIOR SPIGOT - LEAKING WHEN OFF

NORTHWEST

The spigot had a drip leak while in the off position. Repairs are recommended as needed by a licensed plumber or other qualified person.

Recommendation

Contact a qualified plumbing contractor.



Northwest

15.2.2 Water Service Pipes

 Defect - Medium Concern
DISCOLORATION OF WATER

NORTHWEST BATHROOM

The water supply was discolored at the time of inspection. This may be associated with rust or sediment in the water heater or other deficiencies. An evaluation is recommended by a licensed plumber to determine why the water supply was discolored.

Recommendation

Contact a qualified plumbing contractor.



Northwest Bathroom



Northwest Bathroom

15.3.1 Drains, Waste & Vent Lines

 Defect - Medium Concern
LEAKING PIPE(S) PRESENT

CRAWLSPACE

There was leaking present from the drain/waste pipes in the referenced area(s). Repairs are recommended to be performed by a licensed plumber to correct any leaks.

Recommendation

Contact a qualified plumbing contractor.



Crawlspace



Crawlspace



Crawlspace

15.4.1 Gas Meter & Pipes

 Defect - Medium Concern
GAS PIPES - HEAVY RUST PRESENT

CRAWLSPACE

Heavy rust was present on portions of the gas pipes. Evaluation of the pipes in this area with repairs or replacement made as needed is recommended by a qualified person.

Recommendation

Contact a qualified professional.



Crawlspace



Crawlspace



Crawlspace

16: WATER HEATER

		INS	NOT	LIM	REC	HAZ
16.1	Water Heater	X		X	X	
16.2	Water Pipes	X		X		
16.3	Gas Pipes	X				
16.4	Venting	X		X	X	
16.5	Temperature Pressure Relief Valve (TPRV)	X			X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

Water Heater : Location

Crawl Space, Garage Closet,
Upstairs Kitchen, Detached
Garage Upstairs Closet

Water Heater : Type

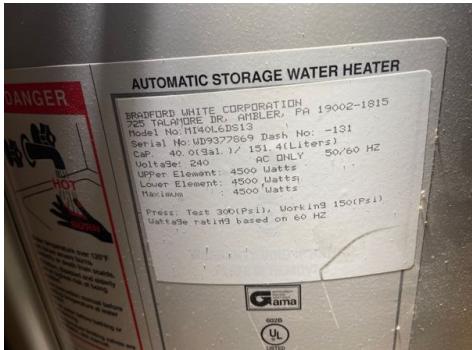
Tank

Water Heater : Manufacturer

Bradford White (3), AO Smith (1)



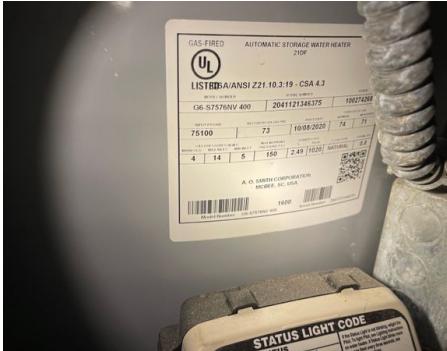
Upstairs Kitchen



Upstairs Kitchen



Upstairs Kitchen



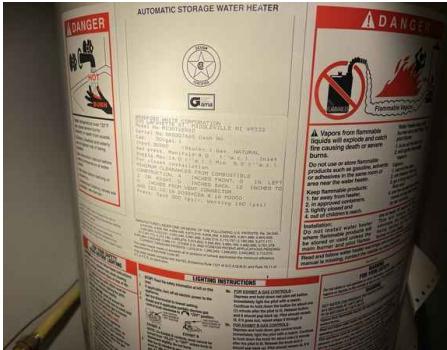
Garage Closet



Garage Closet



Garage Closet



Detached Garage Kitchen



Detached Garage Kitchen



Detached Garage Kitchen



Detached Garage Kitchen



Upstairs Kitchen



Northwest Crawl Space



Northwest Crawl Space

Water Heater : Manufactured Year
2002 / 2020 / 2020 / (2000 or 2020)

Water Heater : Capacity
30704047 40

Water Heater : Energy Source
Electric, Gas

Recommended Water Heater Tank Size

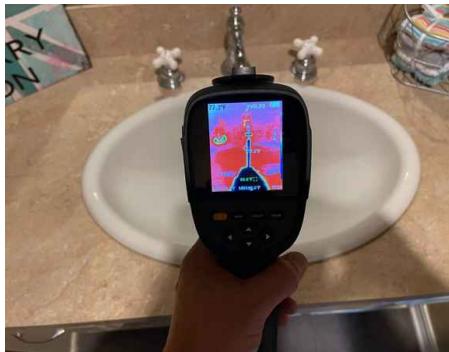
NUMBER OF BEDROOMS	TANK SIZE
1	20 GALLONS
2	30 GALLONS
3	42 GALLONS
4	52 GALLONS
5	60 GALLONS

© 2009, InterNACHI

Water Heater : Temperature

<100 Degrees, 110-120 Degrees

[Click here for a helpful article regarding temperature settings on water heaters.](#)



Upstairs West Bathroom



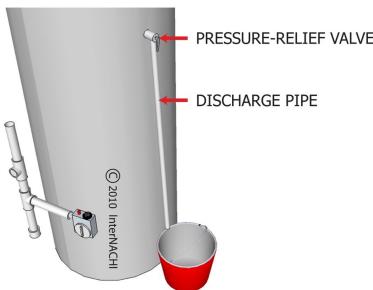
Garage Kitchen

Temperature Pressure Relief Valve (TPRV): TPR Valve - Notice

Temperature pressure relief valves are not inspected because an inspection of the component can create a conducive condition for a drip leak.

TPR valves are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels.

[Click here for more information.](#)

DISCHARGE PIPE ON TPR VALVE**Temperature Pressure Relief Valve (TPRV): TPRV - Discharge Tube Material**

Copper, Not Present, PEX

Limitations

Water Heater

GENERAL OBSTRUCTIONS

The water heater was inspected where accessible. Due to obstructions, which can include personal belongings, remodeling, insulation, walls/panels, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a plumber.

Water Pipes

GENERAL OBSTRUCTIONS

The water heater pipes were inspected where accessible. Due to obstructions, which can include personal belongings, remodeling, insulation, walls/panels, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a plumber.

Water Pipes

VALVES SHUT OFF

GARAGE

Several valves at the garage water heater were found closed. Assessing the reason for these closed valves is recommended before operating.



Garage



Garage

Venting

GENERAL OBSTRUCTIONS

The venting was inspected where accessible. Due to obstructions, which can include personal belongings, insulation, remodeling, walls/panels, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a plumber.

Temperature Pressure Relief Valve (TPRV)

GENERAL OBSTRUCTIONS

The tpr valve was inspected where accessible. Due to obstructions, which can include personal belongings, remodeling, walls/panels, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult a plumber.

Recommendations

16.1.1 Water Heater

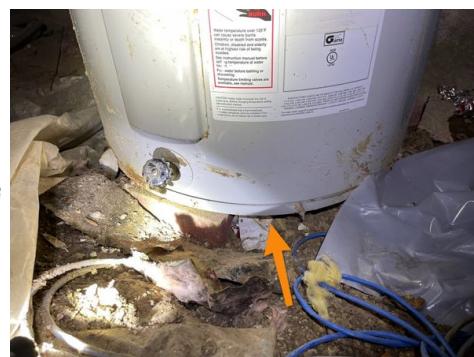
DRAIN PAN MISSING

CRAWLSPACE

A water heater drain pan was not present. Drain pans also called "Smitty pans" are recommended when the water heater is installed in an area where leaks from the unit could cause damage to framing components and/or interior areas. The installation of a drain pan is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified plumbing contractor.



Northwest Crawlspace

16.1.2 Water Heater

ENCLOSURE RUSTED

NORTHWEST CRAWL SPACE

The water heater enclosure was rusted in areas. This is a sign of past or present leaking and/or condensation in the area. An evaluation of the unit with repairs or replacement made as needed is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

- Defect - Medium Concern

- Defect - Medium Concern



Northwest Crawl Space



Northwest Crawlspace



Northwest Crawlspace



Northwest Crawl space



Northwest Crawl space

16.1.3 Water Heater

LEAK PRESENT

GARAGE CLOSET

A leak was present from the water pipes exiting the bottom of the unit. Repairs are recommended as needed to rectify the leaking by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Defect - Medium Concern



Garage Closet

16.1.4 Water Heater

LOW WATER TEMPERATURE

UPSTAIRS

- The hot water temperature was lower than typical. The seller may have lowered the thermostat due to the home being vacant. I recommend confirming proper operation prior to closing.

Recommendation

Contact a qualified plumbing contractor.



Maintenance Item - Low Concern



Upstairs Kitchen Sink

16.4.1 Venting

FLUE VENT CONNECTIONS TAPED

GARAGE



Maintenance Item - Low Concern

The flue vent connections for the water heater were taped. Tape should not be used on single or double wall vents as the connections are UL listed to be locked in without the use of tape. Evaluation to determine why tape was used is recommended by a licensed plumber or other qualified person.

Recommendation

Contact a qualified plumbing contractor.



