



TF HOME INSPECTION

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## TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name

05/04/2020 9:00AM



Inspector

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TF Home Inspection

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# 1: INSPECTION DETAILS

## Information

**In Attendance**

Client, Client's Agent

**Occupancy**

Vacant

**Style**

Ranch

**Type of Building**

Detached, Single Family

**Temperature (approximate)**

63 Fahrenheit (F)

**Weather Conditions**

Light Rain

**Services**

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

**Home Faces**

South

**Permits**

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

## 2: ROOFING

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

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

### Information

**Inspection Method**

Walked Roof Surface

**Roof Type/Style**

Cross-Gabled

**Coverings: Material**

Asphalt

**Coverings: Roof Coverings Age**

5-10 years

**Roof Drainage Systems: Gutter Material**

Aluminum

**Flashings: Material**

Aluminum

**Skylights, Chimneys & Other Roof Penetrations: Chimney (Exterior)**

Masonry

**Coverings: Homeowner's Responsibility**

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

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

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

**Coverings: Considerations**

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

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

**Roof Drainage Systems: Homeowner's Responsibility**

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

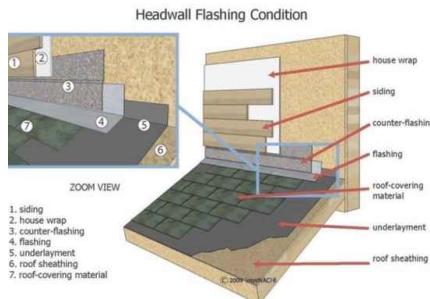
**Roof Drainage Systems: Considerations**

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

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

## Flashings: Wall Intersections

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



Flashing Details

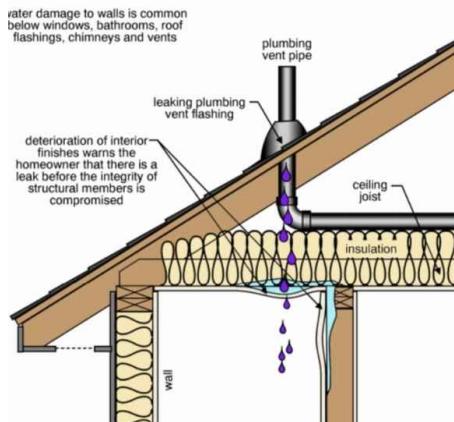
## Flashings: Eaves and Gables

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

## Skylights, Chimneys & Other Roof Penetrations: Penetrations

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

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





## Skylights, Chimneys & Other Roof Penetrations: Maintenance Caulking around Chimney Flashing

Please be sure as a maintenance item to keep the flashing tarred/caulked/silicone sealed to prevent moisture intrusion behind the flashing.



## Limitations

Roof Drainage Systems

### COULDN'T CLOSELY REACH THE GUTTERS

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

Flashings

### DIFFICULT TO SEE EVERY FLASHING

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

## Deficiencies

2.1.1 Coverings

### DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. There was moss growth noted on the roof coverings. Moss can accelerate deterioration and damage the roof coverings, causing moisture to penetrate into the home. A qualified licensed roofing contractor evaluate and remedy with a roof cleaning or repair as necessary.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.





## 2.2.1 Roof Drainage Systems

**DEBRIS**

The gutters have some debris in an area the gutter guard is damaged above the front door and need to be cleaned. A qualified licensed contractor should repair and replace as needed.

Recommendation

Contact a qualified professional.



Repair and Replace



## 2.2.2 Roof Drainage Systems

**GUTTER DISCONNECTED**

The gutter was observed to be disconnected slightly behind the A/C unit. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



Repair and Replace



## 2.2.3 Roof Drainage Systems

**WATER STAINS UNDER GUTTER**

Water stains were observed on the bottom side of the gutter/ underneath roof coverings. This could be due to the water overshooting the gutter from the gutter guards. Recommend monitoring the gutters during a rain storm for their performance.



Evaluate or Monitor

## Recommendation

Contact a qualified professional.



## 2.4.1 Skylights, Chimneys &amp; Other Roof Penetrations

**CHIMNEY CLAY FLUE DAMAGED**

The chimney flue has deteriorated and large parts of it have crumbled off, and are lying on the top of the chimney. This can lead to further damage to occur. The chimney was recently relined, so this flue appears to act as just a covering to the new liner. A qualified licensed contractor should evaluate and advise as necessary.

## Recommendation

Contact a qualified chimney contractor.



