



PGR HOME INSPECTIONS

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<https://www.PGRHomeInspections.com>



RESIDENTIAL HOME INSPECTION REPORT

1234 Main St. Charleston SC 29414

Buyer Name

12/21/2020 9:00AM



Inspector

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Agent

Agent Name
555-555-5555
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SUMMARY

- 2.2.1 Exterior - Exterior Components: Fascia: Wood Rot
- 2.2.2 Exterior - Exterior Components: Brick Veneer: Previous Movement/ Detached Brick Tie
- 2.3.1 Exterior - Exterior Doors: Exterior Door: Wood Rot
- 2.4.1 Exterior - Decks, Porches, Steps: Steps: No Handrail
- 2.4.2 Exterior - Decks, Porches, Steps: Deck Posts: Moisture Damage/Rot
- 🔧 2.5.1 Exterior - Hose Bibs: Hose Bib: Loose/ Not Secured Well
- 2.6.1 Exterior - Vegetation, Grading, Drainage: Tree Overhang: Minor Shingle Damage
- 🔧 3.1.1 Roof - Roofing Material: Shingles: Fiberglass Exposed/ Moderate Granule Loss
- 🔧 3.2.1 Roof - Gutters, Downspouts: Gutters: Debris
- ⚠ 3.3.1 Roof - Flashings: Chimney Flashing: Loose/ Detached
- 3.4.1 Roof - Vents, Other Roof Protrusions: Nail Heads Exposed
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- 4.1.2 Roof Structure, Attic, Insulation & Ventilation - Roof Structure & Attic: Roof Structure: Moisture Intrusion Evidence
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- 🔧 5.1.1 Doors, Windows & Interior - Doors: Doors: Does Not Latch Properly
- 5.2.1 Doors, Windows & Interior - Windows: Window: Failed Seal
- 5.2.2 Doors, Windows & Interior - Windows: Window: No Tempered Glass
- 🔧 5.2.3 Doors, Windows & Interior - Windows: Windows: Unable to Open
- 5.5.1 Doors, Windows & Interior - Steps, Stairways & Railings: Steps: No Handrail
- 🔧 6.3.1 Kitchen - Refrigerator: Icemaker: No Ice Present
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- 🔧 7.2.2 Bathrooms - Sinks, Tubs/Showers, Toilets, Plumbing: Toilet: Loose
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- 🔧 9.1.1 Heating & Cooling - Heating/Cooling Equipment: HVAC System Maintenance: General Recommendation
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- 🔧 9.4.1 Heating & Cooling - Gas/LP Firelogs & Fireplaces: Fireplace: Creosote Buildup
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- 10.1.1 Plumbing - Water Heater: Drip pan: Discharge Line Not Installed

- ⌚ 10.1.2 Plumbing - Water Heater: Expansion Tank: Not Present
- 🔑 10.1.3 Plumbing - Water Heater: Seismic Straps missing
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- 🔧 11.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel: No More Breaker Spaces
- ⌚ 11.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Low Voltage Transformer Located In Panel
- ⚠ 11.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: SEC: Sheathing Cut Back Too Far
- ⚠ 11.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Breaker(s): Double Tapping
- ⌚ 11.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Breakers: Improper Brand/ Not Approved For Use In Panel According to Label
- ⌚ 11.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Double Lugged Neutrals
- 🔑 11.4.1 Electrical - Receptacles & Switches & Lights: Light Fixture: Damaged
- ⚠ 11.4.2 Electrical - Receptacles & Switches & Lights: Receptacle(s): Open Ground - 3 Prong
- ⌚ 11.4.3 Electrical - Receptacles & Switches & Lights: Receptacle(s): Not Functioning
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- ⌚ 11.4.5 Electrical - Receptacles & Switches & Lights: Receptacle: Weatherproof Cover Detached
- ⚠ 11.5.1 Electrical - GFCI & AFCI: Receptacle(s): No GFCI Protection Installed
- 🔧 12.1.1 Garage - Garage Door/ Door Opener: Garage Door: Loud Grinding/Squealing
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- ⚠ 12.1.3 Garage - Garage Door/ Door Opener: Garage Door: Spring Containment Cords Missing
- ⌚ 12.4.1 Garage - Ceiling, Walls & Firewalls: Walls/ Ceiling: Incomplete Fire Separation - Plumbing/Wiring
- ⌚ 13.2.1 Foundation, Crawlspace & Structure - Crawlspaces: Vapor Barrier: Partial/ Displaced

1: INSPECTION DETAILS

Information

In Attendance	Type of Building	Occupancy
Client's Agent	Detached, Single Family	Vacant, Utilities On
Temperature (approximate)	Weather Conditions	Lead Paint Test
70 Fahrenheit (F)	Clear, Damp, Rained in past 24 hours	No
Water Quality Test	Mold Test	
No	No	

Overview

PGR Home Inspections strives to perform all inspections in substantial compliance with the Standards of Practice set forth by the InterNACHI Standards of Practice. As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in the standards. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in my professional judgement, need general maintenance or monitoring, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection, and expire at the completion of the inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure. Refer to the Standards of Practice, and the Inspection Agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH. This inspection is a tool to assist you in your buying or selling decision, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.

Notice to Third Parties: This report is the property of PGR Home Inspections and the Client named herein and is non-transferable to any and all third-parties or subsequent buyers. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection.

Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks. Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances. Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Professional" in this

report relates to an individual or company whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES OF DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

THERMAL IMAGING: Infrared cameras are used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

COMPONENT LIFE EXPECTANCY: Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart with approximations can be viewed by visiting <http://prohitn.com/component-life-expectancies/>

PHOTOGRAPHS: Many photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge once you have completed reading the report. At that time I will be happy to answer any questions you may have, or provide clarification.

Comment Key - This report divides deficiencies into three categories:

Significant Defects/Safety Concern - Items or components that were not functional and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

Recommendations/ Deficiencies - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Licensed Contractor and are not considered routine maintenance or DIY repairs.

Maintenance Items/ Minor Defects/ Monitor - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than its categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again its the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

Other Definitions:

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in the home or building.

Satisfactory = Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear

Marginal = Indicates that component will likely require repair or replacement anytime within 5 years

Poor = Indicates the component will need repair or replacement now or in the very near future.

Left or Right of Home

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

2: EXTERIOR

		IN	NI	NP	O
2.1	Driveway, Walkway, Patio	X			
2.2	Exterior Components	X			X
2.3	Exterior Doors	X			X
2.4	Decks, Porches, Steps	X			X
2.5	Hose Bibs	X			X
2.6	Vegetation, Grading, Drainage	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Driveway, Walkway, Patio:
Driveway/ Walkway/ Patio
Material

Concrete

Driveway, Walkway, Patio:
Driveway/ Patio: Cracking
Present?

Yes, Cosmetic Mainly. Minor Displacement from settling. Monitor/ Repair as needed.

Exterior Components: Previous
Repairs?

Yes, Monitor for future issues, Inquire with seller for more information

Hose Bibs: Operable

Yes

Exterior Components: Siding,
Eave/Rake, Soffit, Fascia, Trim,
Flashing Material

Brick Veneer, Wood



Back of the home

Driveway, Walkway, Patio: Driveway/ Walkway/ Patio Condition Inspection Method

Driveways, sidewalks, patios/porches are inspected to determine their condition and effect on the structure of the home, reporting on any visual deficiencies that may be present such as cracking, displacement, etc. No deficiencies observed at inspection time unless noted in this report.



Exterior Components: Siding, Eaves/Rake, Soffit, Fascia, Trim, Flashing Inspection Method

- The exterior components were inspected looking for damage, potential water entry points, missing/ loose pieces, rot, improper installation etc. No deficiencies observed at inspection time unless noted in this report.



Exterior Doors: Exterior Door Inspection Method

All exterior doors were inspected by looking for damage, lack of proper flashing, operational issues etc. No deficiencies observed at inspection time unless noted in this report.

Decks, Porches, Steps: Decks, Porches, Steps Inspection Method

- Decks are inspected looking for water related damage, construction related deficiencies, and safety hazards.
- Slab porch(es) are inspected looking for damage or any other significant defects and to determine that they adequately slope away from the structure.
- The steps were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc.

No deficiencies observed at inspection time unless noted in this report.

Hose Bibs: Hose Bibs Inspection Method

The hose bibs were inspected by operating them (if weather permits) looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies observed at inspection time unless noted in this report.

Vegetation, Grading, Drainage: Grading/ Lot Drainage Inspection Method

The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No deficiencies observed at inspection time unless noted in this report.

Limitations

Exterior Components

NOT ALL FLASHINGS VISIBLE.

Visible flashings will be reported on, however not all flashings are visible due to normal building practices and exterior coverings blocking view.

Decks, Porches, Steps

ATTACHMENT: UNABLE TO VIEW, DISCLAIMER

Due to visibility, height limitations or barrier installation, the Inspector was unable to view the deck means of attachment to the home and disclaims responsibility for its inspection.

Decks, Porches, Steps

LIMITED FLASHING VISIBILITY

Inspection of the flashing components is limited to the readily accessible visible portions only. Due to the non-invasive nature of the inspection determining how far the flashing extends behind the ledger board was not possible.

Vegetation, Grading, Drainage

GRADING/ LOT DRAINAGE: GRADING LIMITATIONS

The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

Observations

2.2.1 Exterior Components

FASCIA: WOOD ROT

Wood rot found on the multiple areas of the fascia trim. Recommend a qualified professional repair or replace the damaged materials and installed necessary flashing where needed to prevent further damage and/or wood destroying insect attraction.