Garage



Garage

16.4.2 Venting

VENT HOOD NOT ATTACHED



GARAGE / DETACHED GARAGE

The vent hood was not properly attached to the top of the unit. Repairs are recommended as needed by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Detach Garage Kitchen



Garage Closet

16.5.1 Temperature Pressure Relief Valve (TPRV)

TPR DISCHARGE PIPE MISSING

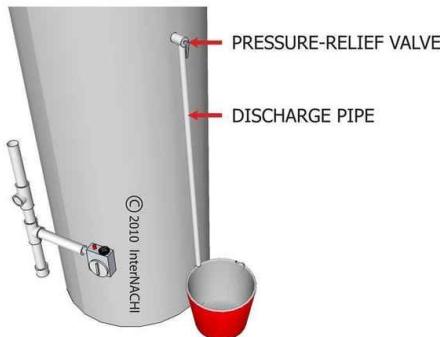


CRAWL SPACE

A TPR valve discharge pipe was not present. A copper, CPVC, or Pex pipe with a 3/4 inch I.D. should be connected to the TPR valve and terminate no more than 6 inches from the floor. The installation of this pipe is recommended to be conducted by a licensed plumber or other qualified person.

Recommendation

Contact a qualified plumbing contractor.

DISCHARGE PIPE ON TPR VALVE**17: ELECTRICAL**

		INS	NOT	LIM	REC	HAZ
17.1	Service Entrance	X		X		
17.2	Service Disconnect	X				
17.3	Service Equipment / Electrical Panel	X			X	
17.4	Subpanels	X		X	X	
17.5	Service Grounding / Bonding	X		X		
17.6	Branch Wiring	X		X	X	X
17.7	Wall Receptacles	X		X	X	
17.8	GFCI Protection	X		X	X	
17.9	Ceiling Fans & Lighting	X			X	
17.10	Detectors & Alarms	X			X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information**Low Voltage Systems - Not Inspected**

Low voltage systems are comprised of electrical equipment that uses 50 volts (V) of electricity, or less.

Low voltage systems in the home are not inspected and are excluded from this inspection. Including but not limited to:

- phone/telecom systems
- cable coaxial systems
- ethernet wiring
- home security systems
- low voltage lighting
- wired landscaping lighting

Service Entrance: Type

Underground Service Lateral

SERVICE ENTRANCE DEFINED:

Power enters through the service entrance. The service entrance includes the electric meter that measures the amount of energy delivered to the home and the service panel that houses the circuit breakers or fuses. The service panel also distributes power to the various circuits in the house. [To learn more, click here.](#)



West

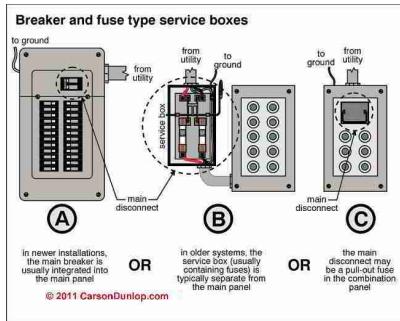


West

Service Disconnect: Main Disconnect - Location

West

Every residential service entrance must provide a means of disconnecting the electrical power feed in case of an emergency. In some cases, the main disconnect switch (or breaker) is an externally operated switch that is inserted between the service meter and the electrical panel. In other cases, one or more circuit breakers are housed in the electrical panel that provides the required main disconnect capability.



West

Service Equipment / Electrical Panel: Location

West / Detached Garage / Garage

Service Equipment / Electrical Panel: Manufacturer

Cutler Hammer / General Electric / Unlabeled



West



West



West



Detached Garage



Detached Garage



Detached Garage



Garage



Garage

Service Equipment / Electrical Panel: Manufacture Label - Not Present / Not Visible

Garage

The electrical panel label was missing. Electrical panel labels contain important information regarding amperage, voltages, permitted breakers, ground lug quantities, schematics, etc. The proper installation, or condition, of any components that depend on information contained on this label are excluded from this inspection.



Garage

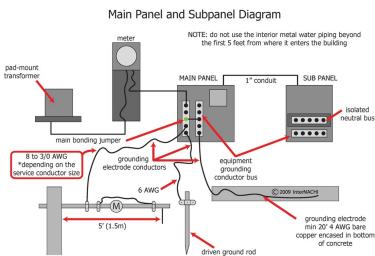
Service Equipment / Electrical Panel: AFCI Breaker - Notice

The AFCI (arc-fault circuit interrupters) breakers are not tested in the electrical panel due to the home being occupied. Testing (or "tripping") these breakers shuts down power to the circuits, which resets modems, routers, PC's, clocks, etc.

Subpanels: Location

Garage / Workout Room / Detached Garage

Electrical subpanels act as a waypoint between the main panel and other circuits connected to your household. The subpanels can be defined as a mini service panel that does many of the tasks of the main panel. In fact, the structures of both subpanels and main panels are very similar. The real difference between a subpanel and main panel is where the wires of system lead and the power of volts it provides.



Garage



Detached Garage



Upstairs

Subpanels: Manufacturer

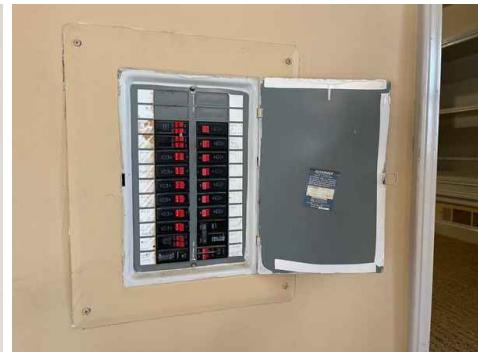
No Label / Bryant / General Electric



Garage



Garage



Workout Room



Workout Room



Detached Garage

Subpanels: AFCI Breaker - Notice

The AFCI (arc-fault circuit interrupters) breakers are not tested in the electrical panel due to the home being occupied. Testing (or "tripping") these breakers shuts down power to the circuits, which resets modems, routers, PC's, clocks, etc.

Subpanels: Manufacture Label - Not Present / Not Visible

Garage

The electrical panel label was missing. Electrical panel labels contain important information regarding amperage, voltages, permitted breakers, ground lug quantities, schematics, etc. The proper installation, or condition, of any components that depend on information contained on this label are excluded from this inspection.

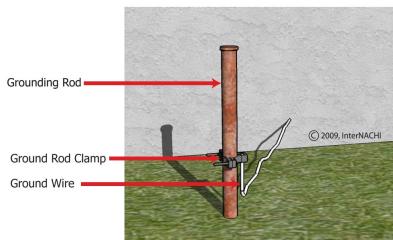


Garage

Service Grounding / Bonding: Service Grounding - Defined

Electrical grounding systems divert potentially dangerous electrical currents by providing a path between a building's service box grounding rod and the earth. Lightning and static electricity are the most common sources of dangerous or damaging charges that can be dissipated through a grounding system. Grounding electrodes are connected to the building's electrical system through grounding electrode conductors, also known as ground wires.

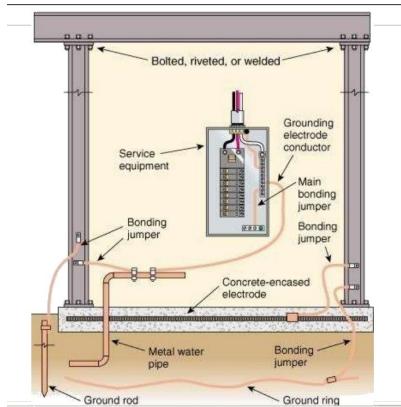
Grounding Rod



Service Grounding / Bonding: Grounding Electrode Conductor (GEC) - Type Not Visible

The grounding electrode must be connected to earth and to the electrical equipment in such a manner that establishes a zero difference of potential between earth and the electrical equipment. This zero difference of potential will help stabilize voltage for the electrical system. **The grounding electrode conductor connects the grounding electrode to the electrical system.**

Not only is the grounding electrode system used for stabilizing the voltage for the electrical system but it is additionally used to limit the voltage imposed by lightning, line surges, or unintentional contact with higher-voltage lines.

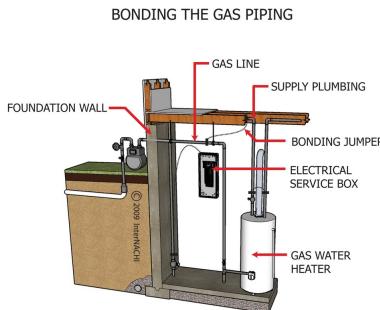


West

Service Grounding / Bonding: Gas Pipe Bonding - Present

Yes, Not Visible

Metal piping systems that are likely to become energized (ie. gas pipes) must be bonded. Bonding the piping systems ensures that if they become energized, then the overcurrent device supplying the circuit associated with these systems will trip, serving as a safety mechanism.



Detached Garage

Branch Wiring : Conductor Type

Copper, Multi-Strand Copper

A branch circuit is part of the electrical system that originates at the main service panel and feeds electricity throughout the structure. While the terms wire and cable are often used interchangeably, a wire is one electrical conductor and cable is multiple conductors, or a group of wires, encased in sheathing.

Electric wires are typically made of aluminum or copper.

Branch Wiring : Sheathing Material

Polyvinyl Chloride (Romex-like)

The function of the sheathing is to provide mechanical protection for the conductors and their insulation. Most circuits in the modern North American home construction are wired with non-metallic sheathed (NM) cable designated type (often referred to by the brand name "Romex").

