



TF HOME INSPECTION

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TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name

05/04/2020 9:00AM



Inspector

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Agent

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TABLE OF CONTENTS

1: Inspection Details	5
2: Roofing	7
3: Exterior	13
4: Interior	20
5: Plumbing System	25
6: Electrical System	32
7: Heating / Central Air Conditioning	36
8: Built-In Appliances	42
9: Insulation & Ventilation	45
10: Structural Components	48
11: Garage	53
Standard of Practice	57

TF Home Inspection

SUMMARY

- 🟡 2.1.1 Roofing - Coverings: Multiple Layers
- 🔧 2.1.2 Roofing - Coverings: Moss
- 🔧 2.2.1 Roofing - Roof Drainage Systems: Downspouts Drain Near House
- 🔧 2.4.1 Roofing - Skylights, Chimneys & Other Roof Penetrations: Chimney Crown Deteriorating/Repoint Needed
- 🔧 3.1.1 Exterior - Wall Covering, Flashing & Trim: Brick Veneer Pulling Away From Home
- ⚠️ 3.2.1 Exterior - Exterior Doors: Door Does Not Close or Latch
- 🔧 3.3.1 Exterior - Exterior Windows: Caulking/Painting
- 🔧 3.3.2 Exterior - Exterior Windows: Lintels Rusted
- ⚠️ 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking
- 🔧 3.6.1 Exterior - Decks, Balconies, Stoops, Porches, Railings & Steps: Steps Damaged
- 🔧 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- 🔧 4.2.1 Interior - Walls: Areas in need of patching/painting
- 🟡 4.3.1 Interior - Floors: Possible Asbestos Floor Tiles
- 🔧 4.5.1 Interior - Windows (representative number): Windows Nailed Shut
- 🔧 4.6.1 Interior - Doors (representative number): Door Stoppers Missing/Damaged
- 🔧 4.6.2 Interior - Doors (representative number): Doors on Second Floor Not Finished
- 🔧 5.1.1 Plumbing System - Water Supply, Distribution Systems & Fixtures: Main Water Supply Pipe Corroded
- 🔧 5.1.2 Plumbing System - Water Supply, Distribution Systems & Fixtures: Valves Corroded
- 🔧 5.3.1 Plumbing System - Hot Water Systems, Controls, Flues & Vents: Drip Leg Missing
- ⚠️ 5.3.2 Plumbing System - Hot Water Systems, Controls, Flues & Vents: Temperature/Pressure Relief Valve Corrosion
- ⚠️ 5.4.1 Plumbing System - Fuel Storage & Distribution Systems: Supply Pipe Needs Securing
- 🔧 5.6.1 Plumbing System - Sinks, Tubs & Showers: Sink - Poor Drainage
- 🔧 5.6.2 Plumbing System - Sinks, Tubs & Showers: Tub Stopper Disconnected
- ⚠️ 6.4.1 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Open Ground
- 🔧 7.2.1 Heating / Central Air Conditioning - Equipment: Insulation on Condensate Line Damaged/Missing
- 🔧 7.3.1 Heating / Central Air Conditioning - Normal Operating Controls: Loose Thermostat
- 🔧 7.4.1 Heating / Central Air Conditioning - Vents, Flues & Chimneys: Chimney Concrete Parging Cracking
- 🔧 7.5.1 Heating / Central Air Conditioning - Distribution System: Filter Dirty
- 🔧 9.4.1 Insulation & Ventilation - Insulation under floor system: Insulation Removed under crawl space
- 🔧 10.1.1 Structural Components - Foundation: Chipping Paint/Maintenance Painting
- 🟡 10.2.1 Structural Components - Basements & Crawlspaces: Efflorescence in Basement
- 🟡 10.3.1 Structural Components - Floor Structure: Termite Damage
- 🔧 11.3.1 Garage - Garage Vehicle Door: Damage to Garage Door
- ⚠️ 11.4.1 Garage - Garage Vehicle Door Opener: Photo Electric Eyes Not Installed
- ⚠️ 11.4.2 Garage - Garage Vehicle Door Opener: Wiring Hazard

1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent	Occupancy Vacant	Style Cape
Type of Building Detached, Single Family	Temperature (approximate) 54 Fahrenheit (F)	Weather Conditions Light Rain



Services
WDI/WDO (Termite) Inspection,
Radon Test, Oil Tank Sweep

Home Faces

East



New Or Recently Remodeled Homes

The client should be aware that a break-in period occurs during the first year or two after a building is constructed. Some amount of settlement and shrinkage is inevitable as temperature and humidity varies during the seasons. Systems may need adjustment or repair after experiencing constant, prolonged and/or heavy usage. Overall performance of the building exterior has not yet been tested by a wide variety of weather conditions.

Permits

It is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality if you have questions regarding this aspect of your home purchase.

2: ROOFING

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method Walked Roof Surface	Roof Type/Style Gable	Coverings: Roof Coverings Age 10-15 years
Roof Drainage Systems: Gutter Material Aluminum	Flashings: Material Aluminum	Skylights, Chimneys & Other Roof Penetrations: Chimney (Exterior) Masonry
Coverings: Material Asphalt		



Coverings: Homeowner's Responsibility

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

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

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

Coverings: Considerations

This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

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

Roof Drainage Systems: Homeowner's Responsibility

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

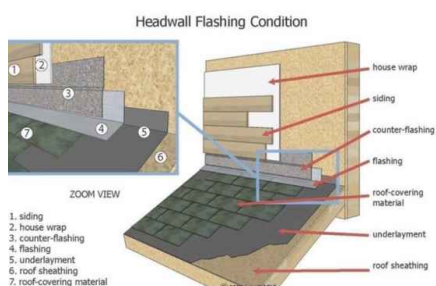
Roof Drainage Systems: Considerations

I inspected the downspouts. I attempted to check the overall general condition of the drainage system during the inspection and looked for indications of major defects.