Recommendation

Contact a qualified professional.



Deficiencies/ Recommendations



Front left corner



Front of the home

2.2.2 Exterior Components

BRICK VENEER: PREVIOUS MOVEMENT/ DETACHED BRICK TIE

BACK OF THE HOME

Evidence of previous movement on the brick veneer around the bay window. Unable to move or shift the brick at time of inspection. The brick tie on the other side of the wall is not attached. Recommend a qualified professional evaluate further and repair as needed to help prevent possible future movement.

Recommendation

Contact a qualified professional.



Deficiencies/ Recommendations



Back of the home



2.3.1 Exterior Doors

EXTERIOR DOOR: WOOD ROT

Wood rot present on the lower door jambs/ trim. Recommend a qualified professional repair to prevent further damage and possible wood destroying insect attraction.

Recommendation

Contact a qualified professional.



Deficiencies/ Recommendations



Left side of home



Back door

2.4.1 Decks, Porches, Steps

STEPS: NO HANDRAIL

The steps have 4 or more risers present with no handrail. This may or may not have been a requirement when the home was built, however it is recommended to have a handrail/guardrail installed for safety reasons by a qualified professional.

Recommendation

Contact a qualified professional.



Deficiencies/ Recommendations



2.4.2 Decks, Porches, Steps

DECK POSTS: MOISTURE DAMAGE/ROT

The supporting deck posts have moisture damage and rot present on the lower portions. Although the deck has 2 supporting 2x8 girders for joist support it is recommend a qualified professional repair these posts to prevent further damage. Recommend inquiring with a qualified professional about adding post standoffs to get the posts up off the ground to help avoid moisture damage.

Recommendation

Contact a qualified professional.



2.5.1 Hose Bibs

HOSE BIB: LOOSE/ NOT SECURED WELL

The hose bibs on the left and back side of the home are not secured/mounted well which could result in possible damage and leaking if used regularly. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.



Left side of home



Maintenance/ Monitor/ Minor Items

2.6.1 Vegetation, Grading, Drainage

TREE OVERHANG: MINOR SHINGLE DAMAGE

Trees observed overhanging the roof. This has caused minor damage to the shingles in this area. Recommend a qualified tree service trim and a qualified roofing professional repair the shingles as needed.

Recommendation

Contact a qualified tree service company.



3: ROOF

		IN	NI	NP	O
3.1	Roofing Material	X			X
3.2	Gutters, Downspouts	X			X
3.3	Flashings	X			X
3.4	Vents, Other Roof Protrusions	X			X
3.5	Skylights	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Roofing Material: Material

Asphalt, Architectural

Roofing Material: Roof Type/Style

Gable

Roofing Material: Age of materials (If known) (Years)

Unknown, Confirm with seller,
Estimated 10-15 years

Roofing Material: Number of Layers

1

Roofing Material: Viewed From

Roof

Roofing Material: Previous Repairs Made?

No

Gutters, Downspouts: Gutters, Downspouts Material

Aluminum

Roofing Material: Roofing Material Condition Information

The roofing material was inspected at visible portions for proper roof connections, excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles (if applicable), and any other signs of damage or excessive age. No deficiencies observed at inspection time unless noted in this report.



Roofing Material: Deterioration: Normal

Although the asphalt shingles covering the roof of this home showed minor to moderate general deterioration, over they appeared to be adequately protecting the underlying home structure at the time of the inspection unless otherwise noted in the report.

Roofing Material: Architectural/ Dimensional Shingle

The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 20-30 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection. For a more accurate estimate of the remaining life an evaluation from a qualified roofing professional would be required.

Roofing Material: Granule Loss: Uniform Normal Aging

Asphalt shingles had uniform granule loss across the roof. According to shingle manufacturers and insurance companies, this is not a defective condition, but is a natural result of the aging process. The bond between asphalt and granules deteriorates over time as asphalt loses volatile compounds, dries and shrinks. It does not affect the ability of the shingles to shed water. No significant damage to roofing materials was observed unless otherwise noted.

Roofing Material: Warranties: check with seller

The roof warranty may not yet have expired. Confirmation would require documentation. The roofing material may have one warranty, two warranties, three warranties, or no warranty at all. A warranty may transfer once with the sale of the home, or it may transfer as a limited warranty, or it may transfer fully. Time limits for notifying the manufacturer of the sale of the home may exist. You should read the terms of any warranty carefully to determine whether any action is necessary by you, or by the seller, for the warranty to remain in effect.

Gutters, Downspouts: Gutters, Downspout Inspection Method

- The gutters were inspected looking for proper securement, debris, standing water, damage, etc.
- The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point.

No deficiencies observed at inspection time unless noted in this report.

Flashings: Flashing Inspection Method

Visible portions of the flashings were inspected looking for installation related deficiencies or damage. exposed fasteners (drip edge, sidewall, headwall, counter, etc). No deficiencies observed at inspection time unless noted in this report.

Vents, Other Roof Protrusions: Vents, Other Roof Protrusion Inspection Method

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No deficiencies observed at inspection time unless noted in this report.

Skylights: Skylight Inspection Method

Skylights are inspected looking for possible water intrusion points due to inadequate/ improper flashing and/or damage to the skylight that could result in water intrusion. Many times not all flashings are readily visible. No deficiencies were observed on day of inspection unless otherwise noted in the report.



Limitations

Roofing Material

FASTENER: DISCLAIMER

The Inspector did not directly view the fasteners and disclaims responsibility for confirming proper fastening of the asphalt shingles. Fasteners used to asphalt connect asphalt shingles to the roof were not visible. At the time of the inspection the shingle sealant strips were fully bonded. Because a fully bonded roof is the most important factor in the wind resistance of the shingles, breaking shingle bonds to view fasteners would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection. The Inspector observed no outward indication of fastener deficiencies.

Roofing Material

INSTALLATION: DISCLAIMER

Many different types, brands and models of asphalt shingles have been installed over the years, each with specific manufacturers installation recommendations that may or may not apply to similar-looking shingles. In addition, shingles have underlayment and fastening requirements that cannot be visually confirmed once the shingles have been installed without invasive measures that lie beyond the scope of the General Home Inspection. For this reason, the Inspector disclaims all responsibility for accurate confirmation of proper shingle roof installation. The Inspectors comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, but accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

Roofing Material

ROOF LIMITATIONS

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

Roofing Material

UNDERLAYMENT DISCLAIMER: EDGES VISIBLE ONLY

The underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only at representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

Gutters, Downspouts

DIAGNOSING GUTTER LEAK LIMITATIONS

Leaking gutters can not be diagnosed if the weather conditions were dry on the day of inspection. If leaks are noticed after taking ownership of the home, sealing may be needed at seams or endcaps.

Flashings

NOT ALL FLASHINGS VISIBLE

Most areas of flashings are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic or ceilings where the flashing was presumed to be in place.

Observations

3.1.1 Roofing Material



Maintenance/ Monitor/ Minor Items

SHINGLES: FIBERGLASS EXPOSED/ MODERATE GRANULE LOSS

The asphalt composition shingles exhibited moderate granule loss throughout several areas. the roof. Several areas have widespread fiberglass exposure, which once exposed accelerates deterioration of the shingle. No signs of moisture intrusion in these areas at time of inspection. Recommend monitoring for future issues and budget for replacement in the future.



Recommendation

Recommend monitoring.

3.2.1 Gutters, Downspouts



Maintenance/ Monitor/ Minor Items

GUTTERS: DEBRIS

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

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

Recommendation

Contact a handyman or DIY project



3.3.1 Flashings



Significant Deficiency/ Safety Hazard

CHIMNEY FLASHING: LOOSE/ DETACHED

The chimney flashing is loose/detached in the back side which can allow for unwanted moisture entry. Recommend a qualified professional repaired to prevent possible damage.

Recommendation

Contact a qualified professional.



3.4.1 Vents, Other Roof Protrusions

NAIL HEADS EXPOSED

Possible water intrusion point where nail heads are exposed on the rain boot and ridge vent. Recommend a qualified professional apply proper sealant to help prevent possible moisture intrusion.

 Deficiencies/ Recommendations

Recommendation

Contact a qualified professional.



4: ROOF STRUCTURE, ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
4.1	Roof Structure & Attic	X			X
4.2	Insulation	X			
4.3	Ventilation	X			
4.4	Plumbing Stack Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Roof Structure & Attic: Roof Framing Method

Conventional framing

Roof Structure & Attic: Roof Sheathing Method

Plywood

Insulation: Insulation Type

Fiberglass, Batt, Loose-fill

Insulation: Approximate Average

Insulation Depth (Range in Inches)

4-6

Ventilation: Ventilation Type

Soffit Vents, Gable Vents, Turbines

Roof Structure & Attic: Roof Structure Inspection Method

The roof structure was inspected at visible portions looking for any structural deficiencies, signs of moisture intrusion damage, or other deficiencies. No deficiencies observed at inspection time unless noted in this report.



Insulation: Insulation Inspection Method

The insulation (attic) was inspected to determine the approximate depth and type. Current energy star standards recommend a minimum R-30 rating. R-13 is the usual minimum in exterior wall cavities, however due to the non-invasive inspection determining the exact depth present in the walls is not possible. No deficiencies observed at inspection time unless noted in this report.

Ventilation: Ventilation Inspection Method

The attic ventilation is reported on by a visual inspection of said ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection. No deficiencies observed at inspection

time unless noted in this report.