Certain types of wires are typical of certain time periods. The box shows which wires were used in which time periods. Keep in mind that these time periods are approximate, allowing for regional differences and the understanding that updates do not happen at one time. ([source](#))

WIRE TYPE BY TIME PERIOD	
Wire Type	Date of use
Knob-and-tube	1920 to 1950
Cloth-sheathed two- or three-wire cables with no ground wire	1945 to early 1960s
Cloth-sheathed cable with an integral wire	Early 1960s to early 1970s
Cloth-sheathed aluminum cable with integral ground	1964 to 1978
Plastic-sheathed aluminum cable with integral ground	1974 to 1978
Plastic-sheathed copper cable with integral ground	1974 to present

Wall Receptacles: 220V/240V Receptacles - Notice

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult an electrician.

GFCI Protection: Appliance Notice

If an appliance or machine is present and plugged in at the GFCI location, we assume the GFCI outlet is functioning properly. FHI does not operate any appliance or machine to evaluate the functionality of the GFCI outlets.

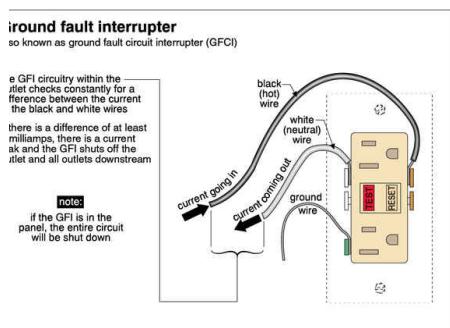
The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult an electrician.

GFCI Protection: GFCI - Safety Mechanism

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sink's edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces.

Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended.



Detectors & Alarms: Smoke Alarms - Location

Hallways, Bedrooms

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. [Click here for more details.](#)



Detectors & Alarms: Smoke Alarms - Notice

FHI does not inspect smoke alarms.

The condition of this area is excluded from this inspection.

- If wired in, it is recommended that the alarm company and/or an electrician tests the systems.
- If battery operated, it is recommended that all batteries are changed out and a schedule is implemented.

Detectors & Alarms: CO Detectors - Location

None Found

FHI inspectors wear CO detectors throughout the inspection. If their detectors sound an alarm during the inspection the inspector will follow FHI safety protocol and note this information in the report.

Homeowners often mount CO detectors at improper locations. [Click here for more details.](#)



Detectors & Alarms: CO Detectors - Notice

FHI does not inspect CO detectors.

The condition of this area is excluded from this inspection.

- If wired in, it is recommended that the alarm company and/or an electrician tests the systems.
- If battery operated, it is recommended that all batteries are changed out and a schedule is implemented.

Limitations

Service Entrance

GENERAL OBSTRUCTIONS

The service entrance was inspected where accessible. Due to obstructions, which can include foliage, debris, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
 - If a more thorough inspection is needed, consult an electrician.
-

Subpanels

DEADFRONT COVER - NOT REMOVED

DETACHED GARAGE

The electrical subpanel cover (detached garage) was not removed due to being unable to remove one of the screws. The condition of this area is excluded from this inspection.



Detached Garage

Service Grounding / Bonding

GENERAL OBSTRUCTIONS

The service grounding / bonding was inspected where accessible. Due to obstructions, which can include slab, finished walls and ceilings, insulation, low-clearance crawlspace, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult an electrician.

Branch Wiring

GENERAL OBSTRUCTIONS

The branch wiring was inspected where accessible. Due to obstructions, which can include slab, finished walls and ceilings, insulation, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult an electrician.

Wall Receptacles

GENERAL OBSTRUCTIONS

The wall receptacles were inspected where accessible. Due to obstructions, which can include personal belongings, remodeling, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult an electrician.

GFCI Protection

GENERAL OBSTRUCTIONS

The GFCI receptacles were inspected where accessible. Due to obstructions, which can include personal belongings, remodeling, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult an electrician.

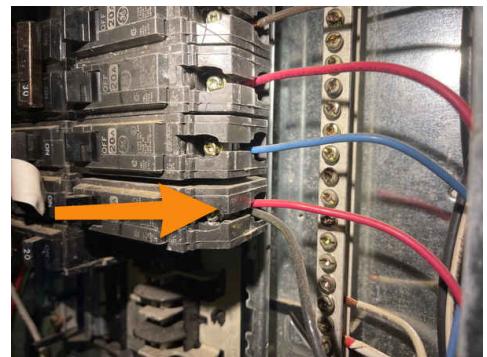
Recommendations

17.3.1 Service Equipment / Electrical Panel - Defect - Medium Concern

DOUBLE LUGGED BREAKER(S) PRESENT

DETACHED GARAGE

Double lugged breaker(s) were present in the panel. This is where two conductors (wires) are under the lug (screw) of a breaker. The breakers are only rated for one conductor, and the lug can not be torqued to proper specs with two wires present, which could cause overheating or other deficiencies. Repairs are recommended to be performed here as deemed necessary by a licensed electrician.



Detached Garage

Recommendation

Contact a qualified electrical contractor.

17.3.2 Service Equipment / Electrical Panel

- Defect - Medium Concern

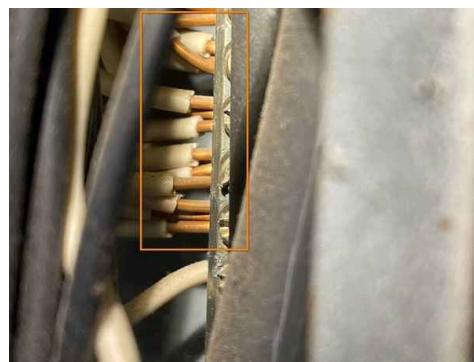
NEUTRALS DOUBLE LUGGED

GARAGE

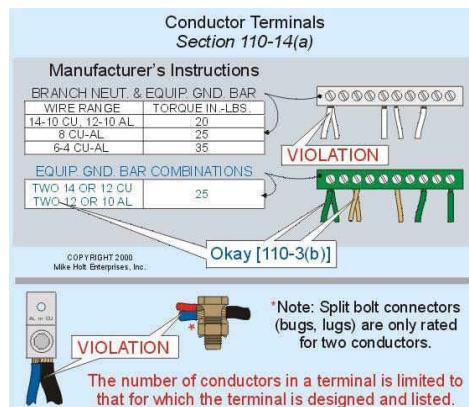
The electrical panel had neutral wires present that were sharing a terminal with other neutral wires on the terminal bar. Grounded (neutral) conductors are to be isolated, not sharing a terminal with any other conductor. When a neutral circuit is sharing a terminal with another grounded (neutral) conductor, it can prevent a circuit from safely being isolated for repair. It can also create an overvoltage condition that may damage lighting and appliances during servicing of the panel and circuits. All grounded neutral conductors in this panel are recommended to be isolated by a licensed electrician. More info can be found here: <https://prohitn.com/home-inspection-documents/>

Recommendation

Contact a qualified electrical contractor.



Garage



17.3.3 Service Equipment /

Electrical Panel



Maintenance Item - Low Concern

PANEL COVER SCREWS MISSING

GARAGE

There were one or more panel cover screw(s) missing. All panel cover screw locations are required to be utilized to adequately secure the cover to the panel. Replacement of any missing screws with approved panel cover screws is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



Garage

17.4.1 Subpanels



Maintenance Item - Low Concern

PANEL COVER SCREWS**MISSING**

GARAGE

There were one or more panel cover screw(s) missing. All panel cover screw locations are required to be utilized to adequately secure the cover to the panel. Replacement of any missing screws with approved panel cover screws is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



17.6.1 Branch Wiring

ELECTRICAL BOX - MISSING COVER

MULTIPLE LOCATIONS

There were electrical box(es) present without a cover. This is a potential electrocution hazard, and can be a fire hazard when the box is located near combustibles, due to the possibility of arcing. The installation of UL listed cover(s) is recommended to be conducted by a licensed electrician on any and all electrical boxes in the home missing covers.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard - High Concern



Northeast Grounds



Detached Garage Living Room



North Attic



Northwest Crawl Space



Northwest Attic

17.6.2 Branch Wiring

WIRING - EXPOSED TERMINATIONS PRESENT

MULTIPLE LOCATIONS

There were exposed wiring terminations/exposed wire ends present at the referenced area(s). Any exposed wire termination (live or not) in the home is recommended to either be removed, or terminated into a junction box by a licensed electrician.

Recommendation

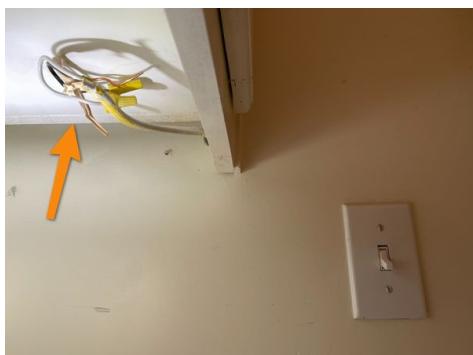
Contact a qualified electrical contractor.