Monitoring the drainage system during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Flashings: Wall Intersections

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



Flashing Details

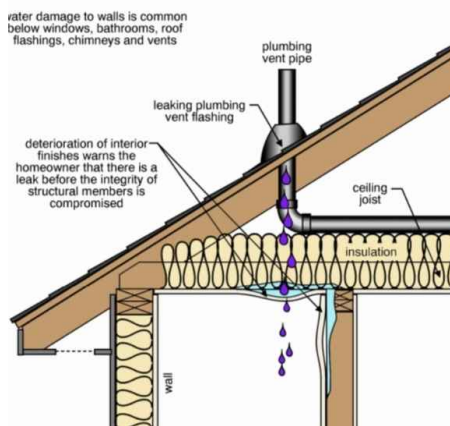
Flashings: Eaves and Gables

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

Skylights, Chimneys & Other Roof Penetrations: Penetrations

As a homeowner you should monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof to leak. Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



Limitations

Roof Drainage Systems

COULDN'T CLOSELY REACH THE GUTTERS

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

Flashings

DIFFICULT TO SEE EVERY FLASHING

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

Skylights, Chimneys & Other Roof Penetrations

COULDN'T REACH ALL PIPES AND PENETRATIONS

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Deficiencies

2.1.1 Coverings

MULTIPLE LAYERS

While it is common and permitted to have two layers of roofing, multiple layers of roofing can accelerate deterioration of the roofing materials, as well as add excess weight to the structure. The expected life expectancy for a roof is commonly 25 years, and a second layer can expect a 12-16 year additional life expectancy. The roof should be monitored

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

MOSS

There was large amounts of moss growth noted on the roof coverings. Moss can accelerate deterioration and damage the roof coverings, causing moisture to penetrate into the home. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.





2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



Repair and Replace

The downspout needs an extension and or a buried drain line to carry water away from the home at the front, rear and sides of home. Having the downspouts terminate at such a short distance can allow for water to penetrate the basement during heavy rain. This can cause damage to the interior finishes of the basement and the foundation. I recommend a qualified licensed contractor repair or replace as needed.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CROWN DETERIORATING/REPOINT NEEDED



Repair and Replace

The chimney has a deteriorating chimney cap "crown." The purpose of the chimney cap "crown" is to close off the space between the flue liner and chimney wall, to shed water clear of the chimney and generally prevent moisture entry.

Joints in the masonry have deteriorated and should be repointed. Repointing is the restoration of the mortar joints in the masonry.

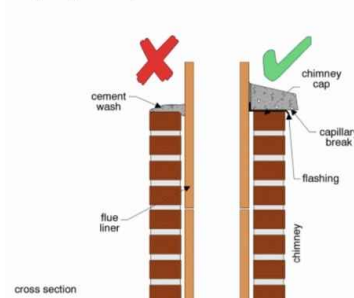
A qualified licensed contractor should repair and replace as needed.

Recommendation

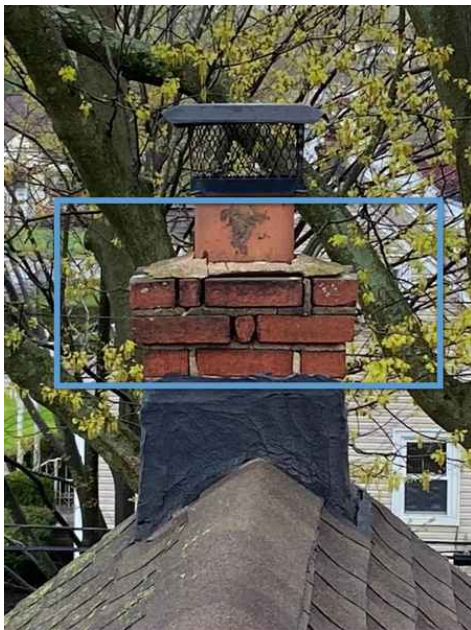
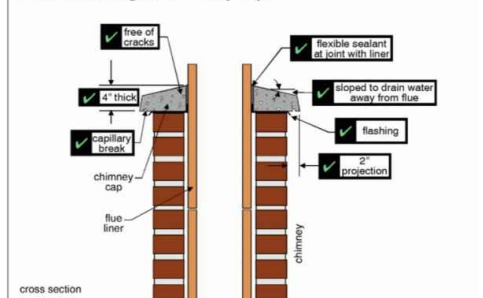
Contact a qualified chimney contractor.



Drip edge on cap



What makes a good chimney cap?



3: EXTERIOR

		IN	NI	NP	D
3.1	Wall Covering, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Exterior Windows	X			X
3.4	Walkways, Patios & Driveways	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Decks, Balconies, Stoops, Porches, Railings & Steps	X			X
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Visual

Wall Covering, Flashing & Trim: Material

Brick Veneer, Vinyl

Wall Covering, Flashing & Trim: Style

Clapboard

Exterior Doors: Exterior Entry Door

Wood

Walkways, Patios & Driveways: Driveway Material

Asphalt

Decks, Balconies, Stoops, Porches, Railings & Steps: Appurtenance

Front Porch

Decks, Balconies, Stoops, Porches, Railings & Steps: Material

Composite, Masonry

Homeowner's Responsibility

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

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

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

Considerations

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Wall Covering, Flashing & Trim: Homeowner's Responsibility

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

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

Please be sure to keep all openings and cracks in the exterior surfacing material well sealed to prevent moisture entry to substrate materials.