Plumbing Stack Vents: Plumbing Stack Vents Inspection Method

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No deficiencies observed at inspection time unless noted in this report.

Limitations

Roof Structure & Attic

ATTIC INSPECTION LIMITED TO ACCESSIBILITY

The attic area was walked where possible, but not all areas were able to be safely traversed due to the ductwork, insulation, framing design, and/or personal items hindering full access to the attic. The attic inspection is limited to visually accessible portions only.

Observations

4.1.1 Roof Structure & Attic

MOISTURE STAINS: PREVIOUS LEAK EVIDENCE

ABOVE MASTER BEDROOM

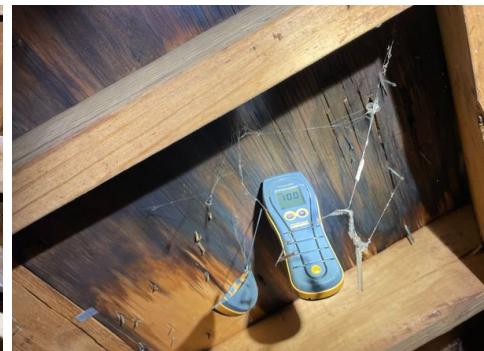
Moisture staining present from a previous issue. Moisture readings taken on inspection day were well within normal range. Recommend inquiring with the seller for more information and monitor for future issues.

Recommendation

Recommend monitoring.



Maintenance/ Monitor/ Minor Items



4.1.2 Roof Structure & Attic



Deficiencies/ Recommendations

ROOF STRUCTURE:

MOISTURE INTRUSION EVIDENCE

Moisture staining present on the roof sheathing around the master bathroom skylight. Due to the location of the moisture obtaining a moisture reading safely to confirm was not safely possible.

Recommend a qualified roofing professional evaluate further, repair as needed and evaluate the extent of the moisture damage to the roof decking and replace as needed.

Recommendation

Contact a qualified roofing professional.



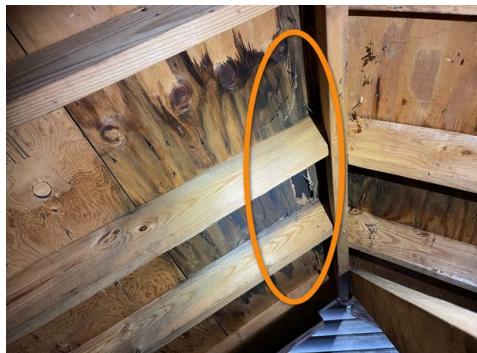
4.1.3 Roof Structure & Attic

ROOF DECKING: DAMAGED/ ROT**Deficiencies/ Recommendations**

Damaged/ rotted sheathing where the previous damage occurred above the master bedroom. This could result in further damage to the decking and/or shingles and possibly cause injury if someone was walking on the roof in this area. Recommend a qualified roofing professional repair as needed.

Recommendation

Contact a qualified professional.



5: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
5.1	Doors	X			X
5.2	Windows	X			X
5.3	Floors	X			
5.4	Ceiling/ Walls	X			X
5.5	Steps, Stairways & Railings	X			X
5.6	Ceiling Fans	X			
5.7	Doorbell	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Type/ Material Floors: Floor Coverings

Wood, Fixed, Single-hung Laminate, Carpet, Tile

Doors: Doors Inspection Method

The doors were inspected by operating a representative number, testing their operation, looking for damage, damaged hinges and hardware, improper latching, etc. I will try and operate every door in the home, but personal belongings may block accessibility to some. No deficiencies observed at inspection time unless noted in this report.

Windows: Window Inspection Method

The windows were inspected by operating a representative number, testing their operation, looking for damage, broken glass, failed seals, etc. I will try and operate every window in the home, but personal belongings may block accessibility to some. No reportable deficiencies were present unless otherwise noted in this report. No deficiencies observed at inspection time unless noted in this report.

Floors: Floor Inspection Method

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies, tripping hazards, squeaks, and damage. No deficiencies observed at inspection time unless noted in this report.

Ceiling/ Walls: Ceiling/ Walls Inspection Method

The ceilings and interior wall surfaces throughout the home were inspected looking for moisture intrusion issues, settlement cracks, or significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted to monitor while looking for significant defects. No deficiencies observed at inspection time unless noted in this report.

Steps, Stairways & Railings: Steps/ Stairways/ Railing Inspection Method

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies observed at inspection time unless noted in this report.

Ceiling Fans: Ceiling Fan Inspection Method

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No deficiencies observed at inspection time unless noted in this report.

Doorbell: Doorbell Inspection Method

The doorbell was tested by depressing the button and listening for a chime. No deficiencies observed at inspection time unless noted in this report.

Limitations

Floors

LIMITED VISIBILITY

Furniture blocked the view of portions of the floors in multiple locations (bedrooms, living room).

Recommend to perform a final walk through and examine the condition of the floors in these areas prior to closing.

Floors

SUBFLOOR VISIBILITY

Due to floor coverings visibility of the subfloor and its condition is not possible and therefore omitted from this inspection due to the non-invasive nature of the inspection.

Ceiling/ Walls

LEAD PAINT: DISCLAIMER

Because the home was built before 1978 chances are high that it contains lead paint. More than 80 percent of homes built before 1978 contain lead paint. Over time, paint oxidizes and a powder- containing lead- forms on the painted surface. On the exterior of the home, rain washes this powder into the soil, where toxins become increasingly concentrated as lead accumulates over time. At the interior, powder for oxidized paint also accumulates on painted surfaces but can find its way onto and into a variety of other parts of a home, including floor-covering materials and furniture. It can be transferred into the human body when these surfaces/materials are touched and then enter the body through the mouth. Obviously this is a concern with children in a home. Although not as common, eating paint chips is also a potential exposure source. Soil around the perimeter of older homes may contain lead even if the home has been recently re-painted. To gain an accurate idea of the extent of any potential lead problem would require a full specialist inspection that would follow established protocols. Testing performed using inexpensive kits available in hardware stores will not provide comprehensive information concerning the actual extent of any potential problem related to the presence of lead paint at the home. Much information about lead paint is available online. The Inspector did not test for lead paint.

Ceiling/ Walls

WALL CONDITION: SETTLEMENT CRACKS/ LIMITATIONS

Accurately addressing the severity of settlement crack(s) and their direct cause is beyond the scope of a home inspection as I have no knowledge of how long the cracking has been in place, whether or not it has been recently active, and what conditions may have contributed to its formation. I will report on the visual condition of cracking at the time of inspection. Only a foundation contractor or structural engineer (P.E.) can determine the severity and cause of settlement or settlement cracks and they should be consulted as desired.

Observations

5.1.1 Doors

DOORS: DOES NOT LATCH PROPERLY

2ND FLOOR GUEST BATHROOM CLOSET

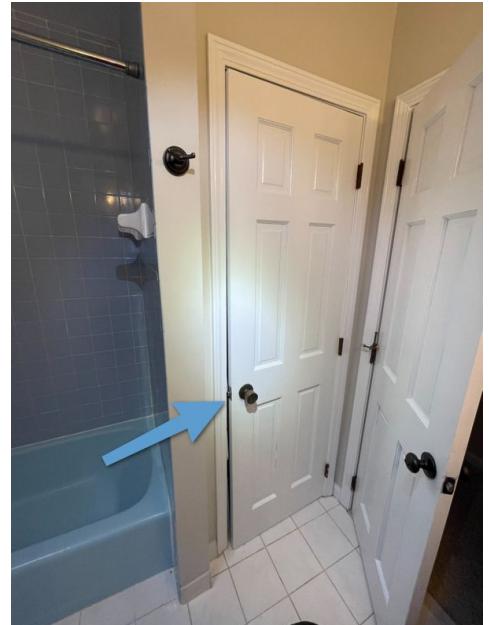
The 2nd Floor bathroom closet door does not latch properly. Recommend a qualified professional repair as needed.

Recommendation

Contact a qualified professional.



Maintenance/ Monitor/ Minor Items



5.2.1 Windows

WINDOW: FAILED SEAL

Deficiencies/ Recommendations

FRONT DOOR

One window present with evidence of a failed window seal. Recommend a qualified window professional repair or replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.



Front door

5.2.2 Windows

WINDOW: NO TEMPERED GLASS

Deficiencies/ Recommendations

The large window in the living room did not have tempered glass. Modern safety standards require tempered glass for windows that meet all of the following requirements: 1. Exposed area of an individual pane is greater than 9 sq. ft. 2. The bottom edge is less than 18 inches above the floor. 3. The top edge of the same piece of glass is 36 inches or more above the floor. 4. If one or more walking surfaces are within 36 inches horizontally of the glazing. Tempered glass may not have been required at this window when the home was originally built, and homes are not required to be updated to comply with newly enacted safety standards. For safety reasons, consider consulting with a qualified professional regarding having tempered glass installed in the home wherever necessary to comply with modern safety standards. All work should be performed by a qualified contractor..

Recommendation

Contact a qualified professional.



5.2.3 Windows

WINDOWS: UNABLE TO OPEN

Majority of the windows were unable to be opened, due to being painted shut or lack of use for a significant period of time, without potentially causing damage. Recommend a qualified professional restore all windows to functional use.

Recommendation

Contact a qualified professional.



Maintenance/ Monitor/ Minor Items

5.5.1 Steps, Stairways & Railings



Deficiencies/ Recommendations

STEPS: NO HANDRAIL

The steps have 4 or more risers present with no handrail. This may or may not have been a requirement when the home was built, however it is recommended to have a handrail/guardrail installed for safety reasons by a qualified professional.

