



ROOM-BY-ROOM RESIDENTIAL

1234 Main St. Apex NC 27502

Buyer Name
01/06/2021 9:00AM

Inspector

Jarett Vogler

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Standard of Practice

63

SUMMARY

141

ITEMS INSPECTED

29

RECOMMENDATION

14

SAFETY HAZARD

- [-] 2.2.1 Roof - Roof Drainage Systems: Debris
- [-] 2.2.2 Roof - Roof Drainage Systems: Missing Splash Guards
- [-] 2.3.1 Roof - Flashings: Kickout Flashing Missing
- [-] 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cricket Missing
- [-] 2.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Bent or Loose Flue Vent
- [-] 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⚠ 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Improper Nailing of the Ledger Strip
- ⚠ 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Deteriorating Deck Support(s)
- [-] 3.7.1 Exterior - Eaves, Soffits & Fascia: Fascia - Damaged Wood Destroying Insects
- [-] 4.1.1 Basement, Crawlspac & Structure - Basements & Crawlspaces: Animals Present
- [-] 4.1.2 Basement, Crawlspac & Structure - Basements & Crawlspaces: Damaged Masonry Block
- ⚠ 4.1.3 Basement, Crawlspac & Structure - Basements & Crawlspaces: Exposed Electrical Junctions
- ⚠ 4.3.1 Basement, Crawlspac & Structure - Floor Structure: Joists Need Repair
- ⚠ 4.3.2 Basement, Crawlspac & Structure - Floor Structure: Joist Overnotched
- [-] 4.3.3 Basement, Crawlspac & Structure - Floor Structure: Wood Rot
- ⚠ 4.3.4 Basement, Crawlspac & Structure - Floor Structure: Improper Building Practices
- ⚠ 6.1.1 Heating and Air - Cooling Equipment: Power Shut Off Cover Stuck
- [-] 6.2.1 Heating and Air - Heating Equipment: Gas Supply Drip Leg Missing
- [-] 6.3.1 Heating and Air - Distribution System: Duct Damaged
- [-] 7.3.1 Kitchen - Range/Oven/Cooktop: Burner Not Lighting
- [-] 7.3.2 Kitchen - Range/Oven/Cooktop: Exhaust System Missing
- [-] 8.3.1 Master Bedroom - Windows: Window Won't Latch
- ⚠ 8.3.2 Master Bedroom - Windows: Window Doesn't Open
- [-] 8.8.1 Master Bedroom - Smoke Detectors: Inappropriate Location
- ⚠ 9.3.1 Bedroom 2 - Windows: Window(s) Don't Open
- [-] 9.8.1 Bedroom 2 - Smoke Detectors: Inappropriate Location
- [-] 10.2.1 Bedroom 3 - Doors: Door Sticks
- [-] 10.3.1 Bedroom 3 - Windows: Window Doesn't Open
- [-] 10.7.1 Bedroom 3 - Lighting Fixtures, Switches & Receptacles: Light Inoperable

- Ⓐ 11.3.1 Bedroom 4 - Windows: Window Won't Open
- ⊖ 11.5.1 Bedroom 4 - Walls: Minor Corner Cracks
- ⊖ 11.6.1 Bedroom 4 - Ceilings: Stain(s) on Ceiling
- Ⓐ 11.7.1 Bedroom 4 - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- ⊖ 11.8.1 Bedroom 4 - Smoke Detectors: Inappropriate Location
- Ⓐ 12.3.1 Bedroom 5 - Windows: Window Won't Open
- ⊖ 12.8.1 Bedroom 5 - Smoke Detectors: Inappropriate Location
- ⊖ 13.1.1 Master Bathroom - Toilet: Toilet Loose
- ⊖ 13.5.1 Master Bathroom - Lighting Fixtures, Switches & Receptacles: Fixture Not Operable
- ⊖ 13.6.1 Master Bathroom - Floors: Tiles Damaged/Missing
- ⊖ 14.4.1 Bathroom 2 - GFCI & AFCI: GFCI Not Operable
- Ⓐ 18.2.1 Living Room - Windows: Locked Shut
- ⊖ 20.2.1 Misc. Interior - Ceilings: Water Damage
- Ⓐ 22.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent, Home Owner,
Client, Home Inspector

Occupancy

Furnished, Occupied

Style

Modern

Temperature (approximate)

38 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear



2: ROOF

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

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

Information

Inspection Method
Binoculars, Ground

Roof Type/Style
Gable, Hip

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Observations

2.2.1 Roof Drainage Systems

DEBRIS

DETACHED GARAGE ROOF

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

MISSING SPLASH GUARDS

At the time of the inspection, it was observed that one or more splash guards were missing. This can lead to water not being directed away from the foundation properly. Recommend a qualified contractor assess and replace as necessary

Recommendation

Contact a qualified professional.



2.3.1 Flashings

KICKOUT FLASHING MISSING

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CRICKET MISSING

At the time of the inspection, it was observed that the chimney cricket was missing or was not installed. This can lead to moisture penetrating the roof deck by traveling down the brick masonry on the uphill side of the chimney. Recommend a qualified roofing contractor assess and repair as necessary.

Recommendation

Contact a qualified roofing professional.



2.4.2 Skylights, Chimneys & Other Roof Penetrations

BENT OR LOOSE FLUE VENT

DETACHED GARAGE ROOF

At the time of the inspection, it was observed that one or more flue vents were not standing vertically. This can lead to improper exhaust ventilation. Recommend a qualified contractor to assess and repair as necessary.

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	NI	NP	D
3.1	Foundation	X			
3.2	Siding, Flashing & Trim	X			
3.3	Exterior Doors	X			
3.4	Walkways, Patios & Driveways	X			X
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Vents, Flues & Chimneys	X			
3.7	Eaves, Soffits & Fascia	X			X
3.8	Vegetation, Grading, Drainage & Retaining Walls	X			

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

Information

Inspection Method

Attic Access, Crawlspace Access,
Visual

Foundation: Material

Brick, Masonry Block



Exterior Doors: Exterior Entry

Door
Wood

Walkways, Patios & Driveways: Driveway Material

Concrete



Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Front Porch, Deck
with Steps

Decks, Balconies, Porches & Steps: Material

Concrete, Wood, Brick

Siding, Flashing & Trim: Siding Material

Brick, Fiber Cement

**Siding, Flashing & Trim: Siding Style**

Clapboard, Brick Veneer



Observations

3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

At the time of the inspection, minor cosmetic cracks were observed in the driveway, which may indicate movement in the soil.

