



FOREVER HOME INSPECTION - OKLAHOMA

(918) 604-2007

Scheduling@ForeverHomeInspection.com

<https://www.foreverhomeinspection.com>



## RESIDENTIAL REAL ESTATE INSPECTION REPORT

1234 Main St. Tulsa OK 74114

Buyer Name

06/12/2021 9:00AM



Inspector

Chris L. (Tulsa)

OK #70002394 | NACHI #120111042 |  
Termite Certified Service Tech Co #9181 - #  
(918) 604-2007 Ext. 8  
[latvala@foreverhomeinspection.com](mailto:latvala@foreverhomeinspection.com)



Agent

Agent Name

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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# 1: MAIN DETAILS

## Information

**In what year was this property built?**

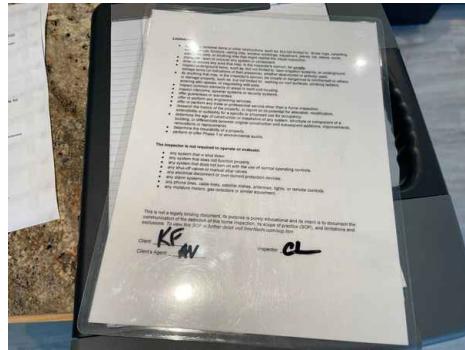
1945

**Who attended this inspection?**

Inspector, Client(s), Client's Agent

**What direction is the front of the structure facing?**

N



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

Overcast

**What was the temperature at the time of the inspection?**

65

**What type of building is the main structure?**

Single Family

**What other types of structures are present on the property?**

Shed

# 2: ROOF

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

INS = INSPECTED

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LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

## Information

## Images

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



Southeast



East



Northeast



Southwest



Northwest



West

## Inspection Method

Walked the Roof

## Roof Covering: Material

Architectural Composition  
Shingles, Composite Asphalt Roll  
Roofing

## Roof Structure / Framing:

### Structure Type

Rafters / Ceiling Joists, 1X  
Decking

## Recommendations

### 2.2.1 Roof Structure / Framing

#### INDICATIONS OF PAST/PRESENT LEAKING PRESENT

##### WEST

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

##### Recommendation

Contact a qualified roofing professional.



Maintenance Item - Low Concern



Mid-Roof Gable



South



West

## 2.2.2 Roof Structure / Framing

**UNCONVENTIONAL PURLIN BRACING**

## WEST ATTIC

Purling bracing was present that was supporting the rafters in their span. This bracing was installed in an unconventional manner in comparison with today's standards. Evaluation and replacement or repairs of this bracing as needed is recommended by a qualified contractor.

## Recommendation

Contact a qualified roofing professional.



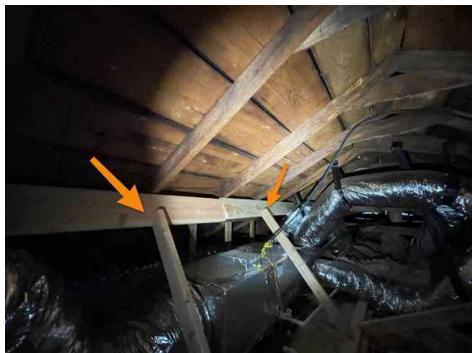
Defect - Medium Concern



West Attic



West Attic



West Attic



West Attic



West Attic



West Attic

## 2.3.1 Roof Vents / Protrusions

**BOOT-CRACKED / DAMAGED**

## SOUTH

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

## Recommendation

Contact a qualified roofing professional.



Maintenance Item - Low Concern



South



South

## 2.3.2 Roof Vents / Protrusions

**BOOT-HEAVILY SEALED**

EAST

There were flashing boot(s) present that were heavily sealed in a possible attempt to correct or prevent a leak, this is a temporary fix. Flashing boots when installed properly do not need to rely on heavy sealant to prevent leaks. Further evaluation of the flashing boots with repairs or replacement made as deemed necessary is recommended to be performed by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



East



East

## 2.4.1 Roof Flashings

**FLASHING-LOOSE/SEPARATED**

EAST

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

Recommendation

Contact a qualified roofing professional.



East



East

## 2.5.1 Roof Gutters / Downspouts

**GUTTERING NOT PRESENT**

PERIMETER OF HOUSE



Maintenance Item - Low Concern

There were no gutters present for the roof. Without guttering present, the grounds surrounding the foundation will become saturated allowing moisture to infiltrate into areas below grade, potentially allowing for the settlement of the home. The installation of guttering is recommended by a qualified guttering contractor.

#### Recommendation

Contact a qualified gutter contractor



North



South

#### 2.5.2 Roof Gutters / Downspouts



#### DOWNSPOUTS

#### TERMINATING NEAR FOUNDATION

##### NORTHEAST

There were downspouts present that were discharging next to the foundation of the home. It is recommended they divert away from the foundation to prevent gradient erosion and/or potential foundation issues over time. Installation of downspout extensions are recommended by a qualified person where needed.