Defect - Medium Concern



Northeast Attic



Master Bedroom

17.7.1 Wall Receptacles

RECEPTACLE WITHOUT POWER

SOUTHWEST

There was an exterior outlet on the North deck and southwest wall with no power. All breakers and GFCI receptacles were checked to ensure they were on and not tripped. Evaluation to determine the cause is recommended by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Defect - Medium Concern



Southwest

17.7.2 Wall Receptacles

MISSING COVER PLATE(S)

KITCHEN



Defect - Medium Concern

The were receptacles present with missing cover plate(s). This is a safety hazard, as someone could be shocked by touching live wires. The installation of new plates is recommended to be conducted by a qualified person on any and all plates that are missing throughout the home.

Recommendation

Contact a qualified electrical contractor.



Kitchen

17.7.3 Wall Receptacles

OPEN NEUTRAL

MASTER BATHROOM

Receptacle(s) tested as having an open neutral. Repairs are recommended to be conducted as needed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

- Defect - Medium Concern



Master Bathroom

17.7.4 Wall Receptacles

SCORCHED RECEPTACLE PRESENT

EAST YARD

The referenced receptacle showed signs of overheating or arcing. Evaluation and replacement of the receptacle is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

- Defect - Medium Concern



East Yard



East Yard

17.7.5 Wall Receptacles

RECEPTACLE LOOSE IN WALL/FLOOR

MULTIPLE LOCATIONS

- Defect - Medium Concern

There were receptacle(s) present that were loose in the wall or floor. Proper securement of any loose receptacles is recommended to be conducted by a licensed electrician to prevent loose wire connections.

Recommendation

Contact a qualified electrical contractor.



Northwest Bathroom



Living Room

17.8.1 GFCI Protection

GFCI DID NOT TRIP

MULTIPLE LOCATIONS

The GFCI receptacle did not trip when tested, Repairs or replacement of the receptacle(s) as needed for proper operation is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Defect - Medium Concern



Detached Garage North



South



Master Bedroom Bar Kitchen

17.8.2 GFCI Protection

GFCI NOT PRESENT - WITHIN 6' OF SINK'S EDGE

MULTIPLE LOCATIONS

Receptacles were present that were within 6 feet of a sink's edge in the 2nd Floor kitchen and Living Room bar kitchen, and were not GFCI protected. The installation of GFCI protection is recommended here by a licensed electrician for safety.

Recommendation

Contact a qualified electrical contractor.



Defect - Medium Concern



2nd Floor Kitchen



Living Room Bar Kitchen

17.9.1 Ceiling Fans & Lighting

LIGHTING - NOT FUNCTIONAL

MULTIPLE LOCATIONS

There were light(s) present that were not functional. This could be something as simple as a burned out or missing bulb. I recommend confirming proper operation with the sellers prior to the end of your inspection contingency period. If these lights can not be verified to be functional prior to closing, evaluation and repairs as needed for proper operation is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



2nd Floor West Exterior



2nd Floor Unfinished Room



West breezeway



2nd Floor Game Room



South Bedroom

17.9.2 Ceiling Fans & Lighting

LIGHTING - INOPERABLE SWITCH

MULTIPLE LOCATIONS

Unsure of what the referenced switches and several others operated at the time of inspection. Repairs or replacement is recommended by a licensed electrician.



Recommendation

Contact a qualified electrical contractor.



2nd Floor Living Room



2nd Floor Living Room



Northwest Bedroom

17.9.3 Ceiling Fans & Lighting

FAN - IRREGULAR NOISE

2ND FLOOR WEST BEDROOM

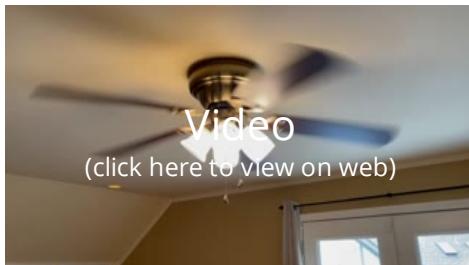
The ceiling fan in the referenced bedroom was emitting an irregular noise at the time of inspection. Evaluation and repairs are recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



2nd Floor West Bedroom



17.9.4 Ceiling Fans & Lighting

LIGHT SWITCH MISSING CAP

GARAGE ENTRANCE

A light switch was found missing the plastic cap. Replacement of the cap is recommended.

Recommendation

Recommended DIY Project



Maintenance Item - Low Concern



Garage Door

17.9.5 Ceiling Fans & Lighting

FAN INOPERABLE

NORTHWEST BEDROOM

The ceiling fan in the referenced bedroom was found inoperable. Due to the amount of switches in this bedroom, the solution may become more obvious, but was not discovered at the time of inspection.

Recommendation

Contact a qualified professional.



Maintenance Item - Low Concern



Northwest Bedroom

17.10.1 Detectors & Alarms

CHIRPING SMOKE DETECTOR

DETACHED STRUCTURE

The smoke alarm was "chirping" at the time of inspection. I recommend replacing the batteries and testing for proper operation.

Recommendation

Contact a qualified professional.



Defect - Medium Concern



Detached Structure

17.10.2 Detectors & Alarms

SMOKE ALARMS NOT PRESENT AT ALL RECOMMENDED LOCATIONS

MAIN STRUCTURE/DETACHED STRUCTURE

Smoke alarms were not present at all locations required by today's standards (referenced above). The installation of smoke detectors is recommended to be installed at all recommended locations for fire safety by a licensed electrician. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

Recommendation

Contact a qualified electrical contractor.



Defect - Medium Concern

18: GARAGE

		INS	NOT	LIM	REC	HAZ
18.1	Garage Door & Hardware	X				
18.2	Walls, Floors, Ceiling, Doors	X			X	
18.3	Garage Safety	X			X	

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

Images listed here are simply for representation and reference only, and do not depict any specific defects.



Parking Structure Types

Attached, Detached

Garage Door & Hardware: Notice

Automatic Garage Doors:

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The doors were examined for significant damage and installation related deficiencies.

Manual Garage Doors:

The manual garage doors were tested by opening and closing the doors manually. The door was examined for damage and installation related deficiencies.

Garage Door & Hardware: Type

Aluminum Sectional

Walls, Floors, Ceiling, Doors:

Ceiling Material

Drywall

Garage Safety: Garage Separation - Safety Notice

Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas.

- The walls and ceilings require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall. No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved sealant.
- The interior doors located between the garage and living areas is required to be steel or solid wood, measuring at least 1 3/8 inches thick.

Recommendations

18.2.1 Walls, Floors, Ceiling, Doors

DRYWALL JOINT CRACKING

GARAGE

Crack(s) were present at drywall joints on the ceiling. This can be caused by expansion and contraction of building materials, or standard settlement. If a concern have a drywall contractor to evaluate for repair.

Recommendation

Contact a qualified drywall contractor.



Defect - Medium Concern



Garage



Garage

18.3.1 Garage Safety

SENSORS MOUNTED TOO HIGH

GARAGE

The photoelectric safety sensors were installed too high up the railing, allowing for excessive clearance before triggering the door to retract. Remounting sensors 6-7 inches off the ground is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



Defect - Medium Concern



Garage

19: DETACHED STRUCTURE

		INS	NOT	LIM	REC	HAZ
19.1	General	X				
19.2	Windows	X				
19.3	Roof Surface Condition	X				
19.4	Roof Structure / Framing		X			
19.5	Insulation		X			
19.6	Gutters / Downspouts	X				
19.7	Overhangs / Soffit / Fascia	X				
19.8	Walls / Cladding	X			X	
19.9	Window Exteriors	X				
19.10	Exterior Doors	X			X	
19.11	Garage Door(s)	X				
19.12	Garage Door Parts	X				
19.13	Garage Door Opener(s)	X				
19.14	Garage Door Safety	X			X	
19.15	Garage Floor	X				
19.16	Surfaces - Overall	X			X	
19.17	Interior Wall Condition	X				
19.18	Stairs	X				
19.19	Distribution Panel	X				
19.20	Breakers	X				
19.21	Receptacles	X				
19.22	Switches, Lights	X			X	
19.23	GFCI Protection	X				
19.24	Main Shut Off Valve	X				
19.25	Water Distribution Pipes	X				
19.26	Drain, Waste, and Vent Pipes (DWV)	X				
19.27	Sink(s)	X			X	
19.28	Undersink Plumbing	X				
19.29	Shower(s)	X			X	
19.30	Bathtub(s)	X			X	
19.31	Toilet(s)	X			X	
19.32	Wash Basin	X				