Keep all holes and penetrations at siding sealed to prevent moisture entry to substrate.

Exterior Doors: Maintenance

The exterior trim around doors would benefit from maintenance painting to prevent future weather deterioration of interior materials.

Walkways, Patios & Driveways: Maintenance

Filling in the cracks and sealing the surface of the driveway and sidewalks will help extend its useful life.

Eaves, Soffits & Fascia: Eaves, Soffits and/or Fascia were Inspected

I inspected the fascia board. I was not able to inspect every detail, since a home inspection is limited in its scope and the height of the structure preventing close observation.

Vegetation, Grading, Drainage & Retaining Walls: Info

Please be sure to keep all trees and landscaping trimmed off the property as this condition, if left unattended, has been known to create conditions conducive to moisture and wood destroying insect infestation as well as to prevent the designed drainage of water.

Limitations

Wall Covering, Flashing & Trim

RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Eaves, Soffits & Fascia

RESTRICTED

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

Deficiencies

3.1.1 Wall Covering, Flashing & Trim

BRICK VENEER PULLING AWAY FROM HOME



The brick veneer wall in the front of the home was observed to be leaning away from the home at the top level above the windows. Also due to the installation of the gas meter, brick veneer bricks are missing. A qualified licensed professional should evaluate, and advise as necessary, then repair and replace.

Recommendation

Contact a qualified professional.



3.2.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH

**Safety Hazard**

Both exterior doors have a dead bolt that does not close or latch properly. This is a safety hazard causing a security issue for the home. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified carpenter.



3.3.1 Exterior Windows

CAULKING/PAINTING



Repair and Replace

Exterior windows of the home would benefit from maintenance caulking and painting around the trim and window. This will prevent moisture from entering the materials of the home and causing damage. A qualified licensed professional should repair as necessary.

Recommendation

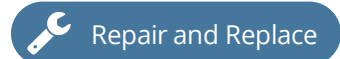
Contact a qualified professional.





3.3.2 Exterior Windows

LINTELS RUSTED



The windows have rusted lintels above them. Lintels support the brick above the window. Rusting lintels can expand, causing movement to the brick veneer wall. I recommend a qualified licensed professional clean and remove the rust, and paint the lintel to protect its surface from rusting in the future.

Recommendation

Contact a qualified professional.



3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING



Cracking was observed in the surface of the driveway. This is a trip hazard. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified driveway contractor.



3.6.1 Decks, Balconies, Stoops, Porches, Railings & Steps

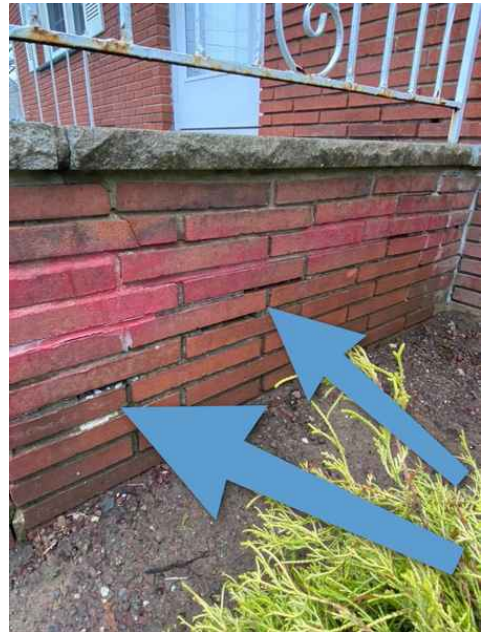
STEPS DAMAGED

 Repair and Replace

The steps were observed to have bricks that are damaged, areas that are not sealed, and several bricks that have actually slid and moved outward away from the steps. Water can penetrate the masonry causing further damage. A qualified licensed mason should repair and replace as necessary.

Recommendation

Contact a qualified professional.





3.7.1 Vegetation, Grading, Drainage & Retaining Walls



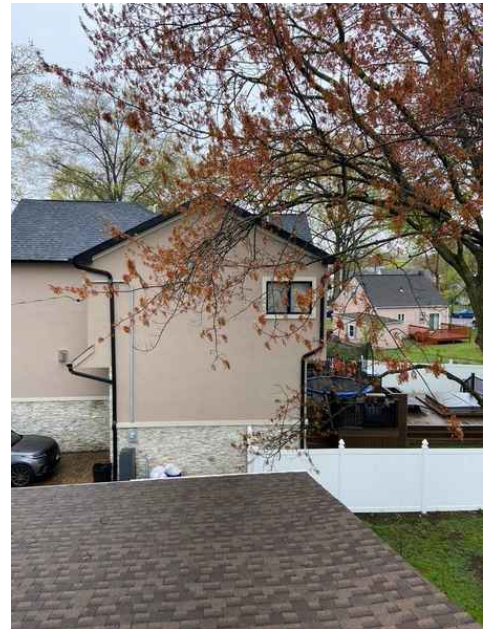
Repair and Replace

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. A qualified tree service should trim back vegetation to allow for proper drainage, as well as protect the home from falling vegetation.

Recommendation

Contact a qualified tree service company.