Recommendation

Contact a qualified professional.



6: KITCHEN

		IN	NI	NP	O
6.1	Countertops & Cabinets	X			
6.2	Range/Oven/Cooktop/Exhaust	X			
6.3	Refrigerator	X			X
6.4	Dishwasher	X			
6.5	Built-in Microwave			X	
6.6	Sink, Plumbing	X			
6.7	Garbage Disposal	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Range/Oven/Cooktop/Exhaust:
Range/Oven Brand

GE

Refrigerator: Brand

Galaxy, Whirlpool

Range/Oven/Cooktop/Exhaust:
Range/Oven Energy Source

Electric

Dishwasher: Brand

Amana

Range/Oven/Cooktop/Exhaust:
Exhaust Type

Re-circulate

Garbage Disposal: Previous Leak Evidence?

No leaking at time of inspection

Countertops & Cabinets: Countertops & Cabinets Inspection Method

The cabinets and countertops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No deficiencies observed at inspection time unless noted in this report.


Range/Oven/Cooktop/Exhaust: Oven, Range Inspection Method

All of the heating elements on the range were turned to High, and the oven set to 350 degrees in Bake mode. Thermal imaging used to show all the heating elements are operating at time of inspection. No other stove/oven functions are tested. No deficiencies observed at inspection time unless noted in this report.



Refrigerator: Refrigerator Inspection Method

The refrigerator was inspected visually only and by taking a temperature reading. Water dispensers, if applicable, are tested that for operation at time of inspection. Ice makers are tested to determine if the dispenser works and ice is present at time of inspection. Due to time constraints determining if the ice maker is producing new ice is beyond the scope of a general home inspection. The unit's efficiency not tested for. No deficiencies observed at inspection time unless noted in this report.



Dishwasher: Dishwasher Inspection Method

The dishwasher was operated by running a wash cycle and looking for leaks. The unit's efficiency of cleaning dishes is not tested for. No deficiencies observed at inspection time unless noted in this report.



Sink, Plumbing: Kitchen Sink Inspection Method

- The kitchen sink was inspected by ensuring the sink is secured to the countertop, operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies.
- The supply and drain pipes were inspected looking for leaks, improper installation, proper trap setup and other deficiencies.

No deficiencies observed at inspection time unless noted in this report.



Garbage Disposal: Garbage Disposal Inspection Method

The disposal connection points, drain pipes, electrical wiring and operation were all inspected for deficiencies. No deficiencies observed at inspection time unless noted in this report.

Observations

6.3.1 Refrigerator

ICEMAKER: NO ICE PRESENT

Maintenance/ Monitor/ Minor Items

There was no ice present in the icemaker at time of inspection. The unit was off. Recommend consulting with the seller to confirm that the ice maker is functional and in satisfactory condition and/or have a qualified appliance repair professional evaluate and repair as needed.

Recommendation

Contact the seller for more info



6.7.1 Garbage Disposal

DISPOSAL: MISSING BUSHING/GROMMET

Deficiencies/ Recommendations

A protective bushing/grommet is missing around the wire entry point. Consistent vibrations from the disposal can result in damage to the sheathing/conductors. Recommend a qualified professional install a protective bushing to prevent possible damage.

Picture provided showing one example of a protective wire bushing.

Recommendation

Contact a qualified professional.



7: BATHROOMS

		IN	NI	NP	O
7.1	Cabinets, Countertops	X			
7.2	Sinks, Tubs/Showers, Toilets, Plumbing	X			X
7.3	Exhaust Fans	X			X
7.4	Whirlpool Tub	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cabinets, Countertops: Cabinets, Countertops Inspection Method

The cabinets and countertops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No deficiencies observed at inspection time unless noted in this report.



Sinks, Tubs/Showers, Toilets, Plumbing: Sinks, Shower, Toilets Inspection Method

- The sink(s), tubs/shower were inspected by operating the faucet valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc.
- The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor.

No deficiencies observed at inspection time unless noted in this report.



Sinks, Tubs/Showers, Toilets, Plumbing: Plumbing and Drainage Inspection Method

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No deficiencies observed at inspection time unless noted in this report.

Exhaust Fans: Exhaust Fans Inspection Method

The bath ventilation fan(s) were tested by operating the switch and testing it is pulling air and that it is venting to the exterior. Ventilation fans are recommended for all bathrooms containing a shower or tub. A window in a bathroom can substitute for a fan, but

a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies observed at inspection time unless noted in this report.

Whirlpool Tub: Whirlpool Tub Inspection Method

The jetted tub was inspected by filling the tub and then initiating the motor to check that the motor was functional. The tub was then drained to check for leaks and/or damage or cracking in the tub. No deficiencies observed at inspection time unless noted in this report.



Limitations

Sinks, Tubs/Shower, Toilets, Plumbing

TUB AND SINK OVERFLOW LIMITATIONS

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

Observations

7.2.1 Sinks, Tubs/Shower, Toilets,
Plumbing



Deficiencies/ Recommendations

SHOWER/BATHTUB: LEAKY DIVERTER

2ND FLOOR GUEST BATHROOM

The 2nd floor bathroom has a leaky shower diverted valve resulting in water waste. Recommend repair or replacing the tub diverter by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



7.2.2 Sinks, Tubs/Showers,
Toilets, Plumbing



Maintenance/ Monitor/ Minor Items

TOILET: LOOSE

1ST FLOOR POWDER ROOM

Toilet is loose at the base. Recommend a qualified plumbing professional evaluate and repair. It may just need to be tightened at the anchor bolts or there may be an issue with the flange. No signs of leaking on the interior of the home observed at time of inspection.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Powder Room

7.2.3 Sinks, Tubs/Showers, Toilets, Plumbing



Maintenance/ Monitor/ Minor Items

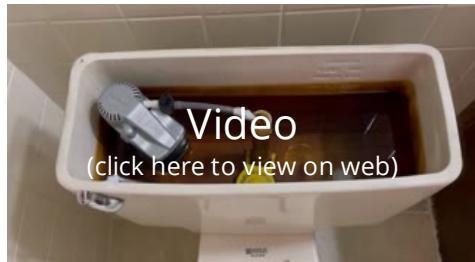
TOILET: RUNNING

1ST FLOOR POWDER ROOM

Toilet was running during time of inspection which may indicate a defective fill valve or flapper. Recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



7.3.1 Exhaust Fans

EXHAUST FAN: VENTS INTO ATTIC

MASTER BATHROOM

Bathroom fan vents into the attic, which can cause moisture, increased humidity and possible mold growth. Recommend a qualified professional properly terminate the exhaust to the exterior.

Recommendation

Contact a qualified professional.



Deficiencies/ Recommendations



Master Bathroom

7.4.1 Whirlpool Tub



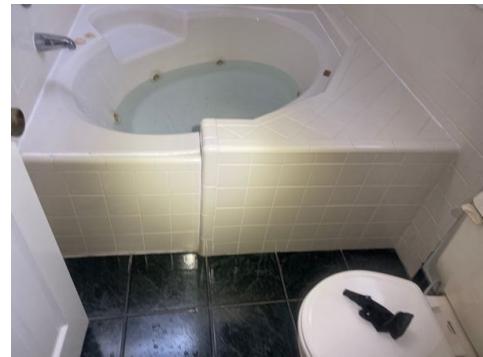
Maintenance/ Monitor/ Minor Items

WHIRLPOOL TUB: NO ACCESS PANEL

No access panel for the jetted tub for the motor and plumbing components. These are needed to perform maintenance on the components if needed. Unable to determine if any leaks are present. Recommend a qualified professional install an access panel and verify no issues are present and repair as needed.

Recommendation

Contact a qualified professional.



7.4.2 Whirlpool Tub



Deficiencies/ Recommendations

WHIRLPOOL TUB: SLOW DRAINAGE/ DEFECTIVE STOPPER

The whirlpool bathtub was draining extremely slow at time of inspection. When attempting to fill the tub the stopper was very difficult to engage therefore the issue may lie with the tub stopper. It is possible the stopper is defective and would not open properly in order to drain. Recommend a qualified plumbing professional evaluate further and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



8: LAUNDRY ROOM

		IN	NI	NP	O
8.1	Laundry Room	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Laundry Room: Washer/ Dryer Present

Yes

Laundry Room: Dryer Vent Material/ Power Source

Metal (Flex), Electric

Laundry Room: Dryer Receptacle: 3 Prong or 4 Prong?

The dryer receptacle is three pronged unlike today's more common 4 prong. If installing your own dryer you may need to switch out your dryer cord to a 3 prong cord.

Laundry Room: Washer Hoses

Recommend replacing hoses upon taking ownership of the home.

Laundry Room: Washer, Dryer Inspection Method

The inspection of the laundry area is limited to visual portions only and looking for leaks at the washer connections. If a washer and dryer is present they are not moved for accessibility. Washers and dryers are also not tested for functionality.


Laundry Room: Dryer Vent Inspection Method

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies observed at inspection time unless noted in this report.

Recommend cleaning out the dryer vent at least once annually.

Limitations

Laundry Room**DRYER EXHAUST VENT: VISUAL INSPECTION ONLY**

A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, if present, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, which is a potential fire hazard. The Inspector recommends that you have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts. All work should be performed by a qualified contractor.