#### Recommendation

Contact a qualified gutter contractor



Northeast

## 3: ATTIC & VENTILATION

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

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HAZ = SAFETY HAZARDS

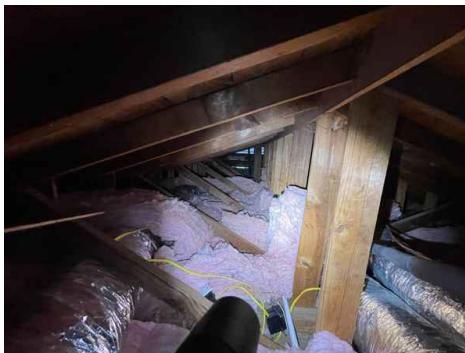
## Information

## Images

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Looking East



East



West

### Inspection Method

Walked the Attic Where Possible

### Attic Entrance: Attic Entrance Locations

West Bedroom

### Attic Entrance: Entrance Types

Scuttle Hole(s)



West Bedroom

### Attic Ventilation: Ventilation Types

Gable Vents, Fixed Roof Deck Vents

### Attic Insulation: Insulation Amount (Average)

8 - 10"

### Attic Insulation: Insulation Information

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

### Attic Insulation: Insulation Type

Blown-in Fiberglass, Fiberglass Batts

## Limitations

### Attic Insulation

## GENERAL OBSTRUCTIONS

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

The condition of this area is excluded from this inspection.

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

## 4: FOUNDATION, CRAWLSPACE, & BASEMENT

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

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### Information

#### Foundation Type

Pier and Beam

#### Foundation & Structure: Foundation Wall Material & Images Masonry Block



South

#### Foundation & Structure: Subfloor Material & Images

1X Wood Planks

#### Crawl Space : Images

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



West



West



West



East



East



East

## Crawl Space : Inspection Method

A portion of the crawlspace was accessed

## Limitations

Crawl Space

### **CRAWL SPACE OBSTRUCTIONS / SAFETY CONCERNS**

Wet Soil, Evidence of Moisture, Debris Present, Low Clearance, Plumbing Pipes

Crawl Space

### **CRAWL SPACE - OBSTRUCTIONS**

The crawlspace was inspected where accessible. There were obstructions at the referenced areas due to foliage and soil, weather, debris, grading, remodeling, equipment, etc.

The condition of this area is excluded from this inspection.

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

## Recommendations

4.1.1 Foundation & Structure

### **STRUCTURE - MAJOR CRACKING PRESENT**

VARIOUS

Major cracks were present in the foundation at the referenced areas.

Evaluation and repairs are recommended as needed by a structural contractor.

Recommendation

Contact a qualified structural engineer.



Defect - Medium Concern



South



North



Southwest



Garage



South



Garage

## 4.1.2 Foundation &amp; Structure

**SUBFLOOR MOISTURE DAMAGE**

SOUTH

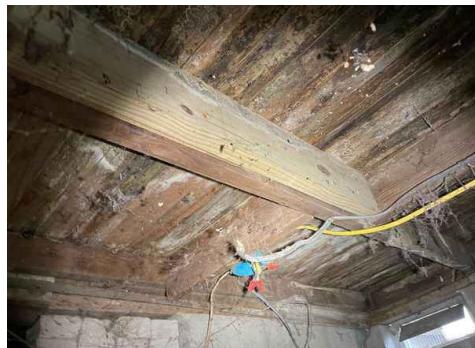
Moisture damage to the subfloor was present below the East Bedroom Closet. Repairs are recommended to be conducted as needed to any damaged areas of the subfloor by a qualified contractor.

Recommendation

Contact a qualified flooring contractor



South



South



Defect - Medium Concern

## 4.1.3 Foundation &amp; Structure

**UNCONVENTIONAL/INADEQUATE SUPPORT PRESENT**

EAST

Several areas of inadequate and unconventional floor support methods were present. Including 2X lumber stood vertically and stacked lumber, stone, etc. supporting beam(s), girder(s), and joists in their span. None of these unconventional supports were set on footings. A full evaluation of the floor structure's support system is recommended by a qualified contractor with repairs made as needed for proper support of the floor structure.

Recommendation

Contact a qualified structural engineer.



Defect - Medium Concern



East



East

## 4.1.4 Foundation &amp; Structure

**GIRDER ROTATING**

WEST

One of the built-up girders (two 2x8s) that supports the floor structure was rotated and not providing any support. It is recommended to have a foundation contractor evaluate and repair the girder as necessary.

Recommendation

Contact a foundation contractor.