Evaluate or Monitor



#### 2.4.2 Skylights, Chimneys & Other Roof Penetrations

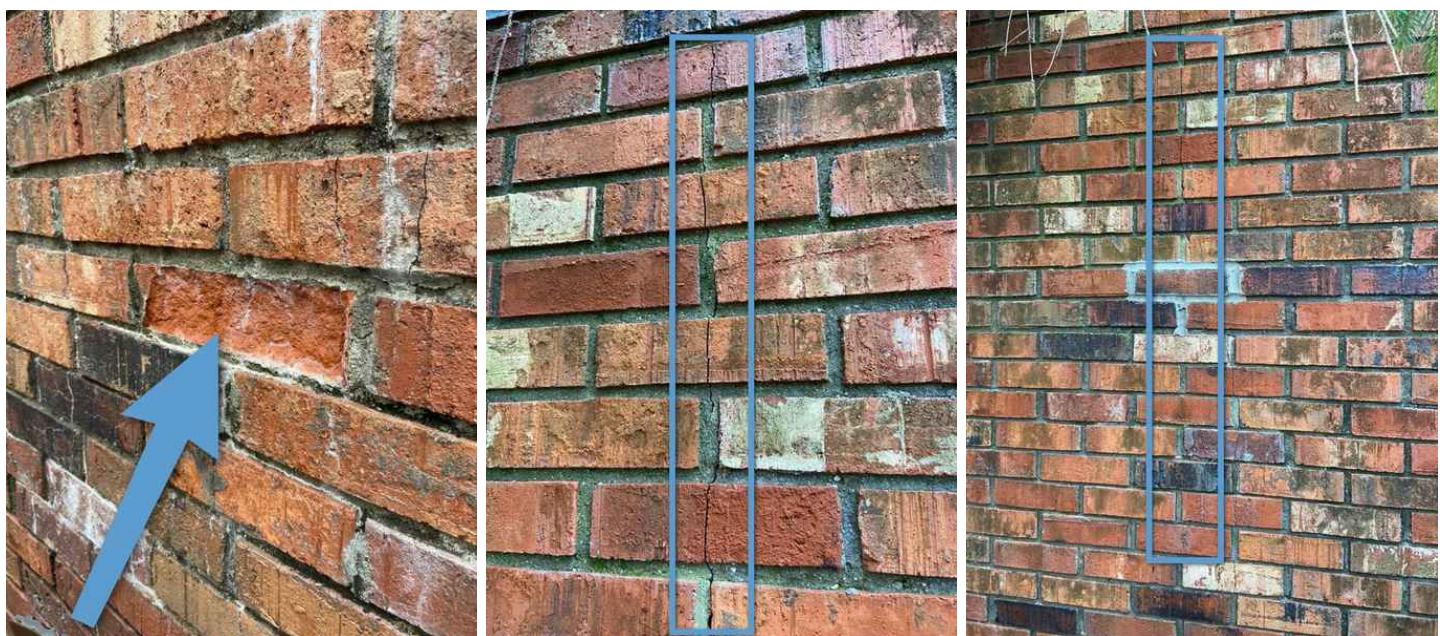
### CHIMNEY MASONRY DAMAGED



One or more bricks of the masonry chimney are damaged. This can allow moisture penetration into the structure. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.





### 3: EXTERIOR

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

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

## Information

### Inspection Method

Visual

### Wall Covering, Flashing & Trim:

#### Material

Brick Veneer, Wood

### Wall Covering, Flashing & Trim:

#### Style

Shakes

### Exterior Doors: Exterior Entry Door

Wood

### Walkways, Patios & Driveways: Driveway Material

Asphalt

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

#### Material

Composite, Masonry

### Homeowner's Responsibility

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

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

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

### Considerations

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

### Wall Covering, Flashing & Trim: Homeowner's Responsibility

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

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

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

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

### Exterior Doors: Maintenance

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

## Walkways, Patios & Driveways: Maintenance

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

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

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

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

Front Porch, Enclosed Porch, Masonry Steps



## Vegetation, Grading, Drainage & Retaining Walls: Info

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

## Radon Mitigation System: Operational

Radon Mitigation System observed to be operational at the time of the Inspection. As a recommendation, please be sure to have the system checked annually by a licensed qualified radon mitigation contractor to test for functioning, and efficiency.



## Limitations

Wall Covering, Flashing & Trim

### RESTRICTED

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

Eaves, Soffits & Fascia

### RESTRICTED

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

## Deficiencies

3.2.1 Exterior Doors

### GARAGE DOOR LINTEL RUSTED

I observed the lintel above the garage door that supports the brick veneer wall above is beginning to show signs of slight rusting. A rusted lintel can expand, and cause damaging cracks to the brick structure adjacent and above. Please be sure to keep the lintel well sealed with paint and caulking to ensure water is not causing rust to the lintel.

Recommendation

Contact a qualified professional.

Evaluate or Monitor



### 3.3.1 Exterior Windows

#### **CAULKING/PAINTING**

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

Recommendation

Contact a qualified professional.

Evaluate or Monitor



### 3.3.2 Exterior Windows

#### **WINDOW SOIL/MULCH CONTACT**

The basement window in the rear of the home is in contact with the soil/mulch. Clearance should be provided, as no clearance creates conditions for wood destroying insects such as termites, easy access to wood members of the home, such as the window trim here.

Recommend lowering the grade of the mulch around the window, to provide clearance.

Recommendation

Contact a qualified professional.



Evaluate or Monitor



## 3.4.1 Walkways, Patios &amp; Driveways

**WALKWAY CRACKING**

Safety Hazard

Cracking/loose bricks were observed in the walkway leading to the home. This is a trip hazard. A qualified licensed contractor should repair and replace as necessary to prevent trip hazard.