Recommend monitoring and/or have a qualified concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.5.1 Decks, Balconies, Porches & Steps

IMPROPER NAILING OF THE LEDGER STRIP

Safety Hazard

At the time of the inspection, it was observed that improper nailing practices were used when installing the ledger strip to the ledger board. This can result in insufficient support for the joist beams and deck structure overall. Recommend that a qualified decking contractor assess and repair as necessary.

Recommendation

Contact a qualified professional.



3.5.2 Decks, Balconies, Porches & Steps

DETERIORATING DECK SUPPORT(S)

Safety Hazard

At the time of the inspection, it was observed that one or more deck supports were showing signs of deterioration. This can result in insufficient support for the joist beams and overall structure of the deck. Recommend that a qualified decking contractor assess and repair as necessary.

Recommendation

Contact a qualified professional.



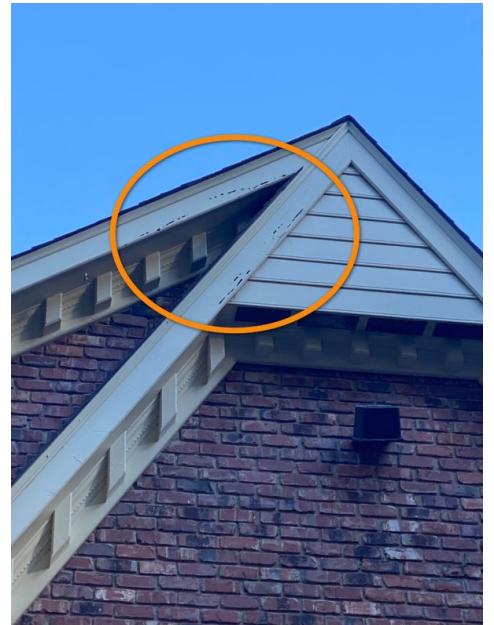
3.7.1 Eaves, Soffits & Fascia

FASCIA - DAMAGED WOOD DESTROYING INSECTS

At the time of the inspection, it was observed that one or more sections of the fascia are damaged by wood destroying insects. This can result in premature failure of these affected components. Recommend qualified pest control contractor to assess and repair as necessary.

Recommendation

Contact a qualified pest control specialist.



3rd Floor Above Garage

4: BASEMENT, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Basements & Crawlspaces	X			X
4.2	Vapor Retarders (Crawlspac or Basement)	X			
4.3	Floor Structure	X	X		X
4.4	Wall Structure		X		
4.5	Ceiling Structure		X		
4.6	Sump Pump			X	

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

Information

Inspection Method

Crawlspac Access, Visual

Floor Structure: Material

Inaccessible, Wood Beams

Floor Structure: Sub-floor

Inaccessible



Floor Structure:
Basement/Crawlspac Floor
Dirt

Sump Pump: Location
Not Present



Limitations

Floor Structure

LIMITED INSPECTION

The second (and additional) floor structures have been covered with hardwoods, carpet, and/or laminates. Thus it is not possible to view floor structures on floors above the first floor, provided there is a crawlspace.

Wall Structure

LIMITED INSPECTION

At the time of the inspection, the walls have been covered in drywall, crown moldings, or other items that make viewing the wall structure itself impossible.

Ceiling Structure

LIMITED INSPECTION

At the time of the inspection, the ceilings have been covered in drywall, crown moldings, or other items that make viewing the ceiling structure itself impossible.

Observations

4.1.1 Basements & Crawlspaces

ANIMALS PRESENT

At the time of the inspection, it was observed that animals were present and/or nesting in the crawlspace. Pests can not only cause health related issues but will also destroy components and systems in search of nesting material. Recommend a qualified pest control contractor to assess and remove as necessary.

Recommendation

Contact a qualified pest control specialist.



Squirrel in a Nest

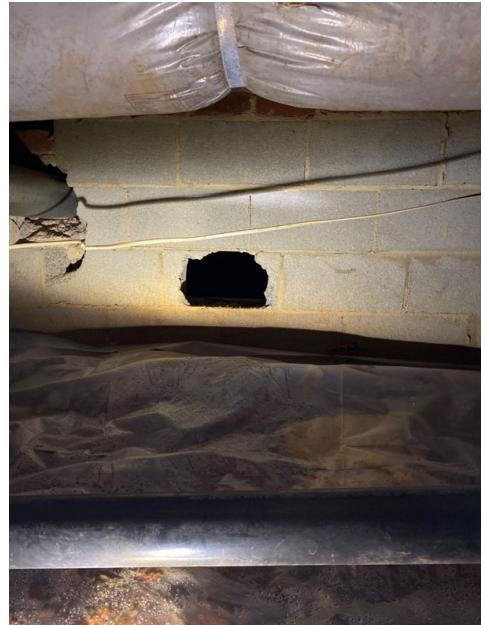
4.1.2 Basements & Crawlspaces

DAMAGED MASONRY BLOCK

At the time of the inspection, it was observed that one or more masonry block(s) was damaged. This may affect the block's ability to support weight and could potentially lead to additional issues over time. Recommend a qualified contractor to assess and repair as necessary.

Recommendation

Contact a qualified professional.



Back Left Corner When Facing the house from the street

4.1.3 Basements & Crawlspaces

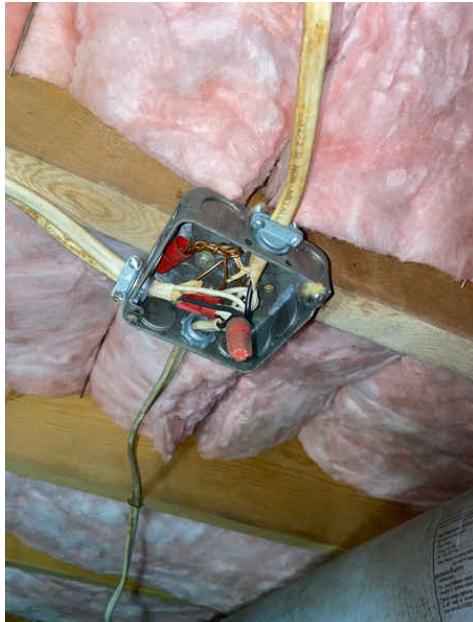
EXPOSED ELECTRICAL JUNCTIONS

At the time of the inspection, it was observed that there was one or more open junction boxes in the crawlspace. This poses a shocking hazard and can damage the systems these wires serve. Recommend a qualified electrical contractor assess and repair as necessary.