Defect - Medium Concern



West

## 4.2.1 Crawl Space

**VAPOR BARRIER MISSING**

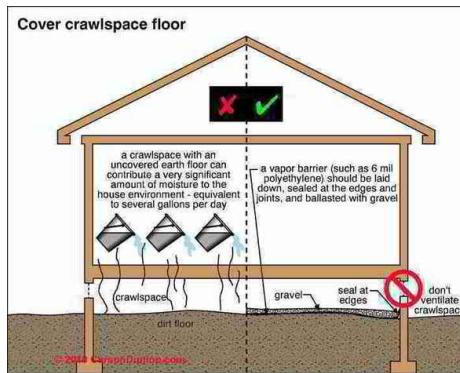
A vapor barrier was not present in the crawl space. A vapor barrier is recommended to cover the soil as several gallons of water may evaporate from the earth/soil daily, adding moisture, humidity, and condensation to the crawl space area. This can lead to the formation of fungal growth on framing components and other moisture related deficiencies. The installation of a minimum of a 6 mil poly vapor barrier is recommended to be conducted by a qualified person.

Recommendation

Contact a foundation contractor.



West Crawl Space



## 4.2.2 Crawl Space

**MOISTURE PRESENCE-DAMP AND/OR WET EARTH PRESENT**

Defect - Medium Concern

Damp earth and mud was present in areas of the crawl space. This is an indicator of moisture infiltrating into the crawl space area below grade. An evaluation by a foundation or grading contractor is recommended to be performed with repairs made as needed to prevent moisture infiltration into the crawl space.

#### Recommendation

Contact a qualified grading contractor.



East

## 5: EXTERIOR

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

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## Information

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### Exterior Walls & Siding Materials:

#### Siding Material

Brick Veneer / Wood

## Limitations

Exterior Walls & Siding Materials

#### WALLS - PAINTED

At the referenced areas the brick of the home has been painted, which can conceal the condition and potential defects of the exterior walls.

The condition of this area is excluded from this inspection.

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



North

Exterior Doors

#### BROKEN GLASS

The exterior doors were inspected where accessible. Due to broken glass on the storm door, the front door was not inspected as it was requested that I not use the front door.

The condition of this area is excluded from this inspection.

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



## Recommendations

5.1.1 Exterior Walls & Siding Materials



Maintenance Item - Low Concern

### **MISSING FASCIA CLADDING**

There was fascia cladding that was missing at the referenced area(s). The installation of proper cladding is recommended here by an exterior contractor to protect the exposed fascia board.

Recommendation

Contact a qualified handyman.



North

5.1.2 Exterior Walls & Siding Materials



Maintenance Item - Low Concern

### **CRACKING PRESENT**

NORTH

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

Recommendation

Contact a qualified masonry professional.



North

5.2.1 Exterior Windows

### **DAMAGED GLASS**

NORTH

Damage was present to the referenced windows. Recommend a qualified window contractor repair as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



North

## 5.3.1 Exterior Doors

**STORM DOOR DAMAGE**

## NORTH

Storm doors are not inspected during a home inspection, but due to heavy damage and other deficiencies present, an evaluation of the doors with repairs or replacement made as needed for proper operation is recommended by a qualified person.

## Recommendation

Contact a qualified door repair/installation contractor.



North



North



Safety Hazard - High Concern

**6: GROUNDS**

		INS	NOT	LIM	REC	HAZ
6.1	Grading & Lot Drainage	X				
6.2	Driveway & Walkway	X			X	
6.3	Trees & Vegetation	X			X	

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HAZ = SAFETY HAZARDS

**Information****Images**

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South



South

**Recommendations**

## 6.2.1 Driveway &amp; Walkway



Maintenance Item - Low Concern

**WALKWAY-  
CRACKING/DAMAGED**

## NORTH

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

## Recommendation

Contact a qualified concrete contractor.



## 6.3.1 Trees &amp; Vegetation

**TREE LIMBS OVERHANGING THE ROOF**

Maintenance Item - Low Concern

## NORTHEAST / SOUTHWEST

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

## Recommendation

Contact a qualified tree service company.



Northeast



Southwest

**7: HEATING & COOLING**

		INS	NOT	LIM	REC	HAZ
7.1	Exterior Unit(s) - Split System	X				
7.2	Interior Unit(s) - Split System	X			X	
7.3	System Operation	X				
7.4	Ductwork	X		X	X	

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**Information**

## FHI Policy on Accessibility

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

## Exterior Unit(s) - Split System : Exterior Unit Energy Source & Type

Electric AC Unit

Here is a helpful article on understanding the difference between an AC Unit and a Heat Pump Unit.