## 3.6.1 Decks, Balconies, Stoops, Porches, Railings &amp; Steps

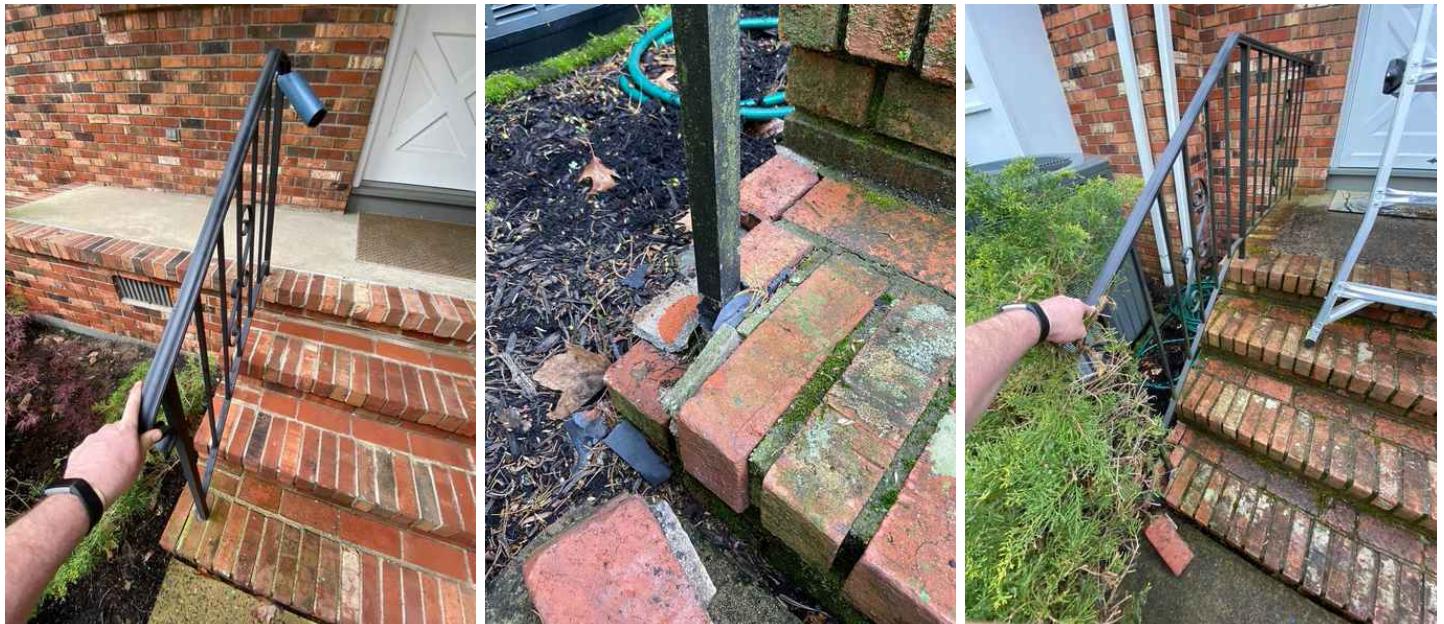
**HANDRAIL/BALUSTER LOOSE**

Safety Hazard

I observed that the handrail going up the steps in the front, and rear were both loose. Brick masonry components around the bottom of the railing on the rear steps were also loose and damaged. This is a safety hazard. A licensed qualified professional should repair or replace as necessary.

Recommendation

Contact a qualified professional.



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



### RAILING MISSING

I observed a missing handrail at the exterior steps. Generally, a hand-railing is required on more than three steps and one should be installed for safety. A licensed qualified professional should repair or replace as necessary.

Recommendation

Contact a qualified professional.



## 4: INTERIOR

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

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

### Information

#### Ceilings: Ceiling Material

Drywall

#### Steps, Stairways & Railings: Reminder

As a reminder, please be sure to keep railings secured at all times.

#### Doors (representative number): Material

Hollow-Core

#### Walls: Wall Material

Drywall

#### Windows (representative number): Window Manufacturer

Unknown

#### Floors: Floor Coverings

Carpet, Hardwood, Slate

#### Windows (representative number): Window Type

Casement, Double-hung, Single-hung

#### Countertops & Cabinets (representative number): Cabinetry

Wood

#### Countertops & Cabinets (representative number): Countertop Material

Laminate

### Maintenance

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

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

#### Sources of interior water damage



## Windows (representative number): Maintenance Caulking

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

## Limitations

General

### LIMITATIONS AND CONSIDERATIONS

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

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

## Deficiencies

4.1.1 Ceilings



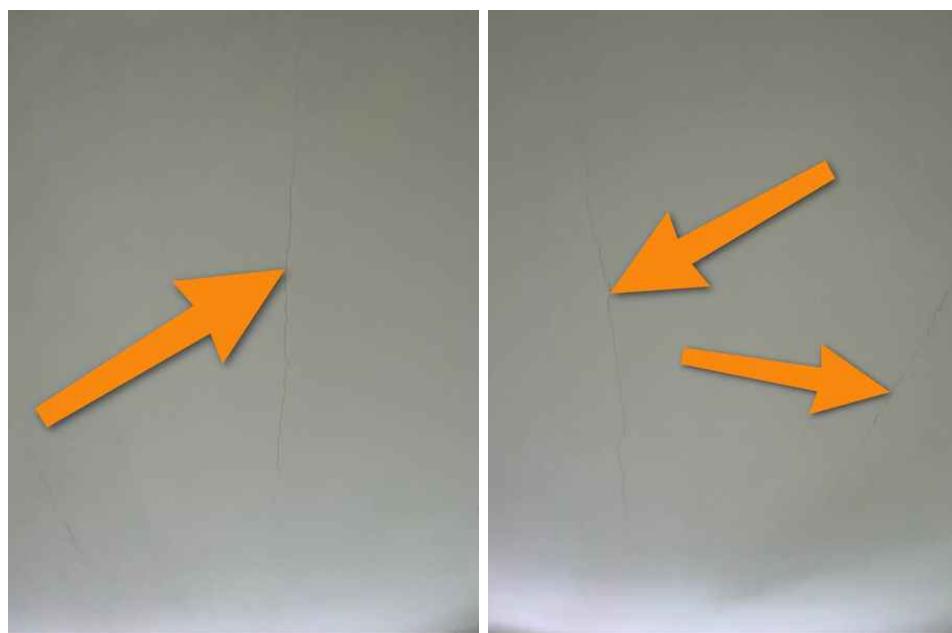
Evaluate or Monitor

### EXPECTED SETTLEMENT

As expected for a house of this age, normal settlement cracks and cosmetic damage were observed. Suggest monitoring and repairing as deemed necessary after an evaluation by a qualified licensed contracting professional.

Recommendation

Contact a qualified professional.



## 4.2.1 Walls

**AREAS IN NEED OF PATCHING/PAINTING**

Repair and Replace

The main entry hallway into the living room of the home had an area in need of painting/patching. There appeared to have once been a temporary hanging curtain/door here. This is a maintenance issue. A qualified licensed professional should paint and patch any areas in need and as necessary.

Recommendation

Contact a qualified professional.



## 4.2.2 Walls

**WALLPAPER PEELING**

Wallpaper in the bathroom was observed to be peeling off the walls. This is a cosmetic issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



Repair and Replace



## 4.5.1 Windows (representative number)

**INOPERABLE WINDOWS**

Repair and Replace

Several windows were unable to be opened at the time of the inspection. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