Recommendation

Contact a qualified professional.





Missing Plate Cover



Missing Plate Cover



Missing Junction Box

4.3.1 Floor Structure



Safety Hazard

JOISTS NEED REPAIR

BACK MIDDLE OF MAIN CRAWLSPACE WHEN FACING HOME FROM STREET

At the time of the inspection, it was observed that some sort of repair was made to part of the floor structure. It appeared that floor joist(s) were cut and modified to accommodate the repair. If done incorrectly, the repair may cause damage to the structural integrity of the floor system it supports. Recommend a qualified structural engineer evaluate and advise on how to correct.

Recommendation

Contact a qualified structural engineer.



4.3.2 Floor Structure



Safety Hazard

JOIST OVERNOTCHED

At the time of the inspection, it was observed that one or more joists had been over notched to allow the passage of components of other systems. This can damage the structural integrity of the floor joist(s). Recommend a professional engineer to assess and advise how to correct.

Recommendation

Contact a qualified professional.



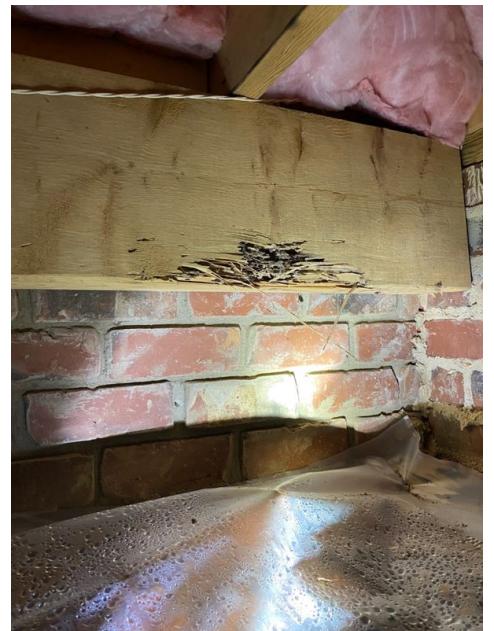
4.3.3 Floor Structure

WOOD ROT

At the time of the inspection, it was observed that a member of the floor structure showed signs of decay. This can result in damage to the structural integrity of the floor system. Recommend a structural engineer assess and repair as necessary.

Recommendation

Contact a qualified professional.



Back Left Corner of Second Crawlspace

4.3.4 Floor Structure

IMPROPER BUILDING PRACTICES

At the time of the inspection, it was observed that improper building practices may have been used. This beam is not properly supported on the masonry blocks. Recommend a qualified contractor assess and repair as necessary.

Recommendation

Contact a qualified professional.





5: ELECTRICAL

		IN	NI	NP	D
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X	X		
5.3	Branch Wiring Circuits, Breakers & Fuses		X		

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

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Left, Back, Garage, Outside



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

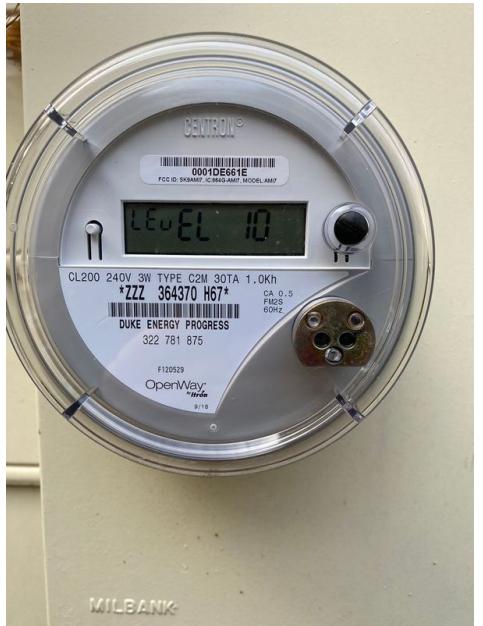
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage, Left, Back

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Not Inspected

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Not Visible

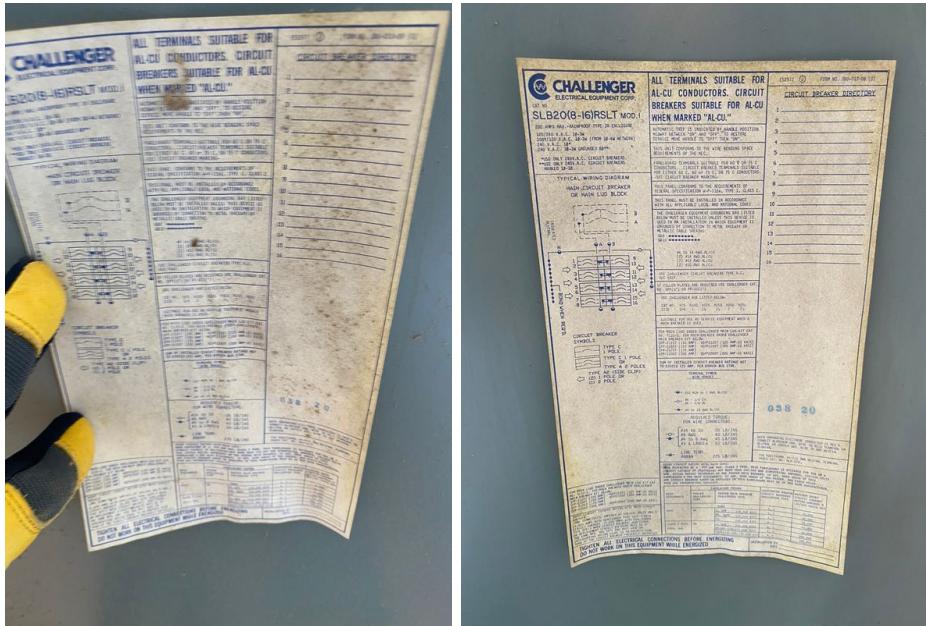
Service Entrance Conductors: Electrical Service Conductors

Below Ground, Aluminum, 120 Volts, 240 Volts



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP



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

Circuit Breaker



Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

DISTRIBUTION PANEL NOT ACCESSIBLE

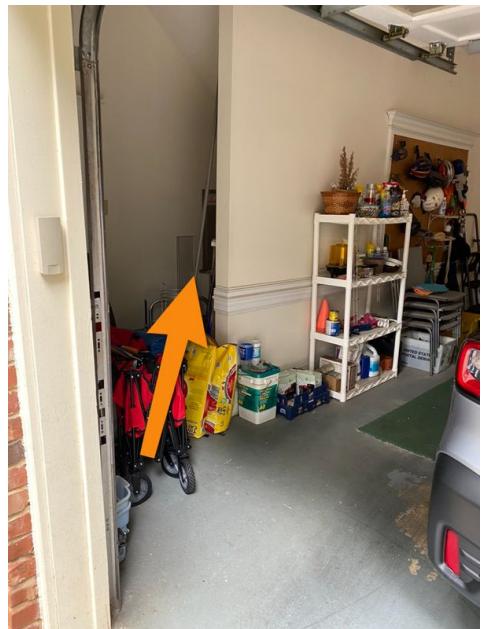
At the time of the inspection, access to the distribution panel(s) was obstructed by personal belongings. Recommend a qualified electrical contractor evaluate and repair as necessary.