4: INTERIOR

		IN	NI	NP	D
4.1	Ceilings	X			
4.2	Walls	X			
4.3	Floors	X			X
4.4	Steps, Stairways & Railings	X			
4.5	Windows (representative number)	X			X
4.6	Doors (representative number)	X			X
4.7	Countertops & Cabinets (representative number)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Ceilings: Ceiling Material
Drywall

Steps, Stairways & Railings: Reminder
As a reminder, please be sure keep railings secured at all times.

Doors (representative number): Material
Hollow-Core

Walls: Wall Material
Drywall

Windows (representative number): Window Manufacturer
Unknown

Countertops & Cabinets (representative number): Cabinetry
Wood

Floors: Floor Coverings
Carpet, Laminate

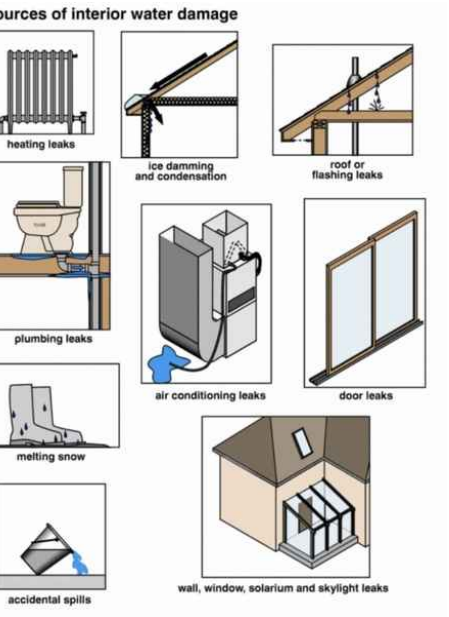
Windows (representative number): Window Type
Double-hung

Countertops & Cabinets (representative number): Countertop Material
Granite

Maintenance

Exterior trim around doors would benefit from maintenance painting to prevent future weather deterioration of interior home materials.

Suggest keeping windows and exterior doors well caulked to prevent moisture and air intrusion to the interior.



Windows (representative number): Maintenance Caulking

Suggest keeping windows well caulked to prevent moisture and air intrusion to the interior.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report. Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Deficiencies

4.2.1 Walls

AREAS IN NEED OF PATCHING/PAINTING



Repair and Replace

One area of the basement wall was in need of painting/patching. This is a maintenance issue. A qualified licensed professional should paint and patch any areas in need and as necessary.

Recommendation

Contact a qualified professional.



4.3.1 Floors

POSSIBLE ASBESTOS FLOOR TILES



Evaluate or Monitor

The presence of possible asbestos floor tiles was noted in the basement. This is not posing a hazard as long as it is undisturbed. Please contact a professional if work is to be ever done or removal is needed of this flooring material, as disturbance to the tiles could be a health hazard.

Recommendation

Contact a qualified professional.



4.5.1 Windows (representative number)

WINDOWS NAILED SHUT

 Repair and Replace

Basement windows of the home were observed to be nailed shut. This is a maintenance issue. This will need to be repaired and replaced by a qualified licensed professional.

Recommendation

Contact a qualified professional.



4.6.1 Doors (representative number)

DOOR STOPPERS MISSING/DAMAGED

 Repair and Replace

Door stoppers are missing throughout the home behind doors. This is a maintenance issue that can prevent damage to walls. A qualified licensed contractor should install as necessary.

Recommendation

Contact a qualified carpenter.



4.6.2 Doors (representative number)

DOORS ON SECOND FLOOR NOT FINISHED



Repair and Replace

The doors on the second floor have not been installed yet. They still need to be cut to size, and attached to the hinges and installed. A qualified licensed professional should install all doors on the property, and ensure they have proper clearance to be opened and closed.

Recommendation

Contact a qualified professional.




5: PLUMBING SYSTEM

		IN	NI	NP	D
5.1	Water Supply, Distribution Systems & Fixtures	X			X
5.2	Drain, Waste, & Vent Systems	X			
5.3	Hot Water Systems, Controls, Flues & Vents	X			X
5.4	Fuel Storage & Distribution Systems	X			
5.5	Bathroom Toilets	X			
5.6	Sinks, Tubs & Showers	X			X
5.7	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters None	Water Source Public	Water Supply, Distribution Systems & Fixtures: Main Water Shut Off Location Basement The main shut off is the grey valve. This is for your information.
		
Water Supply, Distribution Systems & Fixtures: Water Supply Material (into home) Copper	Water Supply, Distribution Systems & Fixtures: Distribution Material (inside home) Copper	Drain, Waste, & Vent Systems: Material Iron, PVC, Galvanized
Hot Water Systems, Controls, Flues & Vents: Capacity 40 gallons	Hot Water Systems, Controls, Flues & Vents: Location Basement, Utility Room	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Gas

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter, Exterior

The main fuel shut off is at gas meter.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: Water Heater System

At this time, the water heater appears to be operating as expected. The Water heater Bradford & White Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2013 and has a life expectancy of 7-12 years.



Fuel Storage & Distribution Systems: Fuel Storage Type

Oil Tank, Natural Gas

The property had an abandoned oil tank in the basement.



Bathroom Toilets: Toilets Operational

I flushed all of the toilets. All toilets were operational at the time of inspection.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Sinks, Tubs & Showers: Homeowner's Responsibility

Please be sure to keep the bathtub and/or insert well sealed to minimize chance of leaking or moisture entry to wall and flooring materials.

Please be sure to keep the shower/shower insert well sealed to minimize chance of future water seepage to wall and flooring materials.

Please be sure to keep the sink well sealed to minimize chance of future water seepage.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Water Supply, Distribution Systems & Fixtures

LIMITATIONS

Due to finished areas and stored items, all of interior water supply and distribution could not be inspected.