#### 4.5.2 Windows (representative number)

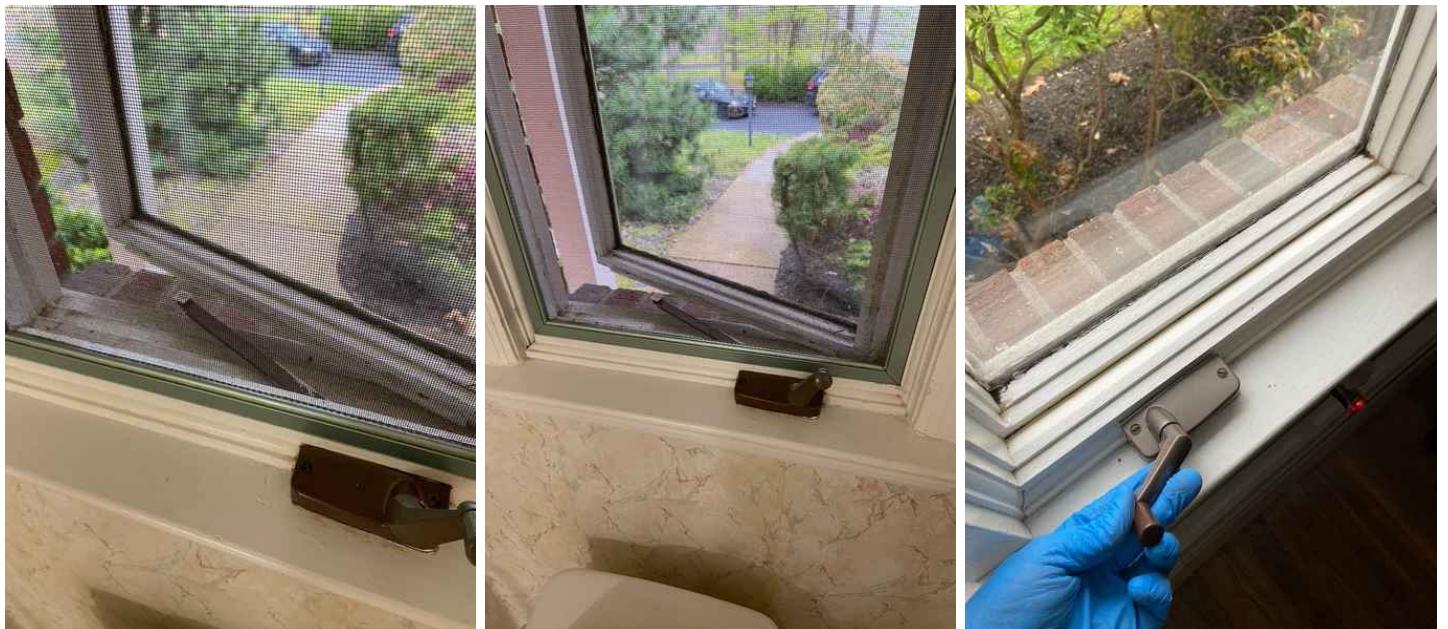
### OPENING/CLOSING MECHANISM DAMAGED



The windows are casement crank style. Several cranks are damaged and not working properly. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.





## 5: PLUMBING SYSTEM

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

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

### Information

#### Filters

Water Softener



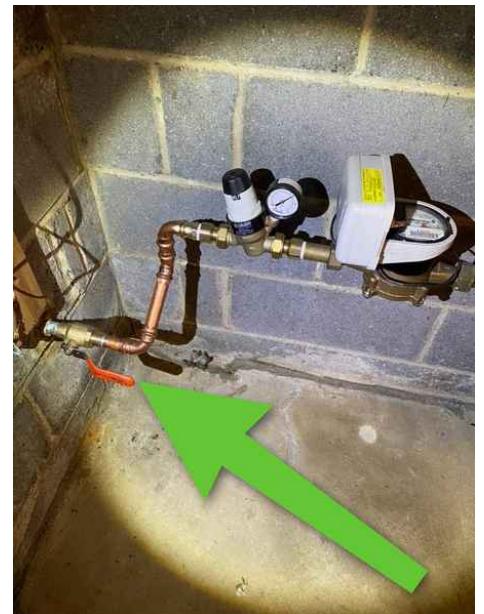
#### Water Source

Public

#### Water Supply, Distribution Systems & Fixtures: Main Water Shut Off Location

Basement

The main shut off is the orange lever. This is for your information.



#### Water Supply, Distribution Systems & Fixtures: Water Supply Material (into home)

Copper

#### Water Supply, Distribution Systems & Fixtures: Distribution Material (inside home)

Copper

#### Drain, Waste, & Vent Systems: Material

Iron, PVC, Galvanized

#### Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

#### Hot Water Systems, Controls, Flues & Vents: Location

Basement

#### Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

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

Gas Meter, Exterior

The main fuel shut off is at gas meter.