Branch Wiring Circuits, Breakers & Fuses

BRANCH WIRING, CIRCUITS, BREAKERS, FUSES NOT INSPECTED

At the time of the inspection, access to the distribution panel(s) was restricted by personal belongings. As such, the dead front cover(s) could not be removed to inspect the branch wiring, circuits, breakers, or fuses. Recommend a qualified electrical contractor assess and repair as necessary.



6: HEATING AND AIR

		IN	NI	NP	D
6.1	Cooling Equipment	X			X
6.2	Heating Equipment	X			X
6.3	Distribution System	X			

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

Information

Cooling Equipment: Energy Source/Type
Electric

Heating Equipment: Heat Type
Forced Air

Cooling Equipment: Location
Back Right Exterior

Distribution System: Ductwork
Insulated

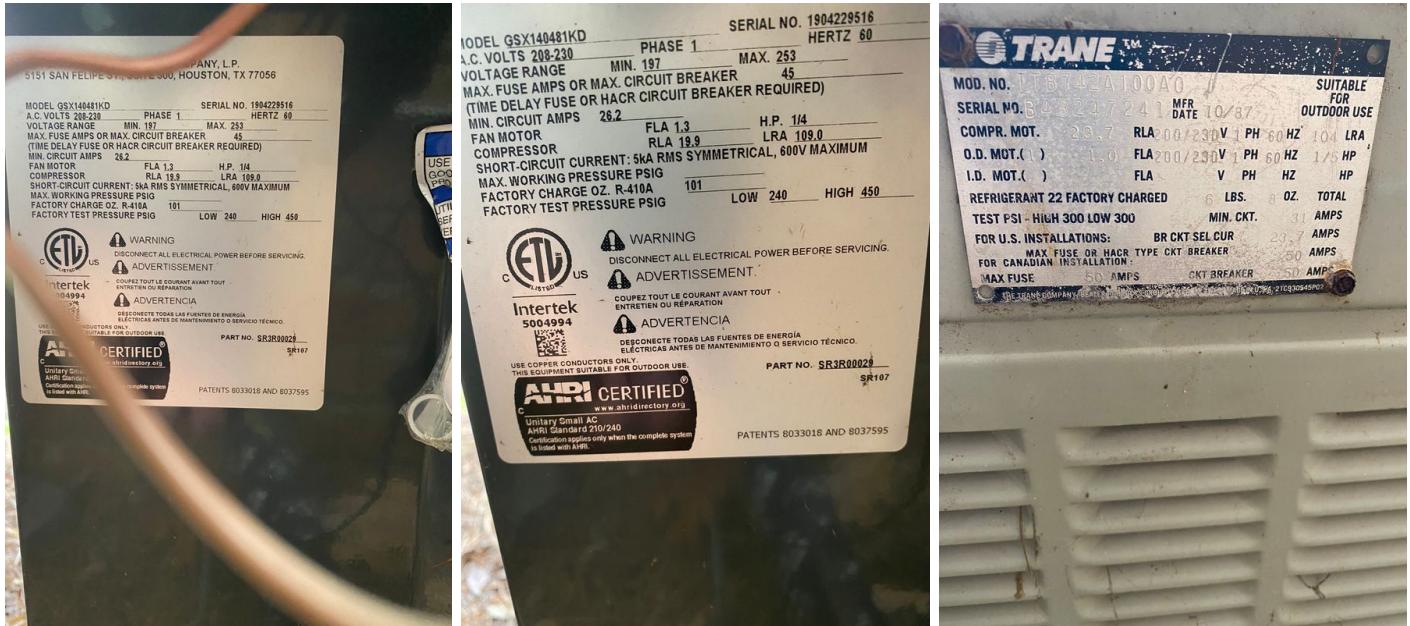
Heating Equipment: Energy Source
Gas

Distribution System: Configuration
Split



Cooling Equipment: Brand

Goodman, Trane



Cooling Equipment: SEER Rating

14.5 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](#).

Heating Equipment: Brand

Goodman, Trane



Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit(s) could not be tested due to low outdoor temperature. Operating A/C units in cooler weather, below 65 degrees Fahrenheit, may cause damage to the compressor inside the unit(s).

Distribution System

LIMITED INSPECTION

Ductwork is often concealed in walls and other inaccessible places. The inspector visually inspected visible ductwork in the attic with a flashlight.

Observations

6.1.1 Cooling Equipment

POWER SHUT OFF COVER STUCK

At the time of the inspection, the inspector was unable to open the power shut off panel for one or more units. This poses a safety hazard to anyone working on the unit as the unit could potentially receive power and turn on if the main power shut off can't be accessed.

Recommendation

Contact a qualified professional.



6.2.1 Heating Equipment

GAS SUPPLY DRIP LEG MISSING

At the time of the inspection, it was observed that the gas line supplying the furnace(s) was missing the drip leg. The drip leg allows particulates in the gas supply to drop out before being sent through the burner system. Recommend a qualified contractor assess and repair as necessary.

Recommendation

Contact a qualified professional.



6.3.1 Distribution System

DUCT DAMAGED

At the time of the inspection, it was observed that one or more air supply duct was damaged. Recommend a qualified HVAC contractor to assess and repair as necessary.

Recommendation

Contact a qualified HVAC professional.