Drain, Waste, & Vent Systems

LIMITATIONS

Due to finished areas and stored items, all of interior water supply and distribution could not be inspected. Lim

Deficiencies

5.1.1 Water Supply, Distribution Systems & Fixtures

MAIN WATER SUPPLY PIPE CORRODED

Main water supply pipe was heavily corroded. This can lead to shortened lifespan of the pipe. A qualified licensed plumber should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.

5.1.2 Water Supply, Distribution Systems & Fixtures

VALVES CORRODED

Several plumbing supply valves were corroded. This is a maintenance issue. A qualified licensed plumber should repair and replace as necessary.

Recommendation

Contact a qualified professional.



5.3.1 Hot Water Systems, Controls, Flues & Vents

DRIP LEG MISSING

There is no drip leg installed at the gas piping as it enters the water heater. This is installed to allow sediment and other materials in the supply gas to fall down before entering the water heater system, causing damage. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



5.3.2 Hot Water Systems, Controls, Flues & Vents

TEMPERATURE/PRESSURE RELIEF VALVE CORROSION

The temperature/pressure relief valve (TP or TPR) lets water escape if the temperature or pressure is too high. This valve should be connected to a tube that discharges no more than six inches above floor level so hot water is not sprayed on to anyone nearby. The tube should be as large as the tank fitting and the tube end should never be threaded, capped, or plugged. The bottom was observed to be corroded indicating prior leaks. A qualified licensed plumber should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



5.4.1 Fuel Storage & Distribution Systems

SUPPLY PIPE NEEDS SECURING

The gas supply piping for a old dryer appliance needs to be secured and has a shut off valve that is easily accessible to children. This is a safety hazard if the piping were ever to be hit and damaged, and a leak were to occur, or if the valve were to be opened. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



5.6.1 Sinks, Tubs & Showers

SINK - POOR DRAINAGE

Bathroom sink had slow/poor drainage. This is a maintenance item. A qualified licensed plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Repair and Replace



5.6.2 Sinks, Tubs & Showers

TUB STOPPER DISCONNECTED

The sink drain stopper was noted to be disconnected. This is a maintenance item. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



Repair and Replace



6: ELECTRICAL SYSTEM

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
6.3	Branch Wiring Circuits, Breakers & Fuses	X			
6.4	Lighting Fixtures, Switches, Wiring & Receptacles	X			X
6.5	GFCI & AFCI	X			
6.6	Smoke Detectors		X		
6.7	Carbon Monoxide Detectors		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Service Disconnect
100 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Murray



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Not present

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, BX

Carbon Monoxide Detectors: Recommend

We also recommend a carbon monoxide detector for personal safety.

Information

There are a wide variety of electrical systems with an even greater number of components, and which any one particular system may not conform to current standards or provide the same degree of service and safety. The most significant concern about a system is the fact that the NEC, National Electrical Code is not retroactive, and therefore many residential systems do not comply with the current standards. Regardless, we are not licensed electricians and do not perform load-calculations to see if the supply meets the demand. However in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be repaired as soon as possible by a licensed electrician before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades. We may typically recommend upgrading outlets to Ground Fault Circuit Interrupters (GFCI's) which are a relatively inexpensive but essential safety feature and have been around for approximately 30 years and have been required in specific locations. Similarly, AFCI, arc fault circuit interrupters are the very latest in circuit breaker technology and have been required in all bedroom receptacles since 2002, if your home does not have them we will recommend them because there are thousands of arc fault fires each year, another simple inexpensive upgrade every home should have.

Service Entrance Conductors: Electrical Service Conductors

Overhead



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Reminder

As a reminder, please be sure to use the circuit labeling as a guide until verified.

GFCI & AFCI: GFCI-Protection Tested

As a reminder, the GFI outlet(s) operated as intended at this location. As a result, test monthly to insure proper operation.

GFCI & AFCI: Exterior Outlets Inspected

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

GFCI & AFCI: Consideration

Consider installing Ground Fault Circuit Interrupters (GFCI) in outlets near water supplies.

Smoke Detectors: Information

Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufactures guidelines. Please remember that battery operated smoke detectors should have the batteries checked periodically and replaced as needed to insure continued good operation. We also strongly suggest that you have a fire drill when moving into the house to help prepare for any emergency after moving into the house. We also recommend a carbon monoxide detector for personal safety. For additional information please visit Smoke Detector Information.

Smoke Detectors: Test Before Moving In

The smoke detectors should be tested at common hallway to bedrooms upon moving in to home.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Deficiencies

6.4.1 Lighting Fixtures, Switches, Wiring & Receptacles

OPEN GROUND



One of more of the receptacles in the home are indicating an "open ground". To eliminate safety hazards, all receptacles in the home should be wired properly and grounded. One of the open grounded outlets in the master bedroom was also observed to be loose. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified professional.



Basement Right of Bar



Overhead Kitchen



Upstairs Loft area



Loft



Master Bedroom



Master Bedroom

7: HEATING / CENTRAL AIR CONDITIONING

		IN	NI	NP	D
7.1	General	X			
7.2	Equipment	X			X
7.3	Normal Operating Controls	X			X
7.4	Vents, Flues & Chimneys	X			X
7.5	Distribution System	X			
7.6	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Number of Heat Systems
One

General: Number of Cooling Systems
One

Equipment: Heating Equipment Energy Source
Natural Gas

Equipment: Cooling Equipment Energy Source
Electric, Central Air Conditioner

Equipment: Heat Type
Forced Air

Equipment: Operational
Heating system observed to be operational at this time of inspection.