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

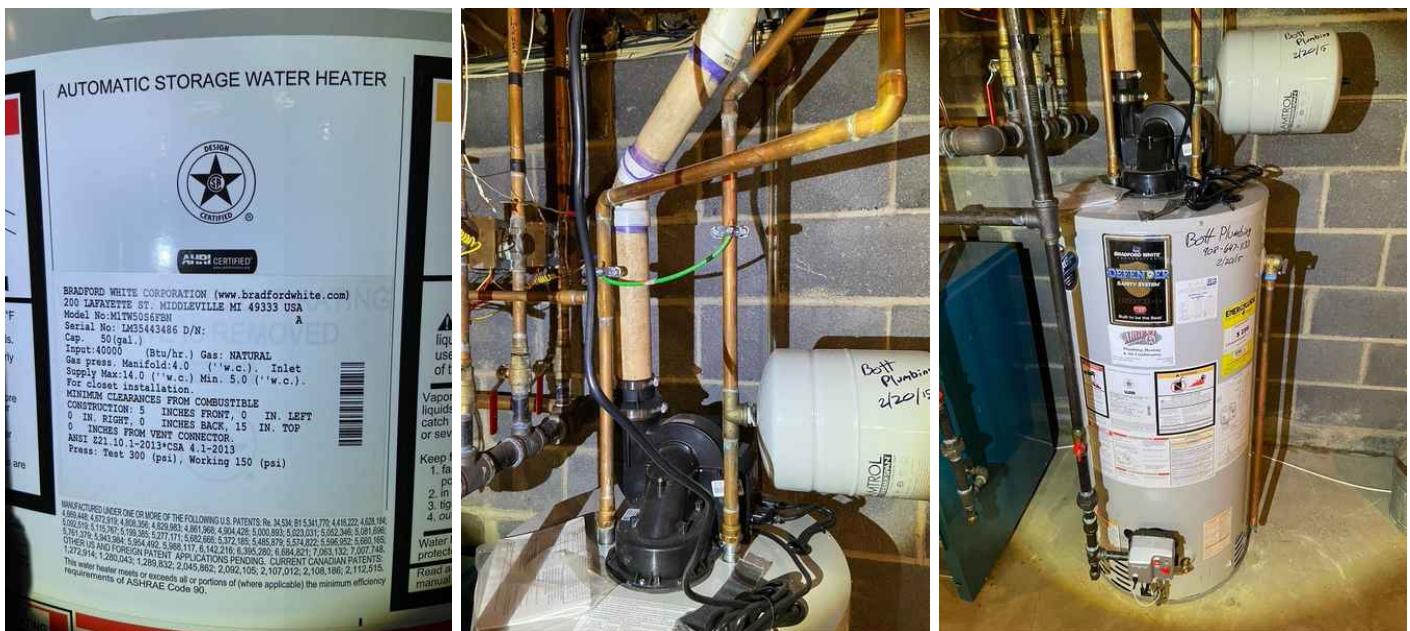
Bradford & White

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

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

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

At this time, the water heater appears to be operating as expected. The Water heater (bradford white) Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2014 and has a life expectancy of 7-12 years.



## Bathroom Toilets: Toilets Operational

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

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

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

## Sinks, Tubs & Showers: Homeowner's Responsibility

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

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

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

## Limitations

### General

## LIMITATIONS AND CONSIDERATIONS

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

### Water Supply, Distribution Systems & Fixtures

## LIMITATIONS

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

### Drain, Waste, & Vent Systems

## LIMITATIONS

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

## Deficiencies

### 5.2.1 Drain, Waste, & Vent Systems

## CORROSION

Corrosion was noted on the drainage piping under several sinks. This is evidence of leaking which damages the piping. This should be evaluated and monitored for future leaks.



Evaluate or Monitor

Recommendation

Contact a qualified professional.



#### 5.2.2 Drain, Waste, & Vent Systems

#### **VENT PIPE IN ATTIC KINKED**



One of the vent pipes in the attic near the A/C unit, was a soft pliable material at its transition, however due to the manner in which it was assembled, was kinked shut as it attached to the vertical stand piping. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



#### 5.3.1 Hot Water Systems, Controls, Flues & Vents

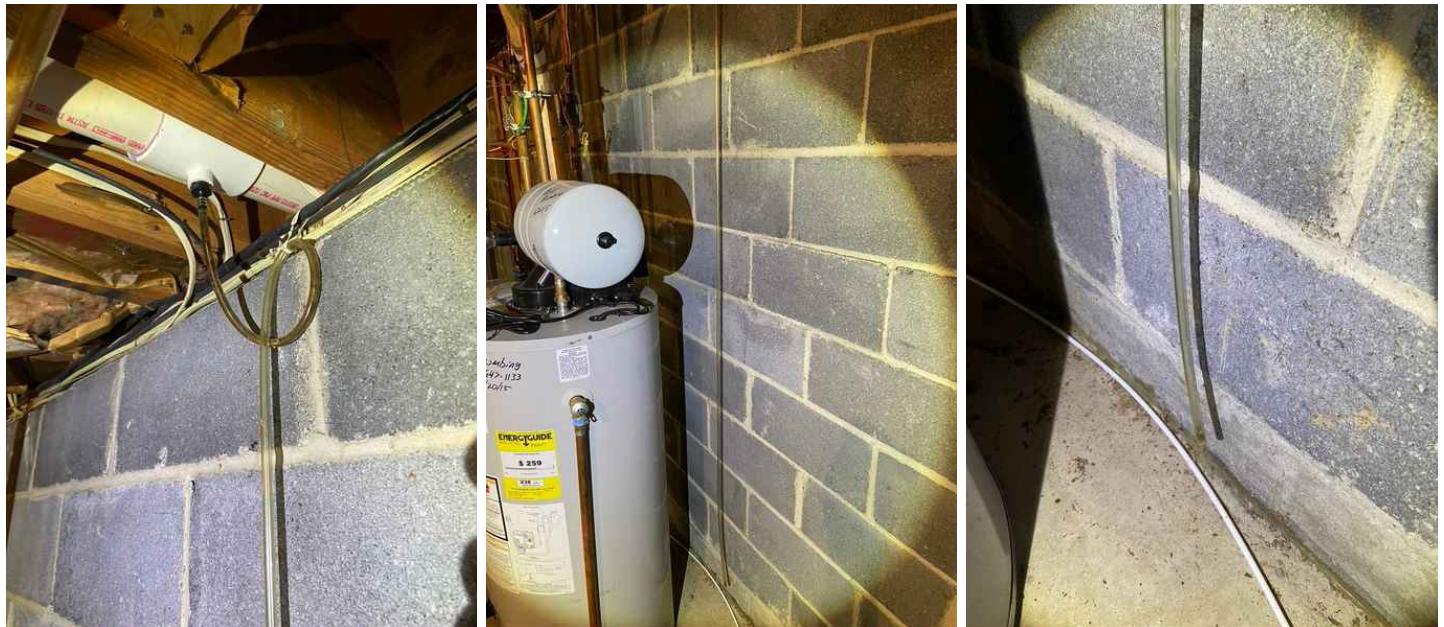
#### **CONDENSATE TUBE IMPROPERLY DRAINING**



The condensate line running out of the water heater exhaust was improperly draining. This should be run to a proper drainage point where the water will not accumulate. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



#### 5.5.1 Bathroom Toilets

### TOILETS NOT TIGHTLY SECURED



The toilets were not tightly secured. This can cause leaks which can damage the home. A qualified licensed plumber should evaluate, and repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



## 6: ELECTRICAL SYSTEM

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

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

### Information

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



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Service Disconnect**  
200 AMP