7: KITCHEN

		IN	NI	NP	D
7.1	Dishwasher	X			
7.2	Refrigerator	X			
7.3	Range/Oven/Cooktop	X			X
7.4	Water Supply, Distribution Systems & Fixtures	X			
7.5	Garbage Disposal			X	
7.6	Countertops & Cabinets	X			
7.7	Trash Compactor	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Refrigerator: Brand

Unknown


Range/Oven/Cooktop: Exhaust
Hood Type

None


Water Supply, Distribution Systems & Fixtures: Distribution Material

Hose, Pex



Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper

Garbage Disposal: Brand Not Present

Countertops & Cabinets:
Countertop Material: Granite



Countertops & Cabinets:
Cabinetry:

Wood

Dishwasher: Brand

Kenmore



Range/Oven/Cooktop: Range/Oven Energy Source

Electric

**Range/Oven/Cooktop: Range/Oven Brand**

Jenn-Air, GE, Jenn-Air



Trash Compactor: Brand

Kenmore



Limitations

Dishwasher

LIMITED INSPECTION

The appliances were tested for basic operating functionality and to see if any leaks were observed. They were not tested for efficiency.

Refrigerator

LIMITED INSPECTION

The appliance was tested for basic operating functionality and to see if any leaks were observed. They were not tested for efficiency.

Range/Oven/Cooktop

LIMITED INSPECTION

The appliance was tested for basic operating functionality and to see if any leaks were observed. They were not tested for efficiency.

Trash Compactor

LIMITED INSPECTION

This appliance was tested for basic operational functionality. This unit was not tested for efficiency.

Observations

7.3.1 Range/Oven/Cooktop

BURNER NOT LIGHTING

One or more heating elements did not heat up when turned on.
Recommend qualified professional evaluate & repair.

Recommendation

Contact a qualified professional.



Burner Not Turning On

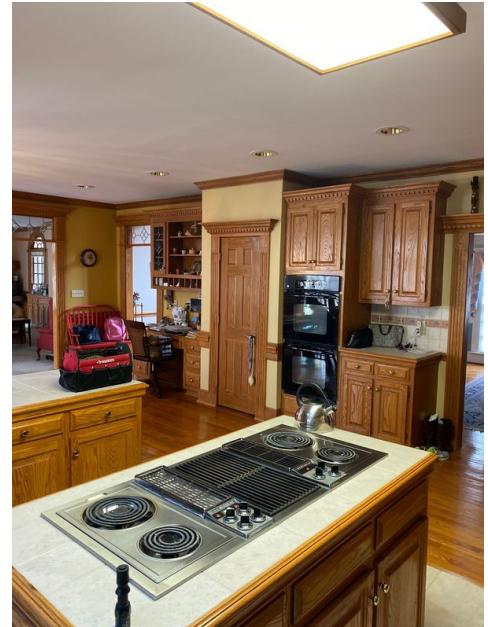
7.3.2 Range/Oven/Cooktop

EXHAUST SYSTEM MISSING

No exhaust system present to prevent moisture, grease, and/or smoke from building up in kitchen area. Recommend qualified contractor install range hood or exhaust system.

Recommendation

Contact a qualified professional.



8: MASTER BEDROOM

		IN	NI	NP	D
8.1	General	X			X
8.2	Doors	X			
8.3	Windows	X			X
8.4	Floors	X			
8.5	Walls	X			
8.6	Ceilings	X			
8.7	Lighting Fixtures, Switches & Receptacles	X			
8.8	Smoke Detectors	X			
8.9	Carbon Monoxide Detectors	X			

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

Information

Windows: Window Type

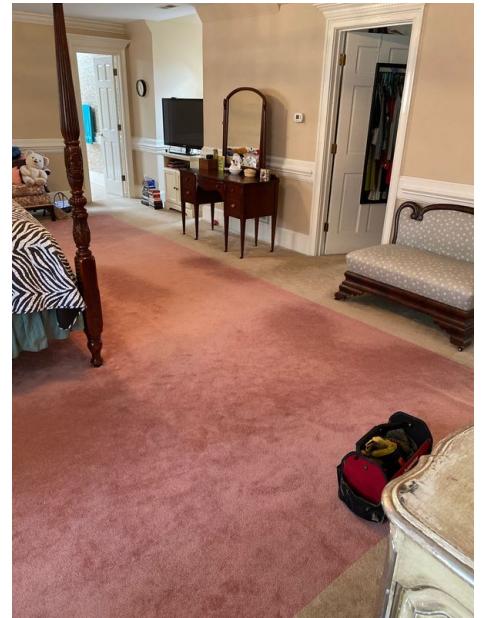
Single Pane, Single-hung


Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet



Walls: Wall Material

Drywall

**Ceilings: Ceiling Material**

Drywall



Observations

8.3.1 Windows

WINDOW WON'T LATCH

At the time of the inspection, it was observed that one or more windows could not latch properly. This can lead to excessive drafting and loss of heat. Recommend a qualified window contractor assess and repair as necessary.

Recommendation

Contact a qualified professional.



8.3.2 Windows

WINDOW DOESN'T OPEN

MASTER BEDROOM 2ND FLOOR

At the time of the inspection, it was observed that one or more windows would not open properly. This poses a safety hazard as windows are a point of egress in the event of a fire. Recommend a qualified window contractor to assess and repair as necessary.

Recommendation

Contact a qualified professional.



Safety Hazard



8.8.1 Smoke Detectors

INAPPROPRIATE LOCATION

MASTER BEDROOM 2ND FLOOR

At the time of the inspection, it was observed that the smoke detector was installed outside the bedroom. This is incongruent with currently accepted building practices. Recommend a qualified handyman to relocate the smoke detector inside the bedroom.

Recommendation

Contact a qualified handyman.

9: BEDROOM 2

		IN	NI	NP	D
9.1	General	X			
9.2	Doors	X			
9.3	Windows	X			X
9.4	Floors	X			
9.5	Walls	X			
9.6	Ceilings	X			
9.7	Lighting Fixtures, Switches & Receptacles	X			
9.8	Smoke Detectors	X			X
9.9	Carbon Monoxide Detectors	X			

IN = Inspected

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NP = Not Present

D = Deficiency

Information

Windows: Window Type

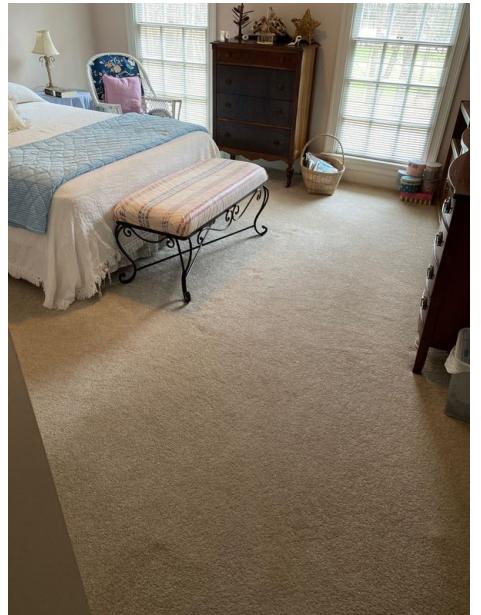
Single Pane, Single-hung


Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet



Walls: Wall Material

Drywall

**Ceilings: Ceiling Material**

Drywall



Observations

9.3.1 Windows

WINDOW(S) DON'T OPEN

BEDROOM 2ND FLOOR

At the time of the inspection, it was observed that one or more windows would not open properly. This poses a safety hazard as windows are a point of egress in the event of a fire. Recommend a qualified window contractor to assess and repair as necessary.