Normal Operating Controls: Thermostat
Dial

The Thermostat is located

Distribution System: Configuration
Split

Distribution System: Ductwork
Non-insulated

Distribution System: Filter
Disposable, 16x25x1



General: Clearances

Keeping landscaping and shrubs away from the compressor will help make unit more efficient.

General: Information

It is strongly recommended that installed units are compatible for optimum performance. We are not able to verify or certify unit compatibility. Suggest having qualified HVAC contractor evaluate and service units prior to closing.

General: Change Filter(s)

As a reminder, please be sure to change filter(s) as recommended and pay attention to the air flow arrow on the filter when installing a new filter.

General: Flue Piping

As a reminder, please be sure to keep furnace/water heater flue piping sealed at all times to prevent conditions conducive to backdrafting of Carbon Monoxide Gas.

Equipment: Brand

Goodman

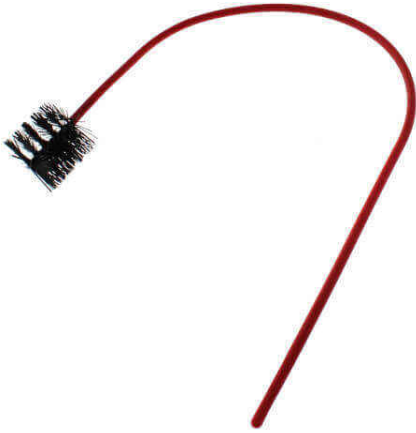
The a/c and heating system (Goodman) was manufactured in 1993. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy. The condenser unit (Goodman) was manufactured in 2001. The serial number is (Please see image) and model number is (Please see image) and has a life expectancy of 8-15 years.



Equipment: Maintenance Recommendations

As a reminder, please be sure to monitor and repair/replace refrigerant line insulation as deemed as necessary to maintain efficiency.

I recommend cleaning A/C P-Trap with a 18" EZT-406 Standard Flexible Rod Cleaning Brush every time the filter is changed.

**Equipment: Maintenance**

Furnace should be cleaned and serviced annually. A qualified licensed HVAC professional should clean, service and certify furnace annually

[Here is a resource](#) on the importance of furnace maintenance.

Limitations

General

AIR FLOW QUALITY

We did not and can not measure/check for air flow quantity at all locations. It is recommended that qualified HVAC contractor evaluate complete system.

General

LIMITATIONS AND CONSIDERATIONS

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. We did not and can not measure/check for air flow quantity at all locations. It is recommended that qualified HVAC contractor evaluate complete system. The humidifier and electronic air cleaner were not tested and are beyond the scope of a standard home inspection. Recommend inspection by a qualified HVAC contractor to insure proper operation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Inspection of furnace heat exchangers for the evidence of cracks or holes is beyond the SCOPE OF A GENERAL HOME INSPECTION, as this can only be done by dismantling the unit. This unit has a sealed heat exchanger which prevents us from being able to thoroughly inspect the heat chamber or interior components at this time. We suggest all heating equipment be cleaned and checked every few years to help maintain optimum performance. The inspector can not light pilot lights. Electronic air cleaners, humidifiers, and de-humidifiers are beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried is beyond the scope of this inspection. Normal service and maintenance is recommended on a yearly basis.

General

TEMPERATURE BELOW 65 DEGREES F

As we discussed, due to the colder weather conditions (under 65 degrees) and the projected extended cold weather, we are unable to test the air conditioning compressor's and components operation.

Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature below 65 degrees Fahrenheit. This may cause damage the unit.

Deficiencies

7.2.1 Equipment

INSULATION ON CONDENSATE LINE DAMAGED/MISSING



Repair and Replace

The insulation on the condensate line was observed to be damaged/missing at the time of inspection. Insulation on the condensate line helps maintain temperature, as well as prevent condensation. A qualified licensed HVAC professional should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified HVAC professional.



7.3.1 Normal Operating Controls

LOOSE THERMOSTAT

Repair and Replace

Thermostat was loose on the wall. This can expose posterior wiring on the thermostat. A qualified licensed HVAC professional should repair and replace as necessary.

Recommendation

Contact a qualified HVAC professional.



7.4.1 Vents, Flues & Chimneys

CHIMNEY CONCRETE PARGING CRACKING

Repair and Replace

The concrete parging on the interior chimney in the utility room was cracking, loose and separated. This is a maintenance issue. A qualified licensed mason should repair and replace as necessary.

Recommendation

Contact a qualified masonry professional.



7.5.1 Distribution System

FILTER DIRTY

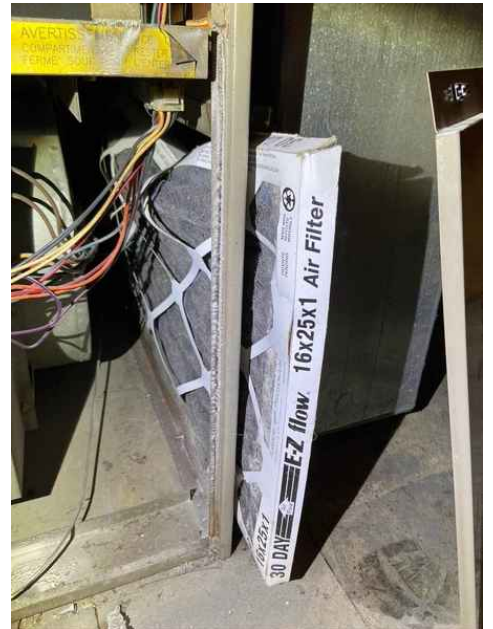
The furnace filter is dirty and needs to be replaced every 1 to 3 months.