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

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

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

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

### Carbon Monoxide Detectors: Recommend

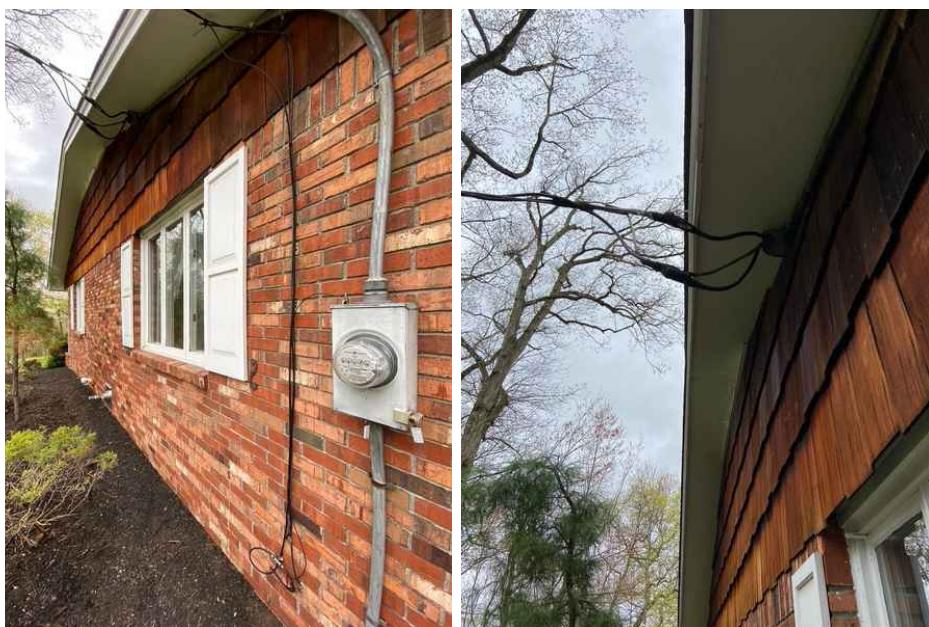
We also recommend a carbon monoxide detector for personal safety.

## Information

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

## Service Entrance Conductors: Electrical Service Conductors

Overhead



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



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

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

## GFCI & AFCI: GFCI-Protection Tested

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

## GFCI & AFCI: Exterior Outlets Inspected

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

## GFCI & AFCI: Consideration

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

## Smoke Detectors: Information

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

## Smoke Detectors: Test Before Moving In

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

## Limitations

### General

## LIMITATIONS AND CONSIDERATIONS

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

## Deficiencies

### 6.3.1 Branch Wiring Circuits, Breakers & Fuses

## LOOSE ABANDONED WIRING HAZARD

Old unused wiring is loose and dangling in the basement. This is a safety hazard. A qualified licensed professional should remove all unused wiring.

### Recommendation

Contact a qualified professional.



Safety Hazard



#### 6.4.1 Lighting Fixtures, Switches, Wiring & Receptacles

##### **REVERSE POLARITY**



Safety Hazard

One bedroom receptacle has been wired with reverse polarity on the eastern facing side of the home (front of home faces south). This can create a shock hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



#### 6.4.2 Lighting Fixtures, Switches, Wiring & Receptacles

##### **EXPOSED WIRING CONNECTIONS**



Safety Hazard

Wiring connections in the attic right when you enter the from the drop down ladder to the right were observed to be exposed. This can be a safety issue, and these connections should be secured in a junction box. A qualified licensed electrician should evaluate, and repair and replace as necessary.

Recommendation

Contact a qualified professional.



#### 6.4.3 Lighting Fixtures, Switches, Wiring & Receptacles



Safety Hazard

#### **CORROSION**

The switch/junction box under the kitchen sink was corroded at the time of inspection. This seems to be caused by excess moisture, which is a safety hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified professional.



#### 6.5.1 GFCI & AFCI

#### **NO GFCI PROTECTION INSTALLED**

No GFCI protection was present at exterior outlets. This is a safety hazard. A qualified licensed electrician should upgrade by installing ground fault receptacles in all locations.

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

Recommendation

Contact a qualified electrical contractor.



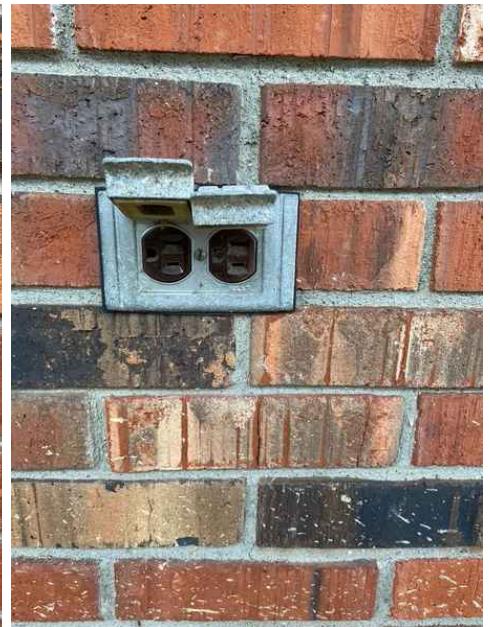
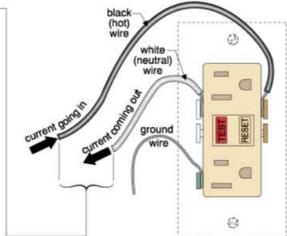
Safety Hazard

**Ground fault circuit interrupter**

also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires. If there is a difference of at least 5 millamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream.

**note:**  
If the GFCI is in the panel, the entire circuit will be shut down.



## 7: HEATING SYSTEM

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

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

### Information

**Equipment: Energy Source**

Natural Gas

**Equipment: Heat Type**

Hot Water Baseboard

**Equipment: Operational**

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

**Normal Operating Controls:**
**Thermostat**

Dial, 5 zone

**Distribution Systems:**
**Distribution System**

Piping

**Distribution Systems: Boiler**
**Heating Supply**

Baseboard

**General: Information**

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

## Equipment: Brand

Burnham

The heating system (Burnham) was manufactured in 2013. The serial number is (Please see image) and model number is (Please see image) and has a 40 year life expectancy.



## Equipment: Maintenance

A qualified licensed HVAC/plumbing professional should clean, service and certify the system annually.

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

## Vents, Flues & Chimneys: Flue Piping

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

## Distribution Systems: Operational

Heat Supply was present from the hot water baseboards throughout the home at the time of the inspection.