9: HEATING & COOLING

		IN	NI	NP	O
9.1	Heating/Cooling Equipment	X			X
9.2	Thermostat	X			
9.3	Distribution System	X			X
9.4	Gas/LP Firelogs & Fireplaces	X			X
9.5	Chimneys, Flues	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Mode HVAC System Tested In
Both Heating and Cooling Mode

Air Supply (F) Cooling Mode
2nd Floor
51.1



Air Supply (F) Cooling Mode
1st Floor
42.3



Return Air (F) Cooling Mode
1st Floor
64.6

Return Air (F) Cooling Mode
2nd Floor
71.1



Air Supply (F) Heating Mode
1st Floor
113



Air Supply (F) Heating Mode
2nd Floor
139.1

Return Air (F) Heating Mode
1st Floor
66

Return Air (F) Heating Mode
2nd Floor
82.4



Was the unit producing Cool/ Hot air at time of inspection?

Yes

Heating/ Cooling Equipment:

Heating/ Cooling System Brand
Goodman, International Comfort Products

Heating/Cooling Equipment:
Manufactured Date (GOODMAN)

1999

Heating/Cooling Equipment:
Manufactured Date (ICP)

2018

Heating/Cooling Equipment:
Energy Source/Type

Electric, Heat Pump, Package Unit
(HEATING/COOLING)

Thermostat: Location

2nd Floor Hallway, 1st Floor
Hallway

Thermostat: Operated the Unit(s)

Yes

Distribution System: Condition

Aged, Marginal

Distribution System: Ductwork
Insulated

Gas/LP Firelogs & Fireplaces:
Type of Fireplace

Wood Burning

Chimneys, Flues: Chase/ Flue Material

Brick, Tile

Chimneys, Flues: Viewed From Roof

HVAC Testing Inspection Method

The inspection of the HVAC system is limited to the response of the system at the thermostat in both heating and cooling modes depending on the outside temperature. If a more thorough inspection is desired, an HVAC contractor should be consulted.

- AC - What's Inspected?** Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.
- FURNACE - What's Inspected?** Inspection of gas-fired furnaces typically includes visual examination of the following: Cabinet exterior; Fuel supply and shut-off (not tested); Electrical shut-off; Adequate combustion air; Proper ignition; Burn chamber conditions (when visible); Combustion exhaust venting; Air filter and blower; Plenum and ducts; Response to the thermostat; Return air system; and Condensate drain components (where applicable).

Air Supply and Return Information

The typical temperature differential between return and supply air is 14 - 20 degrees in cooling mode, and 15 - 40 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc. These readings are shown to show the system responded to normal operating controls at the time of inspection, and not to show the exact temperature differential produced by the system, the efficiency, or performance of the system; which lies beyond the scope of a home inspection.

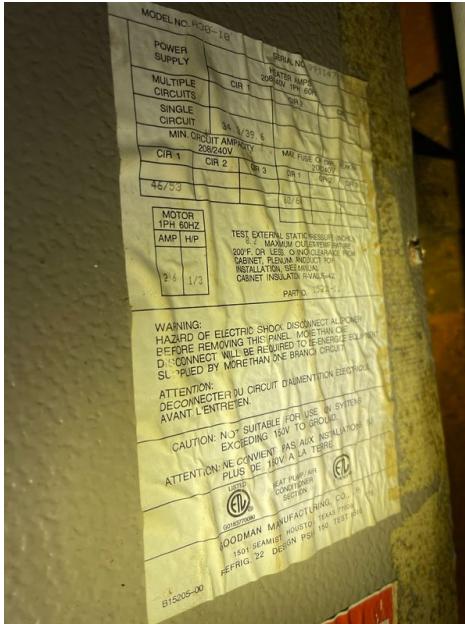
Presence of Heat Source In Each Room

A heating and cooling source was present in each room unless otherwise noted in the report.

Heat Pump Installed

The home HVAC system included a heat pump. Heat pumps work in a manner similar to a refrigerator, taking heat from one area and expelling it to another area. For residential applications, the heat pump can be reversed. It can pull heat from outside and discharge it inside the home (heating the home), or it can take heat from inside the home and discharge it outside (cooling the home).

Heating/Cooling Equipment: Heating/Cooling System - Data Plate(s)



Heating/Cooling Equipment: In-Sight Disconnect Present

Yes

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.

Heating/Cooling Equipment: HVAC System Contains R-22/ HCFC-22 Refrigerant

The system contains R-22/ HCFC-22 refrigerant. This refrigerant is being phased out and will no longer be produced or imported in order to help protect the stratospheric ozone layer. Existing units can continue to use and be serviced with R-22/ HCFC-22 until inventory is depleted, but it may be expensive and/or difficult to obtain. This is just for your reference, so you are not blindsighted if additional refrigerant is required during servicing.

Thermostat: Thermostat Inspection Method

The thermostats were operated and they initiated the HVAC systems at the time of inspection. No deficiencies observed at inspection time unless noted in this report.

Programmable thermostats can help reduce utility costs by programming the thermostat to raise and lower home temperatures at key times like when you are away from home (during work) or while sleeping.

Distribution System: Ductwork Inspection Method

The ductwork appeared to be sealed and supported well at visible portions. No deficiencies observed at inspection time unless noted in this report.

Distribution System: Duct Cleaning

It is unknown the last time the duct work has been adequately cleaned. It is recommended to have a qualified professional thoroughly clean the ductwork.

Gas/LP Firelogs & Fireplaces: Fireplace Inspection Method

- The gas/LP fireplace (if applicable) was tested for satisfactory operation and for potential gas leaks around the supply.

-
- The wood burning fireplace was visually inspected for proper hearth dimensions, door/ screen condition, firebox and damper condition.

No deficiencies observed at inspection time unless noted in this report.



Chimneys, Flues: Chimney Inspection Method

The chimney was inspected looking for defects such as firebox condition, damper condition, damage to the flue, presence of creosote buildup, joints aligned, stability of chimney chase, proper venting. No deficiencies observed at inspection time unless noted in this report.

Limitations

Distribution System

NOT ALL DUCTS/ CONNECTION POINTS VISIBLE

Ducts located within the ceiling and/or walls and were not visible due to the non-invasive nature of the inspection.

Gas/LP Firelogs & Fireplaces

WOOD BURNING FIREPLACE: DISCLAIMER

The home contained a wood-burning fireplace. It was not operated. Full inspection of wood-burning fireplaces exceeds the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>

Chimneys, Flues

CHIMNEY CHASE/FLUE LIMITED VISIBILITY

Due to the design visibility of the chase and/or flue was limited to readily visible portions. Recommend a qualified chimney contractor evaluate any issues reported on and perform an annual chimney sweep (if applicable)

Chimneys, Flues

FLUE: DISCLAIMER

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Observations

9.1.1 Heating/Cooling Equipment

HVAC SYSTEM MAINTENANCE: GENERAL RECOMMENDATION



Maintenance/ Monitor/ Minor Items

It is unknown when the last time the system was serviced therefore it is highly recommended to sign up with a local HVAC company for there annual or bi-annual service maintenance plan and have the system serviced upon taking ownership of the home. Doing so will help ensure your HVAC system is running efficiently during each heating and cooling season, helping to maximize the life expectancy of the system.

Recommendation

Contact a qualified HVAC professional.

9.1.2 Heating/Cooling Equipment

HVAC SYSTEM(S): AT OR NEAR TYPICAL LIFE EXPECTANCY



Deficiencies/ Recommendations

The GOODMAN HVAC system is 21 years old and is at or near its typical life expectancy. Although the unit was functioning at time of inspection it is still recommended to have the unit serviced and evaluated by a licensed HVAC contractor prior to the end of the inspection period if possible. Recommend monitoring the effectiveness of the unit, sticking to a consistent maintenance schedule and recommend budgeting for replacement in the future.

Recommendation

Contact a qualified HVAC professional.

9.1.3 Heating/Cooling Equipment

DRAIN PAN: HEAVY RUST



Deficiencies/ Recommendations

Heavy rust present in a the drain/overflow pan. No signs of leaking current leaking, however over time pinhole leaks could develop. Due to the age of the system, servicing is recommended Recommend monitoring the pan and ceiling below it for future issues and budget for replacement in the future.

Recommendation

Contact a qualified HVAC professional.



9.3.1 Distribution System

DUCT INSULATION: DAMAGED

Duct insulation is damaged in the attic around multiple supply ducts. This can result in increased sweating and reduce efficiency. Recommend a qualified professional repair as needed.

Recommendation

Contact a qualified professional.



SW portion of attic. Above room over the garage



Above Master Bedroom



Deficiencies/ Recommendations

9.4.1 Gas/LP Firelogs & Fireplaces

FIREPLACE: CREOSOTE BUILDUP

There was creosote in the chimney flue and firebox. Recommend a qualified fireplace or chimney contractor clean prior to first use and continue on an annual basis.

Recommendation

Contact a qualified chimney sweep.



Maintenance/ Monitor/ Minor Items

9.4.2 Gas/LP Firelogs &
Fireplaces



Maintenance/ Monitor/ Minor Items

FIREPLACE: DAMPER HANDLE MISSING

The fireplace damper handle is missing. Recommend installing a new handle to improve functionality.

Recommendation

Contact a qualified professional.



10: PLUMBING

		IN	NI	NP	O
10.1	Water Heater	X			X
10.2	Drain, Waste, & Vent Systems	X			
10.3	Water Supply, Distribution Systems & Fixtures	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Water Heater: Power Source/Type Water Heater: Manufactured Year **Water Heater: Location**
 Electric, Tank 2011 Garage

Water Heater: Capacity
 50

Water Heater: Leak/Corrosion Evidence?
 No leaking observed at inspection

Water Source
 Public

Main Water Shut Off Location
 Front yard at the meter

Drain, Waste, & Vent Systems: Material
 PVC

Water Supply, Distribution Systems & Fixtures: Distribution/Supply Material
 CPVC



Water Heater: Water Heater Inspection Method

The water heater was tested to see if it produced hot water at the time of inspection. Visual portions were inspected looking for signs of leaking, corrosion and/or proper setup, etc. No deficiencies observed at inspection time unless noted in this report.