INS = INSPECTED

NOT = NOT INSPECTED

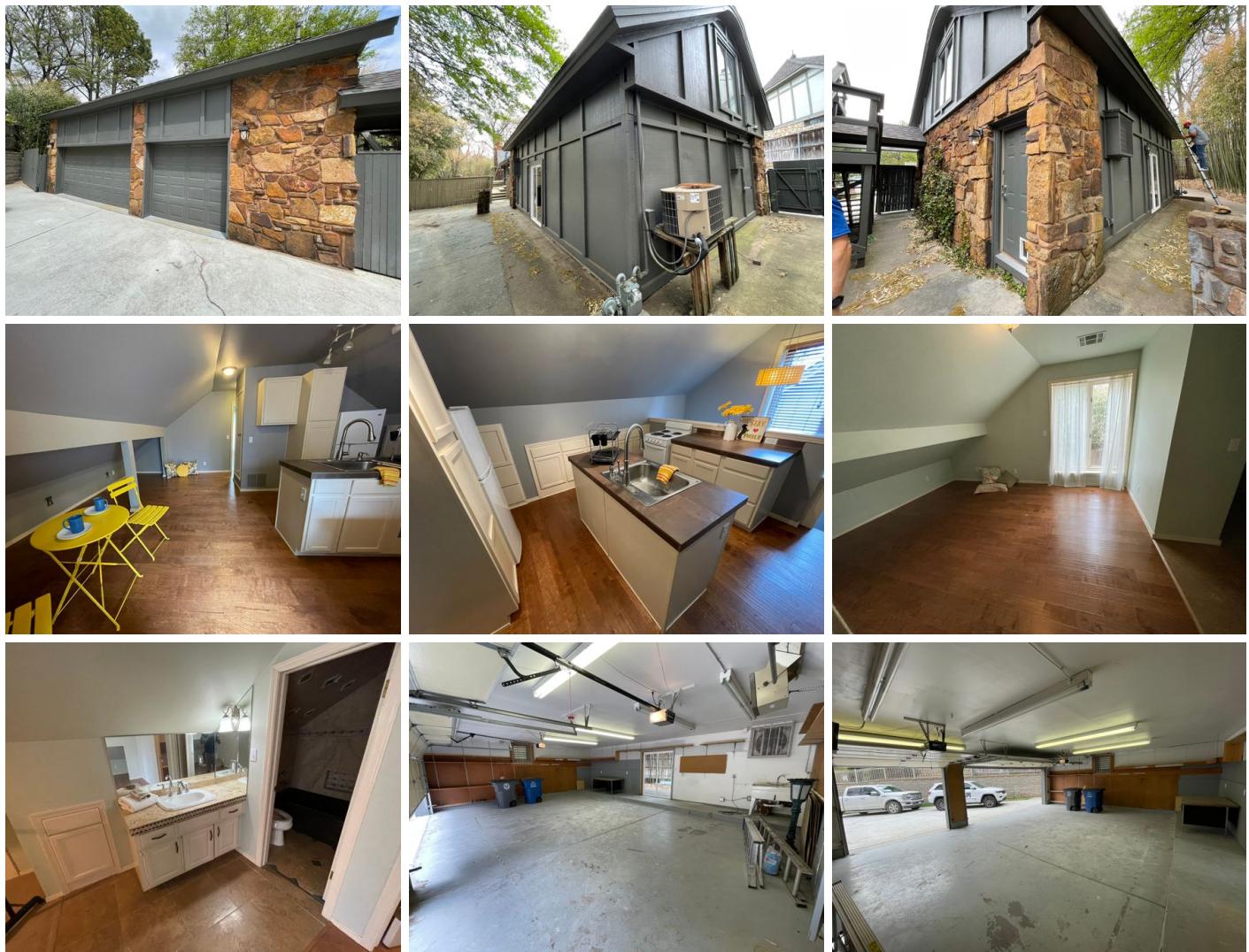
LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

General: Building Views



General: Detached Structure Information

Detached structures are not included in a home inspection standards of practice, and the inspection agreement. As a courtesy, a quick walkthrough of the structure was performed to note any visible major defects. Many defects are listed as a 'Detached Structure' recommendation, but some will be found in elements of the Main Structure recommendation lists.

Windows: Glass Seal Failure Limitations

Reporting on double pane glass seal failure is not required by the State of TN Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

Windows: Window Glazing

Double Pane

Windows: Windows Information

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Roof Structure / Framing: Roof Structure Not Visible

The roof structure of the home was not visible due to finished ceilings in living areas overhead. The roof structure, insulation level, and any other components located between the drywall ceilings and roof surface is excluded from this inspection.

Roof Structure / Framing: Roof Structure Type	Insulation: Insulation Amount (Average)
Not Visible	Undetermined

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. Depending on when the home was constructed anywhere from 8-14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

Insulation: Insulation Not Visible

The insulation was not visible due to finished floors in the attic, and therefore the type of insulation and its current level could not be determined.

Insulation: Insulation Type

Undetermined

Overhangs / Soffit / Fascia: Soffit / Fascia Information

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Overhangs / Soffit / Fascia: Soffit & Fascia Material

Wood Fascia & Soffit

Overhangs / Soffit / Fascia: Wood Overhangs Present

Wood overhangs were present. These areas will be susceptible to moisture related damage, and are recommended to be maintained by painting and sealing as a part of routine maintenance to prevent said damage.

Walls / Cladding: Siding Material	Walls / Cladding: Wall Construction Type	Window Exteriors: Window Material
Wood Siding, Stone/Stucco Veneer	Not Visible	Vinyl

Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Doors: Door Material(s)	Garage Door(s): Garage Door Type(s)
Wood	Aluminum Sectional (Insulated)

Garage Door Opener(s): Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Opener(s): Opener Button Proper Height	Garage Door Opener(s): Opener Drive Type
Yes	Chain Drive

Surfaces - Overall: Surfaces Information

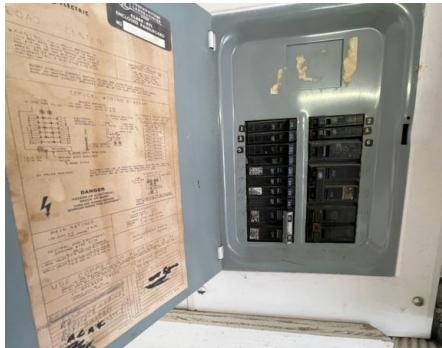
Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Stairs: Satisfactory

The stairs appeared to be in satisfactory condition. No deficiencies were present unless otherwise noted in this report.

Distribution Panel: Distribution Breakers: AFCI Breakers Present

Panel(s) Location No
Detached Garage



Breakers: AFCI Not Present

AFCI breakers were not present in the electrical panel and were not required on homes built prior to 2004-2008, depending on the local municipality. The installation of AFCI breakers is recommended as an upgrade for circuits servicing bedrooms and living areas due to their ability to sense damage to wiring and "shut off" if an arc is detected in conductors or at connections. A licensed electrician can be consulted for more information. It may not be possible to install AFCI breakers in some older panels - upgrading the panel should be considered in these situations.

Breakers: Breakers in Off Position

0

Receptacles: 220V/240V Receptacle(s) Not Tested

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

Receptacles: Receptacle Information

A representative number of receptacles were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Switches, Lights: Lights Not Tested

Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection, unless otherwise noted in this report.

GFCI Protection: GFCI
Missing/Damaged - Installation
Recommended
 Exterior, Kitchen, Garage

GFCI Protection: GFCI Protected
Areas
 Bathroom(s)

Main Shut Off Valve : Main Shut Off Information

The shut off valve appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed unless otherwise noted in this report. The valve is not operated to test its functionality.

Main Shut Off Valve : Main Shut Off Valve Location

Detached Garage



Water Distribution Pipes: Most Portions Not Visible - Finished Ceilings

Most portions of the water distribution lines were not visible due to finished ceilings in the basement. The inspection is limited to visual portion only, any items not visible are excluded from this inspection.

Water Distribution Pipes: Most Portions Not Visible - Slab

Most portions of the water distribution lines were not visible due to a slab foundation. The inspection is limited to visual portions, any items not visible are excluded from this inspection.

Water Distribution Pipes: Service Pipe Material (Visible Portions)	Water Distribution Pipes: Water Distribution Pipe Material (Visible Portions)
Copper	Copper

Water Distribution Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies. No reportable conditions (significant defects) were visibly present unless otherwise noted in this report.

Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)

PVC

Drain, Waste, and Vent Pipes (DWV): Most Portions Not Visible - Slab

The DWV pipes were not visible due to a slab foundation. Portions not visible are excluded from this inspection.

Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)

PVC

Drain, Waste, and Vent Pipes (DWV): Waste Pipes Not Visible - Finished Ceilings

The waste and drain pipes were not visible due to the ceilings being finished off in the basement. The condition of the drain and waste pipes are excluded from this inspection.

Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Bathtub(s): Bathtub(s) Information

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Toilet(s): Toilet(s) Information

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Recommendations

19.2.1 Windows



Defect - Medium Concern

NOT FUNCTIONING PROPERLY

DETACHED STRUCTURE

The window(s) in the referenced area(s) were not functioning properly at the time of inspection. Repairs are recommended as needed for proper operation by a window contractor or other qualified person.

Recommendation

Contact a qualified window repair/installation contractor.



Detached Structure

19.8.1 Walls / Cladding



Defect - Medium Concern

GAPS PRESENT

DETACHED STRUCTURE

Gaps were present in the exterior veneer. These gaps should be filled in and sealed to prevent moisture and/or pest penetration by a qualified professional.

Recommendation

Contact a qualified professional.



19.8.2 Walls / Cladding

DAMAGE TO WOOD TRIM

MULTIPLE LOCATIONS

Wood trim damage was found at the garage and Northwest corner of the detached structure. Evaluation and repairs are recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.