## Limitations

General

## LIMITATIONS AND CONSIDERATIONS

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

General

## GENERAL LIMITATIONS

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

## Deficiencies

### 7.2.1 Equipment

#### CORROSION

The heating system was corroded in one or more areas. This could be the result of prior leaks, and the situation should be monitored. Recommend a qualified licensed plumbing contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



Evaluate or Monitor



### 7.5.1 Distribution Systems

#### ELECTRIC WALL HEATERS INOPERABLE

The electric wall heaters were inoperable at the time of inspection. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.



Repair and Replace

Recommendation

Contact a qualified professional.



## 8: COOLING SYSTEM

		IN	NI	NP	D
8.1	General	X			
8.2	Equipment	X			X
8.3	Normal Operating Controls	X			
8.4	Distribution System	X			X

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

### Information

**Equipment: Energy Source/Type**  
Electric, Central Air Conditioner

**Equipment: Location**  
Exterior/Attic

**Normal Operating Controls:**  
**Thermostat**  
Digital



**Distribution System:**  
**Configuration**  
Split

**Distribution System: Filter Type**  
Disposable

**Distribution System: Filter Size**

20x25x1, Not Present

**General: Clearances**

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

**General: Considerations**

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

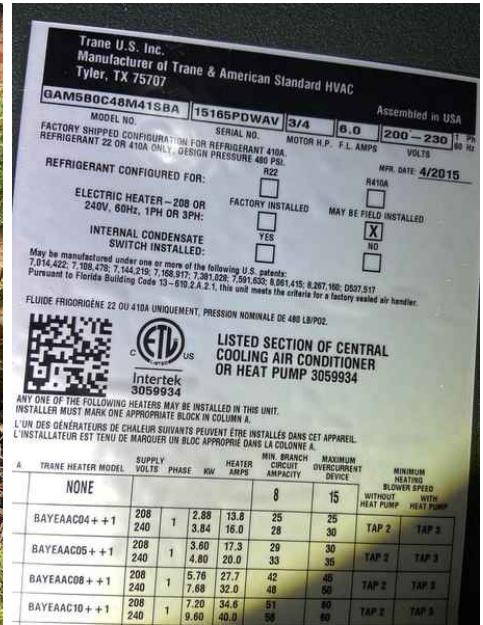
**General: Information**

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

## Equipment: Brand

Trane

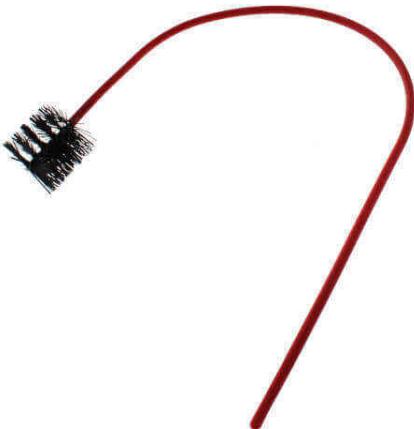
The a/c system (Trane) was manufactured in 2015. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy. The condenser unit (Trane) was manufactured in 2015. The serial number is (Please see image) and model number is (Please see image) and has a life expectancy of 8-15 years.



## Equipment: Maintenance Recommendations

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

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



## Limitations

### General

#### **TEMPERATURE BELOW 65 DEGREES F**

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

### General

#### **AIR FLOW QUALITY**

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

### Equipment

#### **LOW TEMPERATURE**

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

## Deficiencies

### 8.2.1 Equipment

#### **INSULATION ON CONDENSATE LINE DAMAGED/MISSING**



Repair and Replace

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

Recommendation

Contact a qualified HVAC professional.



#### 8.4.1 Distribution System

### DUCTS UNINSULATED



Ducts are not insulated in unfinished spaces. This will result in energy loss. A qualified licensed HVAC professional should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified HVAC professional.



## 9: BUILT-IN APPLIANCES

		IN	NI	NP	D
9.1	General	X			
9.2	Dishwasher	X			
9.3	Range/Oven/Cooktop	X			
9.4	Built-in Microwave	X			X
9.5	Exhaust Fan			X	
9.6	Refrigerator	X			
9.7	Clothes Dryer	X			
9.8	Central Vacuum System	X			
9.9	Clothes Washer	X			

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

### Information

#### Dishwasher: Operational

The dishwasher was operational at the time of the inspection.



#### Range/Oven/Cooktop: Operational

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



#### Refrigerator: Operational

The refrigerator was operational at the time of the inspection.



#### Clothes Dryer: Dryer Power Source

Electric

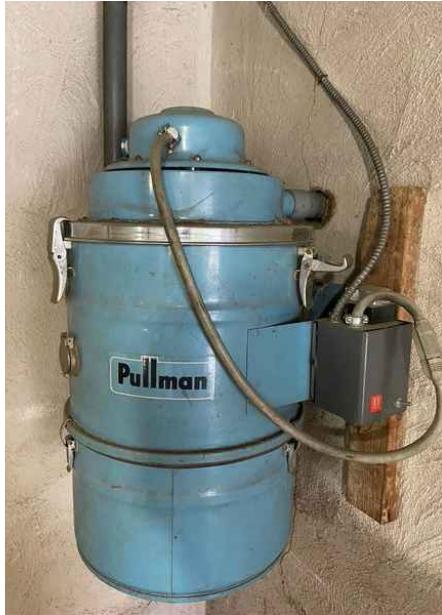
#### Clothes Dryer: Dryer Vent Metal (Flex)

#### Clothes Dryer: Operational

The clothes dryer was operational at the time of the inspection.

**Central Vacuum System:****Operable**

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

**Clothes Washer: Operational**

The clothes washer was operational at the time of the inspection.

**General: Information**

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

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

## Limitations

**General****LIMITATIONS AND CONSIDERATIONS**

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

**Clothes Dryer****DID NOT INSPECT**

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

Clothes Dryer

## LIMITATIONS

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

Clothes Washer

## LIMITATIONS

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

## Deficiencies

9.4.1 Built-in Microwave

### DID NOT TURN ON

I observed that the microwave did not turn on. A qualified licensed professional should evaluate, then repair or replacement as necessary.