Recommendation

Contact a qualified professional.



Repair and Replace



8: BUILT-IN APPLIANCES

		IN	NI	NP	D
8.1	General				
8.2	Dishwasher	X			
8.3	Range/Oven/Cooktop	X			
8.4	Built-in Microwave			X	
8.5	Exhaust Fan	X			
8.6	Refrigerator	X			
8.7	Clothes Dryer			X	
8.8	Central Vacuum System	X			
8.9	Clothes Washer			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Brand

Maytag

Dishwasher: Operational

The dishwasher was operational at the time of the inspection.

Range/Oven/Cooktop: Brand

Maytag



**Range/Oven/Cooktop:
Operational**

The Oven and Stove Top were operational at the time of the inspection.

**Exhaust Fan: Operational**

The Vent Fan was operational at the time of the inspection.

**Refrigerator: Brand
Frigidaire****Refrigerator: Operational**

The refrigerator was operational at the time of the inspection.

**Central Vacuum System:
Operable**

The central vacuum system was operable at the time of inspection.



General: Information

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connections to facilitate testing. We do not predict the lifespan of any appliances as this is beyond the scope of the inspection. Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

Clothes Washer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

9: INSULATION & VENTILATION

		IN	NI	NP	D
9.1	General	X			
9.2	Attic Access	X			
9.3	Attic Insulation	X			
9.4	Insulation under floor system	X			X
9.5	Vapor Retarders (Crawlspace or Basement)	X			
9.6	Ventilation (Attic and Foundation Areas)	X			
9.7	Venting Systems (Kitchen, Baths & Laundry)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Access: Type Scuttle Hole	Attic Access: Access Location Bedroom, Closet	Attic Insulation: Insulation Type Inaccessible
Insulation under floor system: Type Batt, Fiberglass, Inaccessible	Ventilation (Attic and Foundation Areas): Ventilation Type Windows	

General: Inspected

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

Attic Access: Completely Finished Space

The "attic" area of the home was a completely finished portion of the home. I had limited access to the attic roofing structure.

Venting Systems (Kitchen, Baths & Laundry): Inspected Bath Exhaust Fans

Exhaust fan in the bathroom operational at this time. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The design of the attic, insulation, stored items, and/or access may limit the inspectors view of all the structural and mechanical components.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General

STORED PERSONAL ITEMS

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Attic Insulation

FLOOR COVERING

Floor Covering, wall covering, and ceiling covering limited my inspection of the insulation in the attic space

Insulation under floor system

FINISHED LIVING AREAS RESTRICTED

Finished Walls and Ceilings limited access to insulation under the flooring.

Vapor Retarders (Crawlspace or Basement)

FINISHED BASEMENT

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....). Suggest inquiring with current owners and/or local authorities of obtaining all documentation and permits that may exist. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

Ventilation (Attic and Foundation Areas)

INACCESSIBLE

I was unable to gain access deep enough into the attic due to the lack of clearance in areas.

Deficiencies

9.4.1 Insulation under floor system

INSULATION REMOVED UNDER CRAWL SPACE

 Repair and Replace

The insulation has been removed in areas of the crawlspace. This is a maintenance issue. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified insulation contractor.



10: STRUCTURAL COMPONENTS

		IN	NI	NP	D
10.1	Foundation	X			X
10.2	Basements & Crawlspaces	X			X
10.3	Floor Structure	X			X
10.4	Wall Structure	X			
10.5	Ceiling Structure	X			
10.6	Columns or Piers	X			
10.7	Roof Structure & Attic	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Inspection Method

Visual

Foundation: Material

Concrete, Masonry Block

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Floor Structure

2 x 10, Wood

Floor Structure: Sub-floor

Inaccessible

Wall Structure: Wall Structure

Wood, 2 x 4

Ceiling Structure: Material

Wood, 2x10

Columns or Piers: Columns

Steel Lally Columns

Columns or Piers: Piers

Concrete

Wood, Concrete, Metal

Roof Structure & Attic: Material

Plywood, Wood

Roof Structure & Attic: Type

Gable

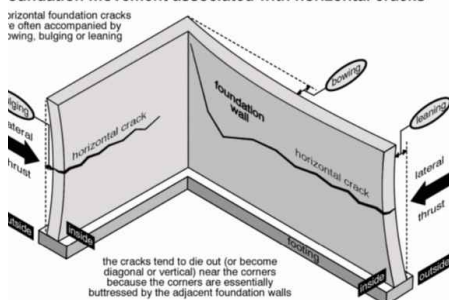
Finished Basement

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....). Suggest inquiring with current owners and/or local authorities of obtaining all documentation and permits that may exist. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

Foundation: Inspected

The foundation was inspected according to the Home Inspection Standards of Practice.

Foundation movement associated with horizontal cracks



Foundation: Exterior Foundation Maintenance

Please be sure to keep all typical settlement cracks in the visible areas of the exterior foundation walls well sealed to prevent moisture entry.

Foundation: Interior Foundation

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

Basements & Crawlspaces: Homeowner's Responsibility

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

Basements & Crawlspaces: Basement Inspected

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

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Limitations

General

LIMITATIONS

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Areas hidden from view by finished walls, ceilings, fixtures, or stored items can not be judged and are not a part of this inspection. All exterior grades should allow for surface and roof water to flow away from the foundation. In most instances floor coverings prevent recognition of cracks or settlement. Where carpeting or other floor coverings are installed, the materials and conditions of the flooring underneath can not be determined.