 Defect - Medium Concern


19.10.1 Exterior Doors



Maintenance Item - Low Concern

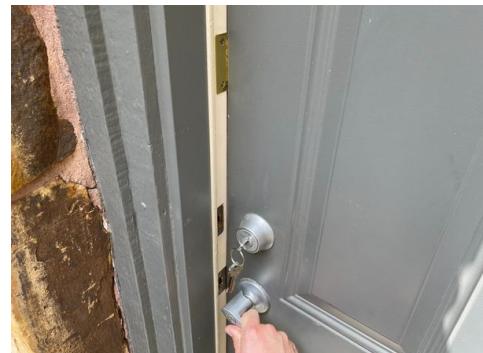
DOOR BINDING

DETACHED STRUCTURE 2ND FLOOR ENTRANCE

The door was binding on the jamb or threshold. Adjustments or modifications are recommended as needed for proper operation, by a qualified person.

Recommendation

Contact a qualified handyman.



Detached Structure

19.14.1 Garage Door Safety



Defect - Medium Concern

EYES INSTALLED TOO HIGH

DETACHED GARAGE

The photoelectric eye sensors were installed too high. These sensors are recommended to be installed between 6 and 8 inches from the floor (dependent on manufacturer). Repairs are recommended by a garage door contractor or other qualified person to achieve the proper height.

Recommendation

Contact a qualified garage door contractor.



Detached Garage



Detached Garage

19.16.1 Surfaces - Overall



Defect - Medium Concern

DRYWALL CRACKING

DETACHED GARAGE

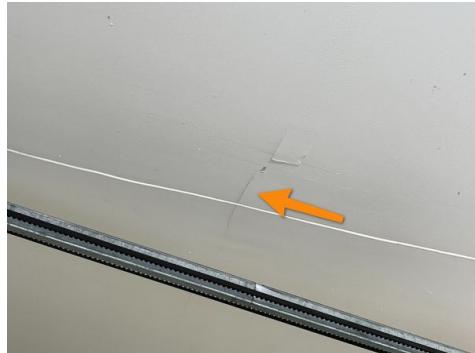
Cracks in the drywall were present in the ceiling in areas of the detached garage. Evaluation and repairs are recommended to be performed by a qualified drywall contractor.

Recommendation

Contact a qualified drywall contractor.



Detached Garage



Detached Garage



Detached Garage



Detached Garage

19.22.1 Switches, Lights

EXTERIOR LIGHT NOT SECURED

DETACHED STRUCTURE GARAGE

The exterior light was not secured properly to the wall and a slight twist would break the circuit. Repairs are recommended as needed by a licensed electrician or other qualified person.

Recommendation

Contact a qualified electrical contractor.



Defect - Medium Concern



South



South

19.27.1 Sink(s)

FAUCET AND VALVES LOOSE

DETACHED STRUCTURE KITCHEN

The faucet assembly was loose at the base in the detached structure kitchen. Proper securement of the assembly is recommended by a qualified person, typically this is associated with loose plastic nuts under the sink.



Defect - Medium Concern

Recommendation

Contact a qualified handyman.



Detached Structure

19.27.2 Sink(s)

DISPOSAL IRREGULAR NOISE/VIBRATION

DETACHED STRUCTURE KITCHEN

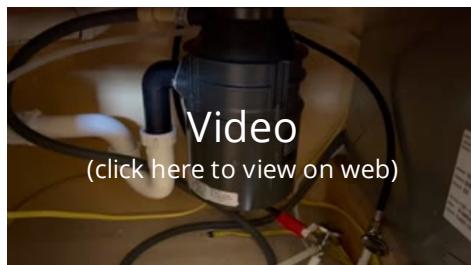
The disposal in the detached structure kitchen was emitting an irregular noise and vibration at the time of inspection. Evaluation and repairs are recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



Defect - Medium Concern



Detached Structure

19.29.1 Shower(s)

MISSING GROUT

DETACHED STRUCTURE BATHROOM

Grout was missing in areas of the detached structure bathroom. Evaluation and repairs should be performed by a qualified tile contractor.

Recommendation

Contact a qualified tile contractor



Defect - Medium Concern



Detached Structure

19.30.1 Bathtub(s)

LOOSE FAUCET / VALVES

DETACHED STRUCTURE BATHROOM



Defect - Medium Concern

The faucet and/or water valves were loose at the wall. Securement of the faucet and/or valves is recommended by a qualified person as needed.

Recommendation

Contact a qualified plumbing contractor.



Detached Structure

19.31.1 Toilet(s)



TOILET LOOSE AT FLOOR

DETACHED STRUCTURE BATHROOM

The toilet was loose at the floor anchor bolts. This can hinder a proper connection between the wax ring and toilet flange, which could allow for leaking. Evaluation of the toilet and wax ring, and resecuring as needed to ensure no leaking will occur is recommended by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Detached Structure

20: PEST/WDO

		INS	NOT	LIM	REC	HAZ
20.1	Termite	X		X	X	
20.2	Other Wood Destroying Organism	X			X	
20.3	Rodent,Pests,Insects not WDO	X			X	

INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

Accessing Your Termite Inspection (ODAFF) Report

1

To access your Termite Inspection Report (ODAFF) navigate to the inspection reports section on your inspection portal. Oklahoma requires that these reports are created using their official ODAFF pdf form.

Termite: Previous Treatment Present

Bait System

A previous treatment was present in the referenced areas.



Front Porch



Front Porch

Termite: Conducive Conditions

Yes

Are there any visible conditions conducive to infestation by termite?

Other Wood Destroying Organism: Previous Treatment

Present

None

A previous treatment was present in the referenced areas.

Limitations

Termite

INACCESSIBLE OR VISUALLY OBSTRUCTED AREAS

Un-floored Attic, Insulated Attic, Interior of Hollow Walls/Floors/Ceilings, Areas requiring defacing/tearing into, Inadequate Crawlspace Clearance, Areas behind or beneath stoves/fridge/furniture/cabinets/insulation/floor coverings/etc

Areas of the structure that are inaccessible and/or visually obstructed.

Recommendations

20.1.1 Termite



Maintenance Item - Low Concern

CONDUCIVE CONDITIONS

DECK

Wood to ground contact, Excessive Moisture, Debris (wood or other cellulose material) around structure

Conducive conditions to wood destroying organisms/termites were present in the referenced areas.

Recommendation

Contact a qualified professional.



East Deck

20.1.2 Termite

VISIBLE EVIDENCE OF TERMITE DAMAGE

EAST SIDE OF DECK

Visible evidence of termite damage was found in the referenced areas.



Defect - Medium Concern

Recommendation

Contact a qualified pest control specialist.



East Deck



East Deck



East Deck



East Deck



East Deck



East Deck



East Deck



East Deck

20.2.1 Other Wood Destroying Organism

PRESUMED CARPENTER ANTS

NORTH

Carpenter ants were present at the referenced area. An evaluation of the activity/damage and possible treatment is recommended to be performed by a pest control company.

Recommendation

Contact a qualified pest control specialist.



Defect - Medium Concern



North



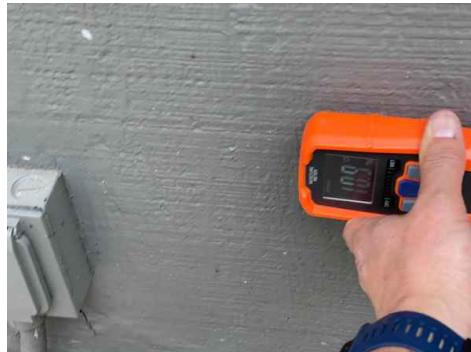
North



North



North



North

20.2.2 Other Wood Destroying Organism

WASPS PRESENT IN FIREPLACE FLUE

MASTER BEDROOM

Multiple wasps fell out of the fireplace flue when the damper was opened. Removal of the wasps and any nests is recommended by a pest control company or other qualified person.

Recommendation

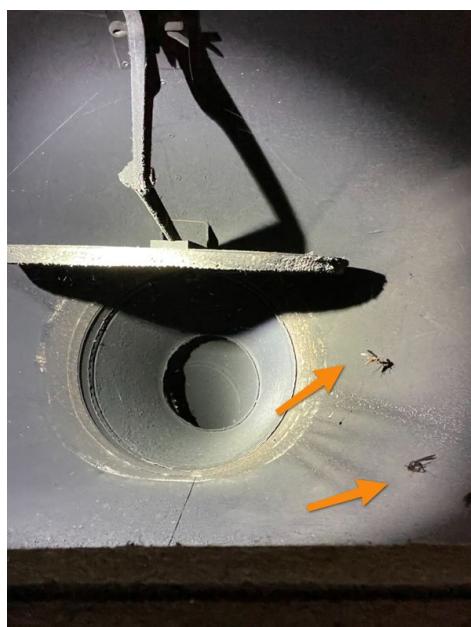
Contact a qualified pest control specialist.



Defect - Medium Concern



Master Bedroom



Master Bedroom



Master Bedroom

20.3.1 Rodent,Pests,Insects not WDO

ANT NEST PRESENT

DETACHED STRUCTURE GARAGE

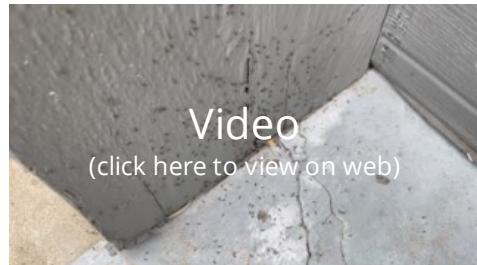
An ant nest was present at the trimboard of the west detached garage. Proper pest treatment by a qualified professional is recommended.