Recommendation

Contact a qualified professional.



# 10: INSULATION & VENTILATION

		IN	NI	NP	D
10.1	General	X			
10.2	Attic Access	X			
10.3	Attic Insulation	X			
10.4	Insulation under floor system	X			
10.5	Vapor Retarders (Crawlspace or Basement)	X			
10.6	Ventilation (Attic and Foundation Areas)	X			X
10.7	Venting Systems (Kitchen, Baths & Laundry)	X			

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

## Information

### Attic Access: Type

Drop Down Ladder

### Attic Access: Access Location

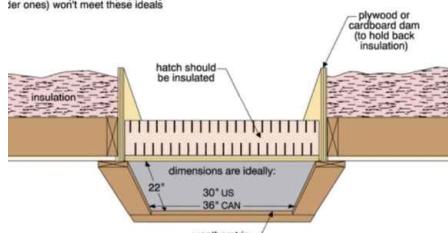
Hallway

### Attic Insulation: Insulation Type

Batt, Fiberglass

#### Attic access hatch

This illustration shows a good attic access hatch design. Hatchches in many houses (especially older ones) won't meet these ideals.



### Insulation under floor system:

#### Type

Batt, Fiberglass

### Ventilation (Attic and Foundation Areas): Ventilation Type

Soffit Vents, Thermostatically Controlled Fan

### General: Inspected

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

### Ventilation (Attic and Foundation Areas): Soffit Vents

Be sure to keep insulation away from covering soffit vents to allow for proper ventilation.

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

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

## Limitations

General

## LIMITATIONS AND CONSIDERATIONS

---

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

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

---

General

## STORED PERSONAL ITEMS

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

---

Attic Access

## LIMITED ACCESS

Due to lack of floor boards and the design of the roof framing, not all of the roof structure, insulation and framing could be inspected. Therefore, consideration should be given to having further evaluation by a roofing contractor as deemed necessary. Pictures are representative of the readily available and accessible sections of attic at time of inspection.

---

Ventilation (Attic and Foundation Areas)

## INACCESSIBLE

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

## Deficiencies

---

10.6.1 Ventilation (Attic and Foundation Areas)



Repair and Replace

### ATTIC FAN INOPERABLE

There were two thermostat vent fans installed in the roof structure of the attic. Both had thermostats that were hanging loose and needed to be mounted to the roofing rafter. The far fan, closer to the A/C unit was able to turn on, but kept cycling on and off, and the other fan was completely inoperable. This can lead to excessive heat, and moisture build up in the attic space without proper ventilation. A qualified licensed contractor should evaluate, then repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.





## Basements & Crawlspaces: Basement Inspected

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

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

## Limitations

General

### LIMITATIONS

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

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

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

Roof Structure & Attic

### LIMITED ACCESS

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

## Deficiencies

11.2.1 Basements & Crawlspaces



Repair and Replace

### EFFLORESCENCE IN BASEMENT

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

Recommendation

Contact a qualified professional.



#### 11.7.1 Roof Structure & Attic

### MILDEW STAINS ON SHEATHING

Evaluate or Monitor

Mildew stains were noted at some areas of the sheathing. The area appeared dry at the time of inspection. A qualified licensed roofer should evaluate the roof and sheathing and advise on if this leak is active or has been repaired. Suggest monitoring and making repairs as deemed necessary to maintain water tight conditions.

Recommendation

Contact a qualified roofing professional.



## 12: GARAGE

		IN	NI	NP	D
12.1	General	X			
12.2	Garage Floor	X			
12.3	Garage Vehicle Door	X			
12.4	Garage Vehicle Door Opener	X			
12.5	Ceiling, Walls & Firewalls in Garage	X			
12.6	Moisture Intrusion in Garage	X			
12.7	Occupant Door (From garage to inside of home)	X			X

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

### Information

**Garage Vehicle Door: Type of Door Operation**  
Opener

**Garage Vehicle Door: Number of Garage doors**  
Two



#### General: Information

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

## Garage Vehicle Door Opener: Operational



## Ceiling, Walls & Firewalls in Garage: Reminder

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

## Moisture Intrusion in Garage: Information

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

## Limitations

### General

### LIMITATIONS AND CONSIDERATIONS

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

### Garage Floor

### STORED PERSONAL ITEMS

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

## Deficiencies

12.7.1 Occupant Door (From garage to inside of home)



Safety Hazard

### NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. This is a safety issue. A qualified licensed contractor should install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.



## 13: FIREPLACE

		IN	NI	NP	D
13.1	General	X			
13.2	Vents, Flues & Chimneys	X			
13.3	Lintels	X			X
13.4	Damper Doors	X			
13.5	Cleanout Doors & Frames	X			

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

### Information

#### General: Type

Wood



## Damper Doors: Operational

The Damper is a spring loaded damper that acts as a rain cap as well. This is a very efficient system, that is spring loaded all the way at the top of the chimney. Releasing the pull chain up, will open the top damper, allowing a fire to be operated inside the chimney. Please keep the damper closed with the chain in the down position, at all other times.



## Deficiencies

### 13.3.1 Lintels

#### LINTELS RUSTED

The metal lintel inside the fireplace was observed to be rusting. This is a maintenance issue. A qualified licensed professional should scrape service and clean as necessary to ensure safe and proper use.

Recommendation

Contact a qualified professional.



# STANDARDS OF PRACTICE

## **Roofing**

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

## **Exterior**

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

## **Interior**

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

## **Plumbing System**

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

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

## **Electrical System**

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

## **Heating System**

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

## **Cooling System**

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

## **Built-In Appliances**

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

**The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.

**Insulation & Ventilation**

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

**Structural Components**

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

**Garage****The inspector shall inspect:**

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

**The inspector shall describe:**

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

**Fireplace****I. The inspector shall inspect:**

readily accessible and visible portions of the fireplaces and chimneys;  
lintels above the fireplace openings;  
damper doors by opening and closing them, if readily accessible and manually operable; and  
cleanout doors and frames.

**II. The inspector shall describe:**

the type of fireplace.

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

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evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.