Water Heater: TPRV Inspection Method

The Temperature Pressure Relief Valve (TPRV) was inspected (if present) for signs of leaking, proper exterior termination, proper discharge pipe material. These are not tested due to the fact that once they are tested, they can continue to leak. These valves allow the water heater to expel water and pressure if the tank reaches over 150psi, or the water temperature exceeds 210 degrees. No deficiencies observed at inspection time unless noted in this report.

Water Heater: Manufacturer

Whirlpool

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.](#)

Drain, Waste, & Vent Systems: Drain, Waste & Vent Systems Inspection Method

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies. No deficiencies observed at inspection time unless noted in this report.

Water Supply, Distribution Systems & Fixtures: Supply and Distribution Pipes Inspection Method

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

Limitations

Water Source, Main Water Shut Off

WATER METER: LOCKED

The lid to the water meter is locked at time of inspection therefore inspector was unable to determine if the meter can is flooded or leaking. Inspector disclaims any issues inside the water meter can.

Drain, Waste, & Vent Systems

MOST NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Water Supply, Distribution Systems & Fixtures

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Observations

10.1.1 Water Heater



Deficiencies/ Recommendations

DRIP PAN: DISCHARGE LINE NOT INSTALLED

The drain pan discharge line was never installed and therefore does not drain to the exterior should a leak to occur. Recommend a qualified plumbing professional install and terminate the drain pan discharge line to the exterior of the home.

Recommendation

Contact a qualified professional.



10.1.2 Water Heater



Deficiencies/ Recommendations

EXPANSION TANK: NOT PRESENT

This water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. Consider consulting with a qualified plumbing contractor about the need for the installation of an expansion tank on this system.

Recommendation

Contact a qualified plumbing contractor.



10.1.3 Water Heater



Maintenance/ Monitor/ Minor Items

SEISMIC STRAPS MISSING

Water heater is missing seismic straps which are recommended for the area. Recommend a qualified professional install on the top and bottom third of the tank.

Recommendation

Contact a qualified professional.



10.1.4 Water Heater

TPRV DISCHARGE PIPE: IMPROPER MATERIAL AND INSTALL**Deficiencies/ Recommendations**

The temperature pressure relief valve discharge pipe is installed improperly. The pipe should always drain by gravity and never have an uphill slope. PVC pipe also is not an approved material for this use. (List of approved materials is provided)

The TPRV discharge line should terminate to the exterior, to a drain pan or drain no more than 6 inches off the ground and to an area visible to the occupant. Recommend a qualified plumbing contractor repair.

Recommendation

Contact a qualified plumbing contractor.

**P2906.5 Water Distribution Pipe**

Water distribution piping within *dwelling units* shall conform to NSF 61 and shall conform to one of the standards indicated in Table P2906.5. Water distribution pipe and tubing shall have a pressure rating of not less than 100 psi at 180°F (689 kPa at 82°C).

**TABLE P2906.5
WATER DISTRIBUTION PIPE**

MATERIAL	STANDARD
Chlorinated polyvinyl chloride (CPVC) plastic pipe and tubing	ASTM D2846; ASTM F441; ASTM F442/F442M; CSA B137.6
Chlorinated polyvinyl chloride/aluminum/chlorinated polyvinyl chloride (CPVC/AL/CPVC) plastic pipe	ASTM F2855
Copper or copper-alloy pipe	ASTM B42; ASTM B43; ASTM B302

Copper or copper-alloy tubing (Type K, WK, L, WL, M or WM)	ASTM B75/B75M; ASTM B88; ASTM B251; ASTM B447
Cross-linked polyethylene (PEX) plastic tubing	ASTM F876; CSA B137.5
Cross-linked polyethylene/aluminum/cross-linked polyethylene (PEX-AL-PEX) pipe	ASTM F1281; ASTM F2262; CSA B137.10
Cross-linked polyethylene/aluminum/high-density polyethylene (PEX-AL-HDPE) pipe	ASTM F1986
Galvanized steel pipe	ASTM A53
Polyethylene/aluminum/polyethylene (PE-AL-PE) composite pipe	ASTM F1282
Polyethylene of raised temperature (PE-RT) plastic tubing	ASTM F2769; CSA B137.18
Polypropylene (PP) plastic pipe or tubing	ASTM F2389; CSA B137.11
Stainless steel (Type 304/304L) pipe	ASTM A312; ASTM A778

10.1.5 Water Heater

WATER HEATER: REACHING TYPICAL LIFE EXPECTANCY



Maintenance/ Monitor/ Minor Items

The water heater is 9 years old. Based on average life expectancies of water heaters it is reaching its average lifespan. The unit was producing sufficient hot water at time of inspection however. Not knowing the last time the unit was serviced (drained to remove sediment, evaluate heating elements,etc) it is recommended to have a qualified plumber service the unit. Recommend maintaining annual maintenance on the unit, monitor its effectiveness and recommend budgeting for replacement in the future.

Recommendation

Contact a qualified plumbing contractor.

11: ELECTRICAL

		IN	NI	NP	O
11.1	Service Entrance Conductors	X			X
11.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
11.3	Branch Wiring Circuits, Breakers & Fuses	X			X
11.4	Receptacles & Switches & Lights	X			X
11.5	GFCI & AFCI	X			X
11.6	Smoke/ CO Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground, Aluminum

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Shut Off Location
Panel



Branch Wiring Circuits, Breakers & Fuses: Branch Wire Circuits
Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Crouse-Hinds

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity/ Type
200 AMP, Breakers

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Service Entrance Conductors: Service Entry Conductor Inspection Method

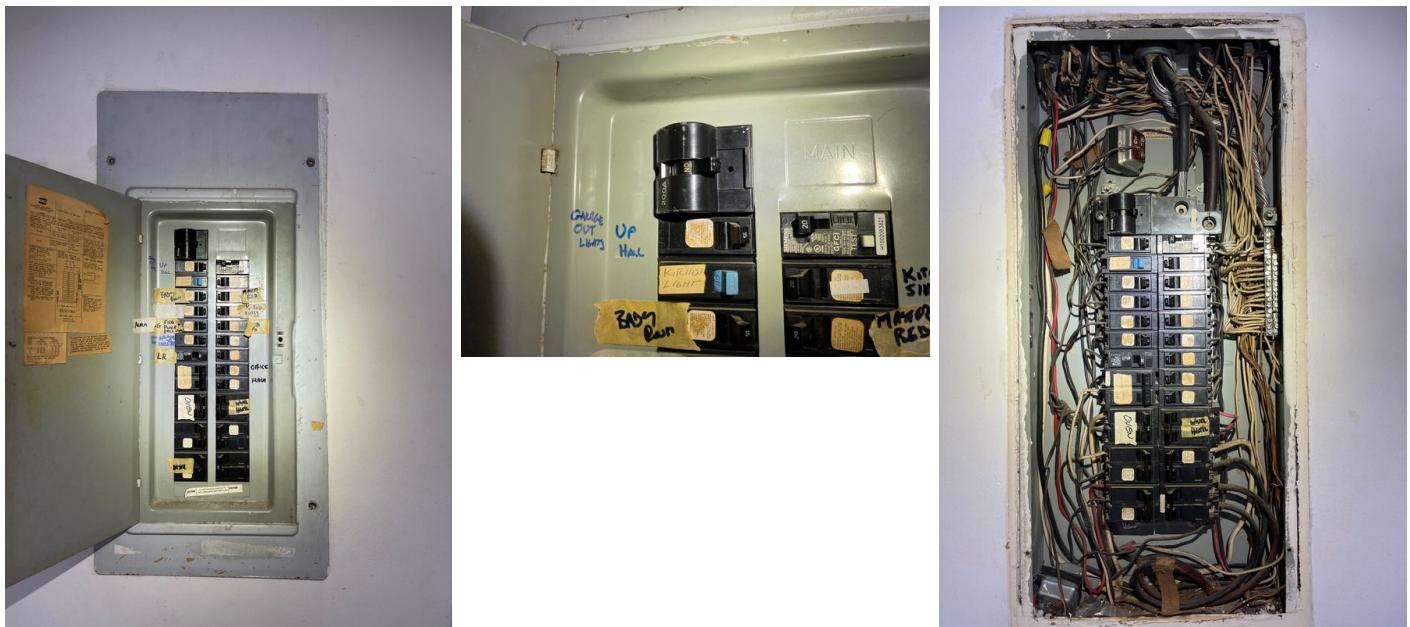
The meter and conduit appeared to be in satisfactory condition. No deficiencies observed at inspection time unless noted in this report.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Panel/ Service Equipment/ Disconnect Inspection Method

- The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel.
- The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

No deficiencies observed at inspection time unless noted in this report.



Branch Wiring Circuits, Breakers & Fuses: Breaker, Circuit Inspection Method

The breakers were inspected looking for any visible signs of damage due to arcing, heat, loose connections, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies observed at inspection time unless noted in this report.

Receptacles & Switches & Lights: Receptacles/ Switches / Lights Inspection Method

- A representative number of receptacles were tested with a polarity tester to confirm proper wiring.
- A representative number of switches and lights were tested throughout the home and were found to be in good working order.