Recommendation

Contact a qualified professional.



9.8.1 Smoke Detectors

INAPPROPRIATE LOCATION

BEDROOM 2ND FLOOR

At the time of the inspection, it was observed that the smoke detector was installed outside the bedroom. This is incongruent with currently accepted building practices. Recommend a qualified handyman to relocate the smoke detector inside the bedroom.

Recommendation

Contact a qualified handyman.

10: BEDROOM 3

		IN	NI	NP	D
10.1	General	X			
10.2	Doors	X			
10.3	Windows	X			X
10.4	Floors	X			
10.5	Walls	X			
10.6	Ceilings	X			
10.7	Lighting Fixtures, Switches & Receptacles	X			
10.8	Smoke Detectors	X			
10.9	Carbon Monoxide Detectors	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Windows: Window Type

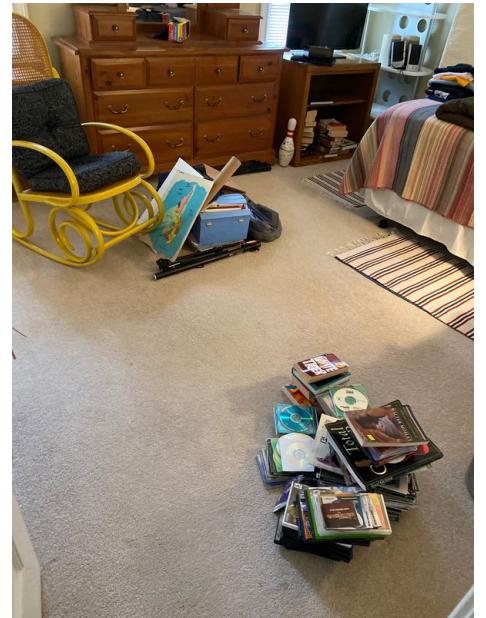
Single Pane, Single-hung


Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet



Walls: Wall Material

Drywall

**Ceilings: Ceiling Material**

Drywall



Observations

10.2.1 Doors

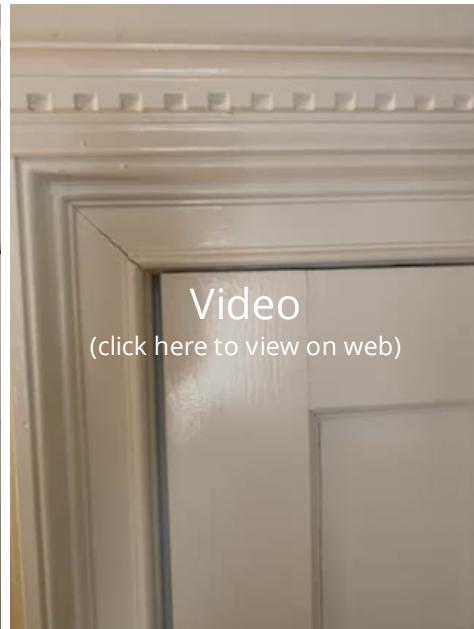
DOOR STICKS

BEDROOM 2ND FLOOR

At the time of the inspection, it was observed that the door to this room would stick when operating. Recommend a qualified carpenter to assess and repair as necessary.

Recommendation

Contact a qualified handyman.



10.3.1 Windows

WINDOW DOESN'T OPEN

BEDROOM 2ND FLOOR

At the time of the inspection, it was observed that one or more windows would not open properly. This poses a safety hazard as windows are a point of egress in the event of a fire. Recommend a qualified window contractor to assess and repair as necessary.

Recommendation

Contact a qualified professional.



10.7.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

BEDROOM 2ND FLOOR

At the time of the inspection, it was observed that one or more lights are not operating. Recommend a qualified handyman to assess and repair as necessary.

Recommendation

Contact a qualified handyman.



11: BEDROOM 4

		IN	NI	NP	D
11.1	General	X			
11.2	Doors	X			
11.3	Windows	X			X
11.4	Floors	X			
11.5	Walls	X			
11.6	Ceilings	X			
11.7	Lighting Fixtures, Switches & Receptacles	X			X
11.8	Smoke Detectors			X	X
11.9	Carbon Monoxide Detectors	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Windows: Window Type

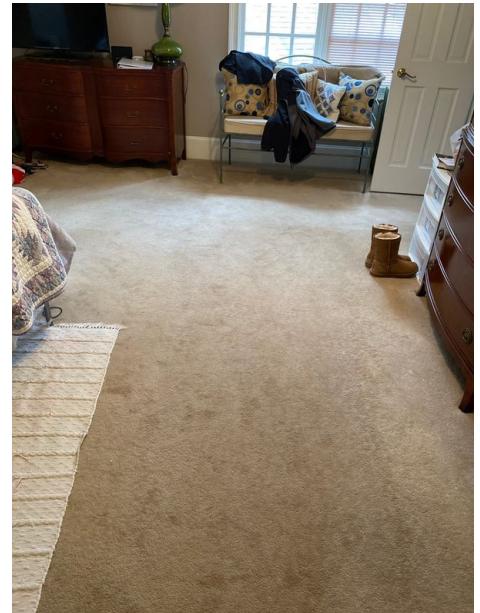
Single Pane, Single-hung

Windows: Window Manufacturer

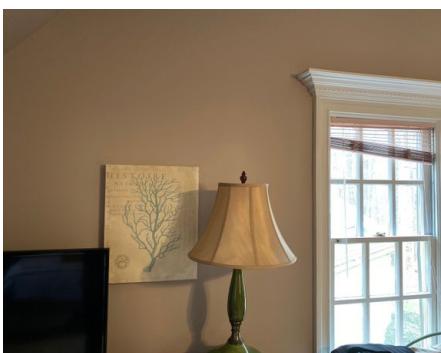
Unknown

Floors: Floor Coverings

Carpet


Walls: Wall Material

Drywall



Ceilings: Ceiling Material

Drywall



Observations

11.3.1 Windows

WINDOW WON'T OPEN

BEDROOM 2ND FLOOR

At the time of the inspection, it was observed that one or more windows would not open properly. This poses a safety hazard as windows are a point of egress in the event of a fire. Recommend a qualified window contractor to assess and repair as necessary.