Recommendation

Contact a qualified pest control specialist.



Southwest



Video

(click here to view on web)

21: HOW WE DO INSPECTIONS

Information

Terms and Definitions:

Forever Home Inspection, LLC (FHI) strives to perform all inspections in compliance with the InterNACHI Standards of Practice (SOP).

What is an inspection?

A home inspection is a *non-invasive, visual examination* of the accessible areas of a home on the date of the inspection.

An inspection *is not* a prediction of future conditions and *is not* technically exhaustive in any way.

What is the purpose of a home inspection report?

A home inspection report identifies, in written format, the defects within specific systems and components, as well as delivers recommendations for further evaluation by a licensed, professional, tradesperson.

A home inspection report does *not* determine the cost of, or make recommendations for, treatments, repairs, or replacements.

How to read a home inspection report.

Every item within the property will have a rating within the inspection report.

- INS = Item Inspected
- NOT = Item Not Inspected
- LIM = Limitations Present
- HAZ = Safety Hazard Present

Every defect within the report will fall into one of three categories of severity.



Maintenance
Item - Low
Concern



Defect - Medium
Concern



Safety Hazard -
High Concern

What is inspected?

The readily accessible, visually observable, installed systems and components of the home will be inspected.

What is a limitation?

A limitation is when systems or components designated in the SOP were present, but were not inspected. The reason(s) the item was not inspected will be stated in this report as a limitation, along with an explanation for the limitation.

What is a defect?

A defect is a specific issue with a system or component of a property that may have a significant, adverse impact on the value of the property, or that poses a safety risk. *An aging system is not necessarily a defect, in itself.*

What an inspection IS NOT:

- An inspection is not technically exhaustive.
- An inspection will not identify concealed or latent defects.
- An inspection will not address aesthetic concerns, cosmetic defects, etc.
- An inspection will not determine the suitability of the property for any use.
- An inspection will not determine the market value of the property or its marketability.
- An inspection will not determine the insurability of the property.
- An inspection will not provide advisability regarding purchasing, or not purchasing the property.
- An inspection will not determine the life expectancy of the property, components, or systems.
- An inspection will not include items not permanently installed.

Further Evaluation Defined:

Home inspectors always recommend further evaluation, why?

It is the duty of the home inspector to present a list of defects for a property to a home buyer, however, it is outside of the SOP for a home inspector to determine the cause and/or the resolution for those defects.

When a recommendation is made for further evaluation, we advise that:

1. a qualified, certified, or licensed individual or company performs the evaluation.
2. the qualified person provides invoices for the consultation or repairs performed.

What to expect from a further evaluation?

1. Expect that they will discover additional problems since they will be invasive with their evaluation and repairs.
Remember, a home inspector's evaluation is non-invasive.
2. Defects listed in this report should not be considered as comprehensive, and/or exhaustive and should allow for additional consultation from the expert providing further evaluation. Their evaluation will supersede the information found in this report.

Thermal Imaging:

Does Forever Home Inspection use thermography and provide thermal imaging in the report?

First, what is a thermography?

Infrared thermography (IRT) is the science used to capture and process thermal information using non-contact measurement tools. Thermal imaging cameras work by detecting heat signatures and displaying them as a gradient scale, with lighter colors signifying areas that are more hot and darker colors signifying cooler areas. Unlike visible light, which is the reflection of wavelengths of light off an object, infrared comes directly from the image source. This allows IR cameras to function in ways that traditional visible light cameras cannot.

Thermography is used to determine:

- if insulation is lacking or deficient.
- if there are any air-leaks or abnormalities in heat flowing out of a building.
- if there is any moisture intrusion with insulation or other systems (when used with a moisture meter).
- if electrical systems are overloaded or overheating.
- if there are leaks or defects with the roof.
- defects with the HVAC system.

Forever Home Inspection DOES use thermography.

Every FHI inspector utilizes a thermal camera to discover defects hidden in plain sight, as mentioned above. Expect to see thermal images within the inspection report when there is a correlating defect.

Moisture Meter:

Does Forever Home Inspection use a moisture meter during the inspection?

First, what is a moisture meter?

A moisture meter is a device designed to measure the moisture content of various building materials, such as roofing, siding, insulation, drywall, plaster, wood, tile and fiberglass. Structural and safety hazards, such as mold, rot and decay are all potential consequences of elevated moisture levels in these materials. An inspector can use a moisture meter to locate moisture that would not otherwise be apparent.

Moisture meters are used to determine:

- if a house has leaks.
- whether a material is moist enough to allow mold to grow.
- if the home is suitable for occupancy after being vacated due to flooding.
- if wood is dry enough to be installed.
- if a surface is dry enough to be painted or stained.

Forever Home Inspection DOES use moisture meters.

Every FHI inspector utilizes a moisture meter to discover defects hidden in plain sight, as mentioned above. Expect to see moisture readings within the inspection report when there is a correlating defect.

Any images including a moisture reading are qualitative readings only, as it will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its damage and source.

Mold will begin to accumulate on surfaces that contain approximately 20% moisture, although this value varies based on vapor pressure and other factors. An inspector can test the moisture level of a section of building material that appears to be dry, in order to establish a baseline from which other measurements can be compared.

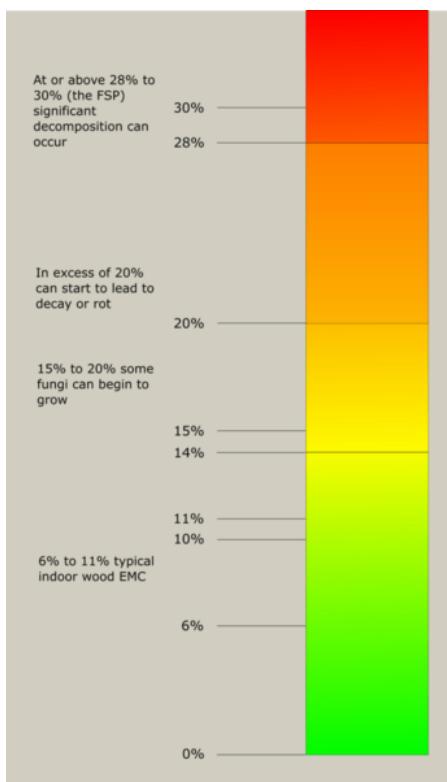
Rule of thumb reading are as follows:

16-19% - Suitable conditions exist for fungal and mold can growth and the production of spores.

20-26% - Wood decay has begun.

27%+ - Wood decay rapidly accelerates.

30%+ - The fiber saturation point has been reached and the wood is fully saturated with water/moisture.



Inspection Exclusions:

A home inspector will investigate every property to the best of his/her ability.

However, a home inspector will NOT, even for the sake of the inspection, disturb insulation, move personal items, move or remove panels, disturb furniture, relocate equipment, disturb plant life, remove soil, snow, ice, or other types of debris that obstructs access or visibility.

There are exclusions to a home inspection. The inspector will not determine:

- property boundary lines or encroachments.
- the condition of any component or system that is not readily accessible.
- the service life expectancy of any component or system.
- the size, capacity, BTU, performance or efficiency of any component or system.
- the suitability of the property for any specialized use.
- the cause, or reason of any condition or defect.
- the cause for the need of correction, repair or replacement of any system or component.
- future conditions.
- compliance with codes or regulations.
- the presence of mold, mildew or fungus.
- the presence of airborne hazards, including radon.
- the air quality.
- the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
- the existence of electromagnetic fields.
- any hazardous waste conditions.
- any manufacturers' recalls or conformance with manufacturer installation.
- any information included for consumer protection purposes.
- acoustical properties.
- the cost of operation, correction, replacement or repair.
- the market value of the property, or its marketability.
- the advisability or inadvisability of the purchase of the property.
- the insurability of the structure, or any of its items or components

A home inspector will not inspect:

- storm shelters (above and below ground, indoor and outdoor).
- subterranean systems (septic systems, sewer lines, gas lines, water supply, fuel storage tanks).
- built-in and freestanding refrigerators and laundry appliances.
- water softner and/or purifying systems.
- built-in, or free-standing alarm and/or intercom systems.
- window air conditioning units.
- central vacuum systems.
- for the presence or condition of window screens.

Home inspectors will not:

- manipulate any water or gas shut off valves (unless an emergency or safety concern arises).
- manipulate a component or appliance that is unplugged, disconnected, or "shut off" for the sake of evaluation.
- manipulate the property, or its components, in any way that will present safety risks to home inspector, other persons present, or the homeowner.

Post TRR Re-Inspections:

Forever Home Inspection does NOT perform Post TRR Re-inspections.

First, what is a re-inspection?

Traditionally, the purpose of Post TRR Re-inspection is to determine whether or not the repairs negotiated by the homeowner and homebuyer on the TRR report were completed.

Why we do NOT perform Post TRR Re-inspections:

1. A Post TRR Re-inspection requires the evaluation of another tradesperson's work. Home inspectors perform non-invasive evaluations of the visual elements of the property. Often times, repairs are invasive, meaning the home inspector will be unable to verify the repairs or replacements.
2. When a defect is cited within the home inspection report the recommendation made is always for a qualified, certified, or licensed individual or company to perform the treatment, replacement, or repair. Meaning the work performed is guaranteed through the company that performed the work, and not by the home inspector, or the home inspection company.