No deficiencies observed at inspection time unless noted in this report.

GFCI & AFCI: AFCI/ GFCI Breaker/ Receptacle Inspection Method

- The AFCI (Arc fault circuit interrupter) breakers or receptacles are designed to help prevent electrical fires that can be caused by potentially dangerous arc-faults in an electrical circuit. An arc-fault is an unintentional arcing condition that occurs in an electrical circuit. Arcing can create high intensity heat, which may over time ignite surrounding material such as wood framing or insulation. It may not have been a requirement at the time the home was built, however it is highly recommended to install these either at a receptacle location upstream in the circuit or by installing an AFCI breaker in the panel.
- Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is noticed between the "hot" and "neutral" conductors. This protection is required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: Bathrooms, Kitchens, On the Exterior, In garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

No deficiencies observed at inspection time unless noted in this report.

Smoke/ CO Detectors: Smoke Detector, Carbon Monoxide Detector Inspection Method

Detectors were tested to confirm satisfactory operation. Recommend testing monthly to ensure they are functioning properly. No deficiencies were found unless otherwise noted in the report. Smoke alarms are recommended for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend testing the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety

are recommended by the NFPA, and can be found here: <http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>

If your home has an attached garage and/or gas appliances/systems it is recommended to have at least one Carbon Monoxide detector inside the garage entry and on each floor of the home.

Limitations

Service Entrance Conductors

GROUNDING CONDUCTOR/ROD

The grounding conductor and rod are not visible.

Branch Wiring Circuits, Breakers & Fuses

LOW VOLTAGE WIRING

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, alarm systems, low voltage lighting and applicable wiring, etc.

Observations

11.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Maintenance/ Monitor/ Minor Items

MAIN PANEL: NO MORE BREAKER SPACES

The main electrical service panel was full and had no room for additional circuit breakers. You may wish to consult with a qualified electrical contractor to discuss options and costs if you wish to add additional circuits.

Recommendation

Contact a qualified electrical contractor.

11.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device



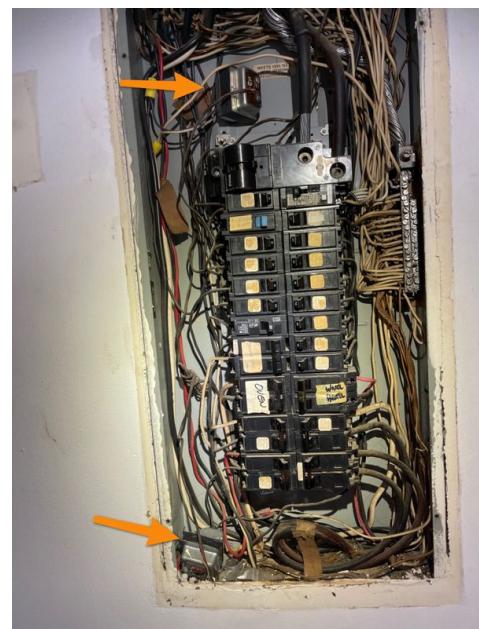
Deficiencies/ Recommendations

LOW VOLTAGE TRANSFORMER LOCATED IN PANEL

Per today's standards low voltage transformers, like these, are not allowed to be present inside the panel box. This may not have been a requirement at the time the home was built. It is still recommended to have a licensed electrician relocate the low voltage transformers.

Recommendation

Contact a qualified electrical contractor.



11.2.3 Main & Subpanels,
Service & Grounding, Main
Overcurrent Device

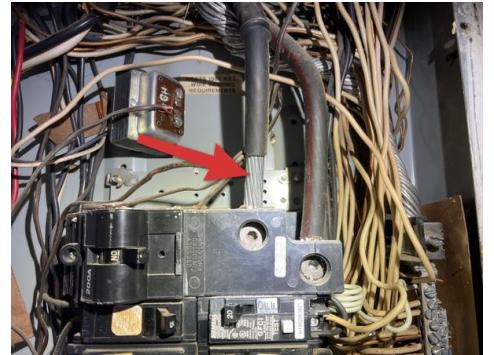
⚠ Significant Deficiency/ Safety Hazard

SEC: SHEATHING CUT BACK TOO FAR

The sheathing on the service entrance conductor is cut back too far exposing a possibly hazard situation for anyone accessing the panel. Recommend a qualified electrician repair.

Recommendation

Contact a qualified electrical contractor.



11.3.1 Branch Wiring Circuits, Breakers & Fuses

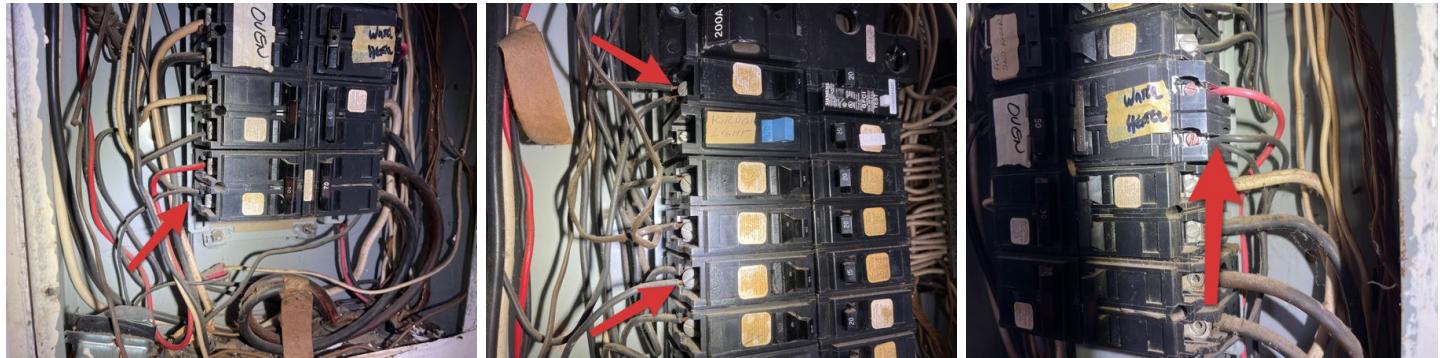
⚠ Significant Deficiency/ Safety Hazard

BREAKER(S): DOUBLE TAPPING

Double tapped breakers present. The circuit breaker isn't designed to hold two conductors, the conductors could come loose at some point in the future, even if they feel very tight today. Loose conductors can lead to overheating, arcing, and possibly a fire. Recommend a licensed electrician repair.

Recommendation

Contact a qualified electrical contractor.



11.3.2 Branch Wiring Circuits, Breakers & Fuses

BREAKERS: IMPROPER BRAND/ NOT APPROVED FOR USE IN PANEL ACCORDING TO LABEL

This panel has circuit breakers in use that are not manufactured by the company that manufactured the panel itself or are approved to be installed in the panel according to the panel label. There are certain breakers that are UL classified as being compatible to fit in other manufacturers panels therefore it is recommended a licensed electrician evaluate and replace as needed.

Recommendation

Contact a qualified electrical contractor.



11.3.3 Branch Wiring Circuits, Breakers & Fuses

DOUBLE LUGGED NEUTRALS

Double lugged neutrals are present in the panel. There should not be more than one neutral under the same screw on the bus bar. This creates an issue if one of the circuits needs to be isolated. Also neutral conductors can be current-carrying and can become loose over time producing heat and a potential fire hazard. This was not added to the National Electric Code until 2002, however it is still recommended a licensed electrician repair.

Recommendation

Contact a qualified electrical contractor.

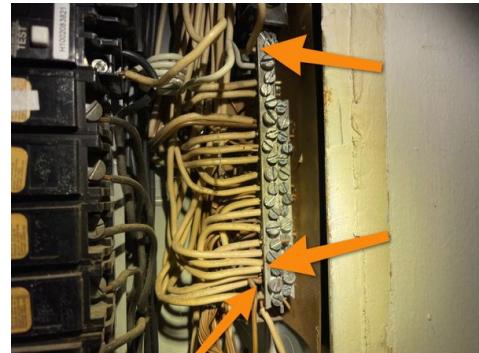
11.4.1 Receptacles & Switches

Maintenance/ Monitor/ Minor Items**LIGHT FIXTURE: DAMAGED**

Light fixture in the garage is damaged. Recommend a qualified professional replace as needed.

Recommendation

Contact a qualified professional.



11.4.2 Receptacles & Switches & Lights

RECEPTACLE(S): OPEN GROUND - 3 PRONG

Significant Deficiency/ Safety Hazard

Multiple receptacles were showing to have an open ground. To prevent possibility of shock, injury and/or damage to equipment it is recommended that a qualified electrician evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.



Left of refrigerator



Garage



Front porch



Back of the home



Back of the home



1st Floor Powder Room



Formal living room



11.4.3 Receptacles & Switches & Lights



Deficiencies/ Recommendations

RECEPTACLE(S): NOT FUNCTIONING

One receptacle was not functioning at time of inspection. All nearby switches were on to test if it is a switched receptacle. Recommend a licensed electrician evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.



11.4.4 Receptacles & Switches & Lights

RECEPTACLES: REVERSE POLARITY (HOT AND NEUTRAL REVERSED)

Significant Deficiency/ Safety Hazard

Multiple receptacles were found with reverse polarity meaning the Hot and Neutral conductors are reversed. Receptacles with reverse polarity pose a risk of shock and injury. Recommend a licensed electrician repair.

Recommendation

Contact a qualified electrical contractor.