Recommendation

Contact a qualified professional.



11.5.1 Walls

MINOR CORNER CRACKS

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

Recommendation

Contact a qualified professional.



11.6.1 Ceilings

STAIN(S) ON CEILING

BEDROOM 2ND FLOOR

At the time of the inspection, stains were observed on the ceiling. This is an indication of a leak in the ceiling structure. Recommend a qualified contractor to assess, determine the source, and repair as necessary.

Recommendation

Contact a qualified professional.



Moisture Staining



Moisture Staining

11.7.1 Lighting Fixtures, Switches & Receptacles

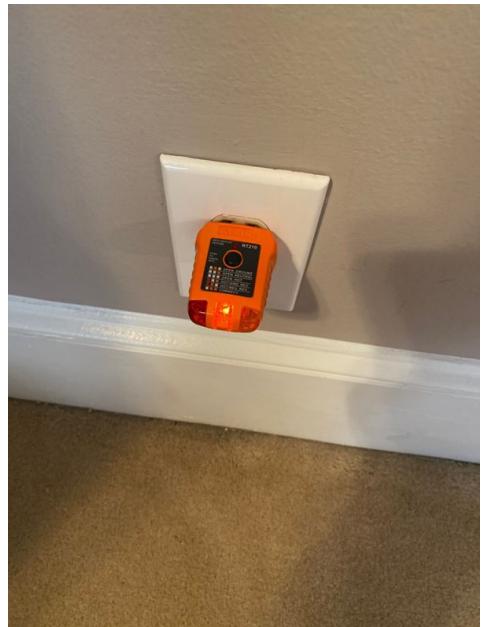
UNGROUNDED RECEPTACLE

Safety Hazard

At the time of the inspection, it was observed that one or more receptacles showed a positive result for being ungrounded. This presents an electrical hazard to anyone plugging in a device to this outlet. Recommend a qualified electrical contractor to assess and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



11.8.1 Smoke Detectors

INAPPROPRIATE LOCATION

BEDROOM 2ND FLOOR

At the time of the inspection, it was observed that the smoke detector was installed outside the bedroom. This is incongruent with currently accepted building practices. Recommend a qualified handyman to relocate the smoke detector inside the bedroom.

Recommendation

Contact a qualified handyman.

12: BEDROOM 5

		IN	NI	NP	D
12.1	General	X			
12.2	Doors	X			
12.3	Windows	X			X
12.4	Floors	X			
12.5	Walls	X			
12.6	Ceilings	X			
12.7	Lighting Fixtures, Switches & Receptacles	X			
12.8	Smoke Detectors	X			X
12.9	Carbon Monoxide Detectors	X			

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

Information

Windows: Window Type

Single Pane, Single-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet



Walls: Wall Material

Drywall

**Ceilings: Ceiling Material**

Drywall



Observations

12.3.1 Windows

WINDOW WON'T OPEN

BEDROOM 2ND FLOOR

At the time of the inspection, it was observed that one or more windows would not open properly. This poses a safety hazard as windows are a point of egress in the event of a fire. Recommend a qualified window contractor to assess and repair as necessary.

Recommendation

Contact a qualified professional.



Safety Hazard



12.8.1 Smoke Detectors

INAPPROPRIATE LOCATION

At the time of the inspection, it was observed that the smoke detector was installed outside the bedroom. This is incongruent with currently accepted building practices. Recommend a qualified handyman to relocate the smoke detector inside the bedroom.

Recommendation

Recommended DIY Project

13: MASTER BATHROOM

		IN	NI	NP	D
13.1	Toilet	X			
13.2	Shower	X			
13.3	GFCI & AFCI	X			
13.4	Water Supply, Distribution Systems & Fixtures				
13.5	Lighting Fixtures, Switches & Receptacles	X			
13.6	Floors	X			X

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

Information

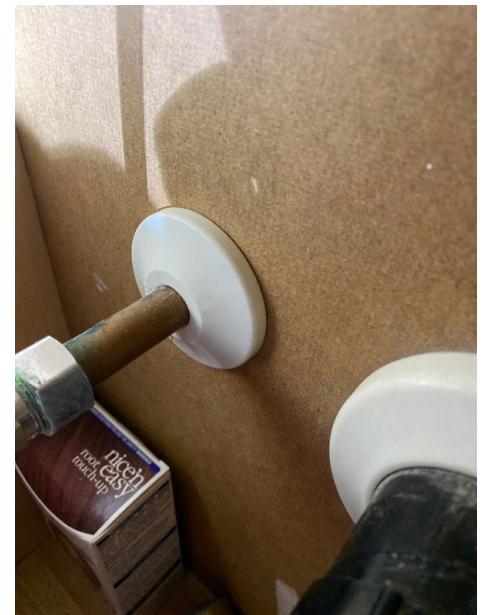
Toilet: Exhaust Fan(s)

Fan Only

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper



Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper



Floors: Type

Tile

**Observations**

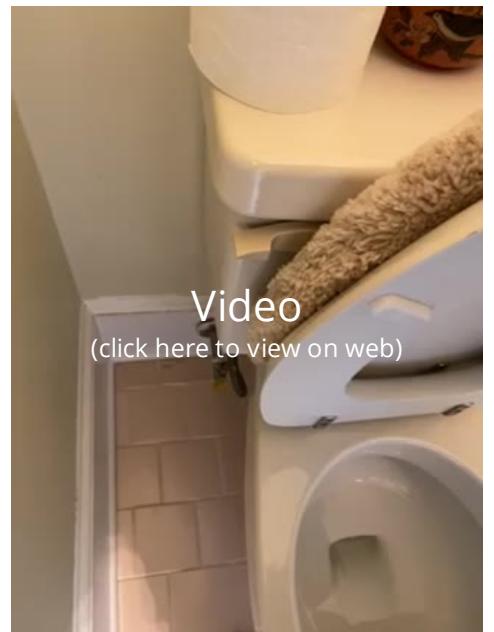
13.1.1 Toilet

TOILET LOOSE

At the time of the inspection, it was observed that the toilet was loose at its base. This can lead to water leaking onto the bathroom floor instead of draining properly. Recommend a qualified plumbing contractor assess and repair as necessary

Recommendation

Contact a qualified professional.