Floor Structure

LIMITATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

Wall Structure

LIMITATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....).

Ceiling Structure

LIMITATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....).

Roof Structure & Attic

FINISHED ATTIC

The attic was fully finished and I was unable to visually inspect any structural members of the roof.

Roof Structure & Attic

LIMITED ACCESS

I had limited access and was unable to move about the entire attic space due to lack of flooring and clearance.

Deficiencies

10.1.1 Foundation

CHIPPING PAINT/MAINTENANCE PAINTING



Repair and Replace

Exterior foundation paint was observed to be chipping in areas along the foundation. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.





10.2.1 Basements & Crawlspaces

EFFLORESCENCE IN BASEMENT

Evaluate or Monitor

I observed efflorescence on all walls of unfinished basement. Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion. I noted the presence of efflorescence in the inspection report because it generally occurs where there is excess moisture, a condition that also encourages the growth of mildew and mold as well. These areas should be monitored for signs of water infiltration in the future.

Recommendation

Contact a qualified professional.



10.3.1 Floor Structure

TERMITE DAMAGE

Evaluate or Monitor

Termite damage was observed to the wood structural members of the home on the left side sill plates in the crawlspace. Termites eat wood, and can cause significant damage to the structure of a home if left untreated. A qualified licensed pest control company should evaluate and advise as necessary.

Recommendation

Contact a qualified professional.





11: GARAGE

		IN	NI	NP	D
11.1	General	X			
11.2	Garage Floor	X			
11.3	Garage Vehicle Door	X			X
11.4	Garage Vehicle Door Opener	X			X
11.5	Ceiling, Walls & Firewalls in Garage	X			
11.6	Moisture Intrusion in Garage	X			
11.7	Occupant Door (From garage to inside of home)			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Vehicle Door: Type of Door Operation
Opener

Garage Vehicle Door: Number of Garage doors
One

Garage Vehicle Door Opener: Operational



General: Information

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection.

Ceiling, Walls & Firewalls in Garage: Reminder

As a reminder, please be sure to keep all holes, cracks and penetrations well sealed at all times to maintain firewall ratings.

Moisture Intrusion in Garage: Information

Please keep all trees and landscaping trimmed off the property as this condition has been known create conditions conducive to moisture and insect infestation.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through

Garage Floor

STORED PERSONAL ITEMS

Stored personal items limited my visual access to the garage floor, and allowed me no access to the attic space over the garage because I could not access the scuttle hole.




Ceiling, Walls & Firewalls in Garage

STORED PERSONAL ITEMS

Deficiencies

11.3.1 Garage Vehicle Door

DAMAGE TO GARAGE DOOR

 Repair and Replace

I observed indications of damage to the garage door. This is a cosmetic issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified garage door contractor.



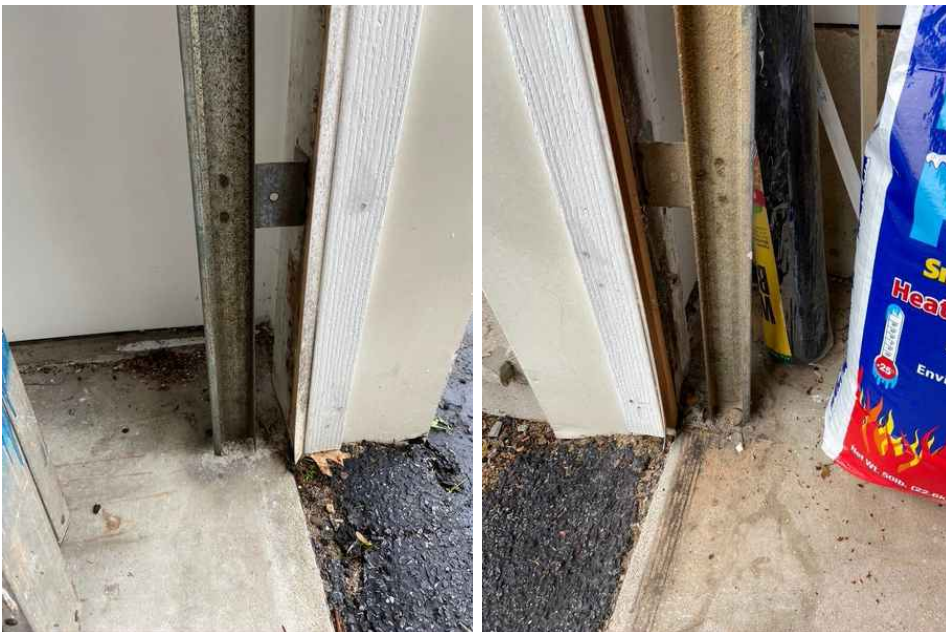
11.4.1 Garage Vehicle Door Opener

PHOTO ELECTRIC EYES NOT INSTALLED**Safety Hazard**

I observed that there were no photo electric, non contact auto reverse eyes installed at the garage door. This is a safety feature that senses movement in the path of the garage door and instantly reverses the door. This is a safety hazard. A qualified licensed professional should install this safety feature.

Recommendation

Contact a qualified professional.



11.4.2 Garage Vehicle Door Opener

WIRING HAZARD**Safety Hazard**

The garage door opener is not finished being installed, there is loose dangling wiring, and the operation button is hanging with this associated wiring. The garage door opener needs to be finished being installed, with photo eyes and a cover plate over the electric outlet. Loose wiring is a safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Roofing

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Plumbing System

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that

did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical System

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Built-In Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,

microwave, and
garbage disposer.

Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Structural Components

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Garage**The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

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