Kitchen left of range



Kitchen left of sink



Eat in dining room



Front porch



11.4.5 Receptacles & Switches & Lights



Deficiencies/ Recommendations

RECEPTACLE: WEATHERPROOF COVER DETACHED

FRONT PORCH

The weatherproof cover on the front porch receptacle is partially detached which can allow for unwanted moisture intrusion into the gang box. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.



Front porch

11.5.1 GFCI & AFCI

RECEPTACLE(S): NO GFCI PROTECTION INSTALLED

Significant Deficiency/ Safety Hazard

GFCI (Ground Fault Circuit Interrupter) protection was not present in the KITCHEN receptacles shown. To help protect against possible shock and/or damage to equipment recommend a licensed electrician install proper GFCI protection.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



12: GARAGE

		IN	NI	NP	O
12.1	Garage Door/ Door Opener	X			X
12.2	Occupant Door (From garage to inside of home)	X			
12.3	Floor	X			
12.4	Ceiling, Walls & Firewalls	X			X
12.5	Stairs	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage Door/ Door Opener:
Material/ Type

Wood Composite, Automatic,
Sectional

Garage Door/ Door Opener:
Garage Description

Attached, 2-car

Floor: Cracking Present?

Yes, Cosmetic shrinkage crack
likely formed during curing of
the concrete

Garage Door/ Door Opener: Garage Door/ Door Opener Inspection Method

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: - door condition; - mounting brackets; - automatic opener; - automatic reverse; - photo sensor; - switch placement; - track & rollers; and - manual disconnect. The door(s) were examined for significant damage or installation related deficiencies. No deficiencies observed at inspection time unless noted in this report.

Garage Door/ Door Opener: Automatic opener: manual disconnect, OK

At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

Garage Door/ Door Opener: Door tracks: OK

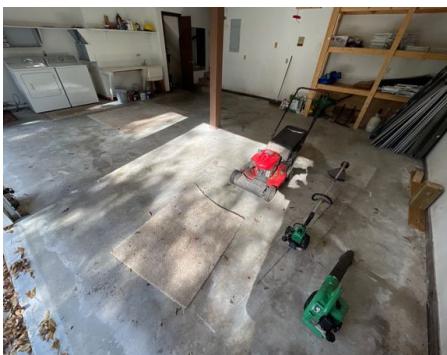
The overhead garage door tracks appeared to be correctly installed and stable.

Occupant Door (From garage to inside of home): Occupant Door (From garage to inside of home)

Current standards require for these doors to be comprised of steel or solid wood measuring at least 1 3/8" thick, or are noted as being a fire rated door for proper garage to living space separation. These doors built on homes prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded as desired for safety. No deficiencies observed at inspection time unless noted in this report.

Floor: Floor Inspection Method

Garage floor was inspected for damage, cracks, oil stain, trip hazards, etc. No deficiencies observed at inspection time unless noted in this report.


Ceiling, Walls & Firewalls: Ceiling, Walls, Firewalls Inspection Method

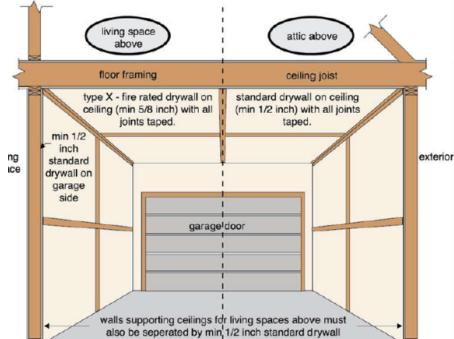
- The framing in the garage is required to be covered with a 5/8" type X drywall if living areas are overhead and the home was constructed typically after 2006. Confirmation of the proper drywall is typically not possible in a "visual only home inspection", but

the presence of drywall will be reported on. Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended as desired for safety.

- Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. Homes built prior to 2006 may not have this protection, but upgrades are recommended as desired for safety.

No deficiencies observed at inspection time unless noted in this report.

Fire proofing in attached garages (United States)



Limitations

Garage Door/ Door Opener

AUTOMATIC REVERSE: DISCLAIMER

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor. It is tested on inspection day to determine that it is operational and that the door reverses when an object is in its path.

Garage Door/ Door Opener

GARAGE DOOR SPRING

It is outside the scope of an inspection to accurately determine if the garage door spring is sized properly for the door. If you have any concerns it is recommended to contact a qualified garage door specialist.

Floor

VISIBILITY LIMITED

Due to personal items being in the way portions of the floor were not visible during time of inspection.

Ceiling, Walls & Firewalls

VISIBILITY LIMITED

Due to personal items being in the way portions of the wall were not visible during time of inspection.

Observations

12.1.1 Garage Door/ Door Opener

GARAGE DOOR: LOUD GRINDING/SQUEALING



Maintenance/ Monitor/ Minor Items

Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

[Here are some troubleshooting tips before calling a garage contractor.](#)

Recommendation

Contact a qualified garage door contractor.

12.1.2 Garage Door/ Door Opener

GARAGE DOOR: PANEL DAMAGE



Maintenance/ Monitor/ Minor Items

Multiple garage door panels have minor moisture damage. The damage does not affect functionality of the garage door. Recommend monitoring for future issues and/or have a qualified professional repair as needed.

Recommendation

Recommend monitoring.



12.1.3 Garage Door/ Door Opener

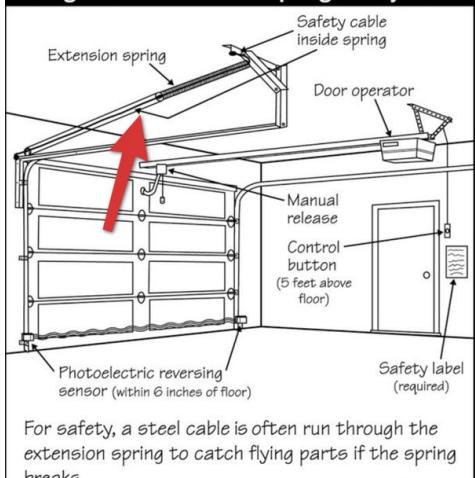
GARAGE DOOR: SPRING CONTAINMENT CORDS MISSING

Significant Deficiency/ Safety Hazard

Extension springs installed at a garage door did not have safety containment cables installed. Extension springs should have containment cables installed to help prevent potential serious or fatal injury if a spring should break. It is recommended to have corrected by a qualified contractor.

Recommendation

Contact a qualified professional.

**Garage Door - Extension Spring Safety Cable**

12.4.1 Ceiling, Walls & Firewalls

WALLS/ CEILING: INCOMPLETE FIRE SEPARATION - PLUMBING/WIRING Deficiencies/ Recommendations

Break in the proper fire separation between the garage and living space where plumbing penetrate the wall and ceiling and drywall was removed near the laundry plumbing and replaced with thin wood paneling. Recommend installing the appropriate fire block sealant around the plumbing penetrations and installing proper fire rated drywall where the wood paneling is present to help reestablish the fire separation.

Recommendation

Contact a qualified professional.



13: FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
13.1	Foundation/ Structure	X			
13.2	Crawlspaces	X			X
13.3	Floor Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Foundation/ Structure: Material
Concrete Block, Piers, Brick
perimeter supporting walls

Crawlspaces: Vapor Barrier Present
Yes, Partial

Floor Structure: Sub-floor
Plywood

Crawlspaces: Crawlspace Access Location
Back Side of Home

Floor Structure: Basement/Crawlspace Floor
Dirt, Sand

Crawlspaces: Insulation Type
Batt, Fiberglass

Floor Structure: Material
Wood Joists

Foundation/ Structure: Foundation/ Structure Inspection Method

Visible portions of the foundation walls were inspected looking for cracking, moisture intrusion, or any other indications of damage or deficiencies. No deficiencies observed at inspection time unless noted in this report.





Limitations

Foundation/ Structure

VISIBILITY: LIMITATION

Due to tight spaces in the crawl, visibility was limited to the safely accessible portions only.

Foundation/ Structure

FOOTING(S): VISIBILITY LIMITATIONS

The footings were not visible. Inspector disclaims any issues that are not readily visible.

Floor Structure

LIMITATIONS

The ductwork, plumbing obstructions, insulation and/or personal belonging are blocking or hinder visual accessibility of the structure and other areas.

The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

Floor Structure

VISIBILITY: DISCLAIMER

Due to the installation of batt insulation throughout the crawlspace, subfloor, floor support system, ductwork, and/or plumbing/electrical components in the crawlspace, full visibility of the condition these components were in was not possible. Insulation may be hiding issues or possible organic growth. All non-invasive attempts to view the condition of subfloor were made without disturbing the insulation. Recommend consulting with a qualified crawlspace contractor for a more invasive inspection. Inspector disclaims any issues present that are not readily visible.

Floor Structure

VISIBILITY: DISCLAIMER

The visibility of the floor structure/ subfloor is limited to visible portions only. Due to the material finishings above or below the floor structure or insulation installed visibility was limited and/or not possible. Inspector disclaims any issues with the floor structure that are not readily visible at time of inspection.

Observations

13.2.1 Crawlspaces



Deficiencies/ Recommendations

VAPOR BARRIER: PARTIAL/ DISPLACED

The crawlspace only had a partial vapor barrier present and/ or was displaced in one or more areas not completely covering the crawl floor. These are designed to help prevent the moisture in the soil from evaporating, becoming part of the crawlspace air and then seeping into the home. The lack of a proper vapor barrier can affect the indoor air quality, increase humidity levels, damage interior flooring, and also result in possible mold growth on the joists and subfloor on the crawlspace side. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.