13.5.1 Lighting Fixtures, Switches & Receptacles

FIXTURE NOT OPERABLE

MASTER BATHROOM

At the time of the inspection, one or more fixtures could not be operated. Recommend that a qualified electrician assess and repair as necessary.

Recommendation

Contact a qualified professional.



13.6.1 Floors

TILES DAMAGED/MISSING

MASTER BATHROOM

At the time of the inspection it was observed that one or more tiles were damaged or missing. Recommend that a qualified contractor assess and repair as necessary.

Recommendation

Contact a qualified professional.



14: BATHROOM 2

		IN	NI	NP	D
14.1	General	X			
14.2	Water Supply, Distribution Systems & Fixtures	X			
14.3	Lighting Fixtures, Switches & Receptacles	X			
14.4	GFCI & AFCI	X			X
14.5	Shower	X			
14.6	Toilet	X			

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

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper



Toilet: Exhaust Fan(s) Fan Only

Observations

14.4.1 GFCI & AFCI

GFCI NOT OPERABLE

BATHROOM 2ND FLOOR

At the time of the inspection, it was observed that one or more GFCI outlets would not operate as intended. In this case the outlet would not reset and indicates a electrical issue on this branch. Recommend a qualified electrician to assess and repair as necessary.

Recommendation

Contact a qualified professional.



15: BATHROOM 3

		IN	NI	NP	D
15.1	General	X			
15.2	Water Supply, Distribution Systems & Fixtures	X			
15.3	Lighting Fixtures, Switches & Receptacles	X			
15.4	GFCI & AFCI	X			
15.5	Shower	X			
15.6	Toilet	X			

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

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper



Water Supply, Distribution Systems & Fixtures: Water Supply Material
Pex



Toilet: Exhaust Fan(s) Fan Only

16: BATHROOM 4

		IN	NI	NP	D
16.1	General	X			
16.2	Water Supply, Distribution Systems & Fixtures	X			
16.3	Lighting Fixtures, Switches & Receptacles	X			
16.4	GFCI & AFCI	X			
16.5	Shower	X			
16.6	Toilet	X			

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

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper



Toilet: Exhaust Fan(s) Fan Only

17: BATHROOM 5

		IN	NI	NP	D
17.1	General	X			
17.2	Water Supply, Distribution Systems & Fixtures	X			
17.3	Lighting Fixtures, Switches & Receptacles	X			
17.4	GFCI & AFCI	X			
17.5	Shower			X	
17.6	Toilet	X			

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

Information

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**

Pex

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**

Copper

**Toilet: Exhaust Fan(s)
Fan Only**

18: LIVING ROOM

		IN	NI	NP	D
18.1	Doors	X			
18.2	Windows	X			
18.3	Floors	X			
18.4	Walls	X			
18.5	Ceilings	X			
18.6	Thermostat Controls			X	
18.7	Lighting Fixtures, Switches & Receptacles	X			
18.8	GFCI & AFCI	X			

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

Information

Windows: Window Type
Single Pane, Single-hung



Windows: Window Manufacturer Unknown **Floors: Floor Coverings** Carpet



Walls: Wall Material

Drywall

**Ceilings: Ceiling Material**

Drywall



Observations

18.2.1 Windows

LOCKED SHUT

LIVING ROOM 1ST FLOOR

At the time of the inspection, it was observed that one or more windows would not open properly. This poses a safety hazard as windows are a point of egress in the event of a fire. Recommend a qualified window contractor to assess and repair as necessary.

Recommendation

Contact a qualified professional.



Safety Hazard



19: LAUNDRY ROOM

		IN	NI	NP	D
19.1	Main Water Shut-off Device			X	
19.2	Drain, Waste, & Vent Systems		X		
19.3	Exhaust Systems	X			
19.4	Hot Water Systems, Controls, Flues & Vents	X			
19.5	Fuel Storage & Distribution Systems			X	

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

Information

Filters None	Water Source Public	Dryer Power Source 220 Electric
Dryer Vent Metal (Flex)	Flooring Insulation Not Visible	Main Water Shut-off Device: Location Crawlspace
Drain, Waste, & Vent Systems: Drain Size 2"	Drain, Waste, & Vent Systems: Material PVC	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric, Gas
Hot Water Systems, Controls, Flues & Vents: Capacity 1st Unit 46.5 gallons	Hot Water Systems, Controls, Flues & Vents: Capacity 2nd Unit 40 gallons	Hot Water Systems, Controls, Flues & Vents: Location(s) Attic, Crawlspace
Fuel Storage & Distribution Systems: Location Back, Right, Exterior Wall	Fuel Storage & Distribution Systems: Main Gas Shut-off Location Gas Meter	



Hot Water Systems, Controls, Flues & Vents: Quantity

2

**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

USCraftMaster, Kenmore

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.](#)

20: MISC. INTERIOR

		IN	NI	NP	D
20.1	Steps, Stairways & Railings	X			
20.2	Ceilings	X			

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

Observations

20.2.1 Ceilings

WATER DAMAGE

At the time of the inspection, it was observed that water damage was present in the first floor hallway leading to the stairwell. This appeared dry to the touch and registered low on a moisture meter. Recommend a qualified painter to assess and repair.

Recommendation

Contact a qualified professional.



21: ATTIC

		IN	NI	NP	D
21.1	Attic Insulation	X			
21.2	Ventilation	X			

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

Information

Attic Insulation: Access

Walk-In

Attic Insulation: Flooring

Plywood

Attic Insulation: Insulation Type

Batt, Fiberglass

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

22: GARAGE

		IN	NI	NP	D
22.1	Ceiling	X			
22.2	Floor	X			
22.3	Walls & Firewalls	X			
22.4	Garage Door	X			
22.5	Garage Door Opener	X			
22.6	Occupant Door (From garage to inside of home)	X			

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

Information

Garage Door: Material

Metal, Insulated

Garage Door: Type

Automatic

Observations

22.6.1 Occupant Door (From garage to inside of home)



Safety Hazard

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

Recommendation

Contact a qualified door repair/installation contractor.

STANDARDS OF PRACTICE

Roof

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.

Basement, Crawlspace & Structure

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.

Electrical

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 service entrance 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.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Misc. 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.

Attic

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.