3rd Party Notice:

Notice to third parties:

- This report is the property of Forever Home Inspection, LLC., the client(s), and the real estate representative(s) named herein.
 - The information in this report shall not be relied upon by anyone other than the client named herein.
 - This document is non-transferrable, in whole or in part, to any and all third-parties, including: subsequent buyers, sellers, and listing agents.
- This report is governed by an Inspection agreement that contains the scope of the practice, including limitations, exclusions, and conditions of the copyright.

STANDARDS OF PRACTICE

Roof Accessibility Policy:

Roofs are navigated to the best of the inspector's physical ability and safety.

The type of roof covering, debris, remodeling, and weather are all factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

How Weather Affects Your Roof Inspection:

The Benefits: Inclement weather can present benefits on inspection day. Recent and active rain allows us to potentially discover leaks within property and drainage issues around the property.

The Disadvantages: Inclement weather can also prevent visibility and physical access to some elements of the property, creating a limitation to the inspection.

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.1. Roof](#)

Attic & Ventilation Accessibility Policy:

Attics are navigated to the best of the inspector's physical ability and safety.

Weather, rodents and insects, organic debris, tight spaces, low hanging ductwork, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

Inspecting Visual Portions Only:

FHI inspects the visual portions only of the attic in a non-invasive way. FHI cannot report on the functionality or adequacy of any component hidden within walls, floors, and ceilings.

Damage and defects beyond surface coverings can include:

- leaks, both current and previous
- cracks and displacement (movement)
- structural concerns
- safety concerns
- improper repairs
- improper installation of electrical, mechanical, and plumbing
- improper installation of framing
- improper installation of insulation
- wood destroying insects
- pest/pest damage

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.9. Attic, Insulation & Ventilation](#)

Foundation, Crawlspace, & Basement Accessibility Policy:

Basement and crawlspaces are navigated to the best of the inspector's physical ability and safety.

Weather, rodents and insects, organic debris, tight spaces, low hanging ductwork, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

Inspecting Visual Portions Only:

FHI inspects the visual portions only of the foundation in a non-invasive way. FHI cannot report on the functionality or adequacy of any component hidden within walls, floors, and ceilings.

Damage and defects beyond surface coverings can include:

- leaks, both current and previous
- cracks and displacement (movement)
- structural concerns
- safety concerns
- improper repairs
- improper installation of electrical, mechanical, and plumbing
- improper installation of framing
- improper installation of insulation
- wood destroying insects
- pest/pest damage

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.3. Basement, Foundation, Crawlspace & Structure](#)

Exterior Accessibility Policy:

Exterior elements of the home are navigated to the best of the inspector's physical ability and safety.

Weather, rodents and insects, organic debris, tight spaces, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

How Weather Affects Your Roof Inspection:

The Benefits: Inclement weather can present benefits on inspection day. Recent and active rain allows us to potentially discover leaks within property and drainage issues around the property.

The Disadvantages: Inclement weather can also prevent visibility and physical access to some elements of the property, creating a limitation to the inspection.

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.2. Exterior](#)

Grounds Accessibility Policy:

Grounds are navigated to the best of the inspector's physical ability and safety.

Weather, rodents and insects, organic debris, tight spaces, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

How Weather Affects Your Roof Inspection:

The Benefits: Inclement weather can present benefits on inspection day. Recent and active rain allows us to potentially discover leaks within property and drainage issues around the property.

The Disadvantages: Inclement weather can also prevent visibility and physical access to some elements of the property, creating a limitation to the inspection.

Cooling Accessibility Policy:

Heating and cooling elements of the home are navigated to the best of the inspector's physical ability and safety.

Weather, system location, debris, tight spaces, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

How Weather Affects Your HVAC Inspection:

Testing the cooling system is NOT recommended when the exterior temperature is ***BELOW 65 degrees Fahrenheit.***

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.5. Cooling](#)

Heating & Ductwork Accessibility Policy:

Heating and cooling elements of the home are navigated to the best of the inspector's physical ability and safety.

Weather, system location, debris, tight spaces, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.4. Heating](#)

Interior Accessibility Policy:

The interior areas of the home are navigated to the best of the inspector's physical ability and safety.

Personal belongings, cleaning supplies, appliances, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

Inspecting Visual Portions Only:

FHI inspects the visual portions only of the walls and ceilings in a non-invasive way. FHI inspectors are not able to see beyond the sheetrock.

Damage and defects beyond the sheetrock can include:

- leaks, both current and previous
- cracks and displacement (movement)
- structural concerns
- safety concerns
- improper repairs
- improper installation of electrical, mechanical, and plumbing
- improper installation of framing
- improper installation of insulation
- wood destroying insects
- pest/pest damage

Damage and defects beyond the floor coverings can include:

- leaks, both current and previous
- cracks and displacement (movement)
- improper repairs

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.10. Doors, Windows & Interior](#)

Kitchen Accessibility Policy:

Kitchens are navigated to the best of the inspector's physical ability and safety.

Personal belongings, cleaning supplies, appliances, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

Bathroom Accessibility Policy:

Bathrooms are navigated to the best of the inspector's physical ability and safety.

Personal belongings, cleaning supplies, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

FHI Does Not Test Shower Pans

Shower pans are *not* tested for leaks as this would be a invasive test. Shower pans are tested for leaks by blocking off the drain, filling the shower pan with 1-2" of water, and waiting for leaks on drywall or framing below to appear, causing damage to the home.

The condition of this area is excluded from this inspection.

This inspection should be viewed as a limited inspection of visual portions only.
If a more thorough inspection is needed, consult a plumber.

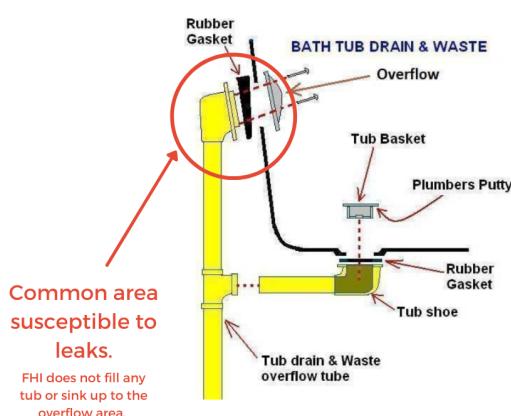
FHI Does Not Test Overflows

Tub and sink overflows are *never* tested for functionality due to the likelihood that the gaskets can leak. Overflows are a common element in the home concerning latent defects. FHI does not inspect properties in a way that might cause a plumbing leak.

In other words, FHI does not fill bathtubs or sinks to full capacity.

The condition of this area is excluded from this inspection.

This inspection should be viewed as a limited inspection of visual portions only.
If a more thorough inspection is needed, consult a plumber.



Laundry Accessibility Policy:

Laundry rooms are navigated to the best of the inspector's physical ability and safety.

Personal belongings, cleaning supplies, appliances, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

Concerning the washer and dryer and their components.

FHI will inspect the following:

- presence of proper electrical outlets and installation
- whether a gas line is properly connected, or capped
- for water valve leaks
- for water valve corrosion
- for proper drainage
- for proper installation of dryer vents
- for proper termination of dryer vents

FHI will not inspect the following:

- operating the laundry appliances
- electrical outlets that are at capacity, FHI does not unplug appliances

220 outlets (dryer outlets)
the inside of dryer vents
water valves

Plumbing Accessibility Policy:

Plumbing is navigated to the best of the inspector's physical ability and safety. Personal belongings, cleaning supplies, appliances, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection.

Inspecting Visual Portions Only:

FHI inspects the visual portions only of the plumbing in a non-invasive way. FHI cannot report on the functionality or adequacy of any component hidden within walls, floors, and ceilings.

Damage and defects beyond surface coverings can include:

leaks, both current and previous
cracks and displacement (movement)
improper repairs of plumbing and its mechanical components
improper installation of plumbing and its mechanical components

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.6. Plumbing](#)

Water Heater Accessibility Policy:

Water heaters are navigated to the best of the inspector's physical ability and safety.

Personal belongings, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

Electrical Accessibility Policy:

Electrical components are navigated to the best of the inspector's physical ability and safety.

Personal belongings, appliances, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

Inspecting Visual Portions Only:

FHI inspects the visual portions only of the electrical components in a non-invasive way. FHI cannot report on the functionality or adequacy of any component hidden within walls, floors, and ceilings.

Damage and defects beyond surface coverings can include:

safety concerns
improper repairs
improper installation
pest/pest damage

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.7. Electrical](#)

Garage Accessibility Policy:

Garages are navigated to the best of the inspector's physical ability and safety.

Debris, remodeling, personal items and equipment, and vehicles are all factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection.

The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

Inspecting Visual Portions Only:

FHI inspects the visual portions only of the garage in a non-invasive way. FHI cannot report on the functionality or adequacy of any component hidden within walls, floors, and ceilings.

Damage and defects beyond surface coverings can include:

- leaks, both current and previous
- cracks and displacement (movement)
- structural concerns
- safety concerns
- improper repairs
- improper installation of electrical, mechanical, and plumbing
- improper installation of framing
- improper installation of insulation
- wood destroying insects
- pest/pest damage

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE](#)