<https://jarboes.com/knowledge-center/air-conditioner-vs-heat-pump-louisville/>

### Exterior Unit(s) - Split System :

#### Exterior Unit Brand

Armstrong

### Exterior Unit(s) - Split System :

#### Exterior Unit Location

South



South

## Exterior Unit(s) - Split System : Exterior Unit Age

2005

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.  
<https://www.nachi.org/life-expectancy.htm>

### Interior Unit(s) - Split System :

#### Interior Unit Brand

Armstrong

### Interior Unit(s) - Split System :

#### Interior Unit Age

2005

### Interior Unit(s) - Split System :

#### Interior Unit(s) Energy Source and Distribution

Electric Forced Air

### Interior Unit(s) - Split System :

#### Vent Termination Point

Not Present

### Interior Unit(s) - Split System :

#### Interior Unit(s) Location

Attic

### System Operation: Cooling

#### Source Present in Each Room

Yes



**System Operation: Heating Source Present In Each Room**

Yes



Living Room



West Bedroom



Living Room



East Bedroom



Bathroom



Kitchen



Laundry Room

**System Operation: Return Air Temp**

70

**System Operation: Temperature Differential Cooling Mode**

10-15 Degrees

**System Operation: Filter Location(s)**

Living Room

**System Operation: Temperature Differential Heating Mode**

20+ Degrees

**System Operation: Thermostat Location(s)**

Living Room

**Limitations**

Ductwork

**DUCTWORK NOT FULLY VISIBLE - INACCESSIBLE PORTIONS OF ATTIC**

The ductwork was not fully visible due to inaccessible portions of the attic. Although no deficiencies were observed at visible portions, the condition of the ductwork is limited to visual portions only.

## Recommendations

### 7.1.1 Exterior Unit(s) - Split System

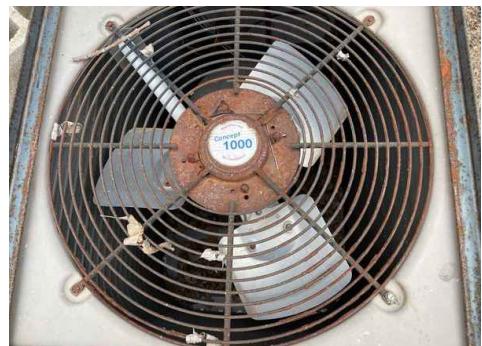


Maintenance Item - Low Concern

#### AGED UNIT

SOUTH

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



South

Recommendation

Contact a qualified HVAC professional.

### 7.1.2 Exterior Unit(s) - Split System



Maintenance Item - Low Concern

#### R22 REFRIGERANT

SOUTH

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

Recommendation

Contact a qualified heating and cooling contractor



South

### 7.2.1 Interior Unit(s) - Split System



Maintenance Item - Low Concern

#### AGED UNIT

ATTIC

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



Attic

Recommendation

Contact a qualified heating and cooling contractor

## 7.4.1 Ductwork

**TAKEOFFS KINKED**

## WEST ATTIC

Portions of the flexible ductwork (takeoffs) were compressed or kinked. This kinking cuts down the inner diameter of the duct and doesn't allow it to provide the airflow it was designed to deliver to its respective register(s). This kinking or compression of the duct can also create other problems. Evaluation and repairs are recommended by an HVAC contractor as needed.

## Recommendation

Contact a qualified HVAC professional.



Maintenance Item - Low Concern



West

## 8: INTERIOR

		INS	NOT	LIM	REC	HAZ
8.1	Interior Windows & Interior Doors	X		X	X	
8.2	Interior Walls & Ceiling	X			X	
8.3	Interior Floor Coverings	X				
8.4	Interior Stairs, Handrails, & Guardrails	X			X	

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## Information

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### Interior Windows & Interior

#### Doors: Window Construction

Single Pane, Double Pane, Vinyl,  
Wood, Aluminum

### Interior Walls & Ceiling: Cracking - Notice

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

#### How to proceed and what to know:

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

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

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

## Interior Floor Coverings: Defined

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

## Limitations

Interior Windows & Interior Doors

### INTERIOR WINDOWS - SEALED SHUT

The referenced windows were sealed shut.

The condition of this area is excluded from this inspection.

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



Laundry Room

## Recommendations

8.1.1 Interior Windows & Interior  
Doors



Maintenance Item - Low Concern

### WINDOWS - BROKEN GLASS PRESENT

LAUNDRY ROOM

Broken glass was present on the referenced window(s). Replacement of the glass or window as needed is recommended to be performed by a window company or glazing contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Laundry Room

8.1.2 Interior Windows & Interior  
Doors



Maintenance Item - Low Concern

### WINDOWS - CONDENSATION PRESENT ON GLASS

LIVING ROOM

Condensation was present on the glass of several windows. This is typically indicative of high humidity in the home. Excessive condensation can allow for the formation of fungal growth and can damage surrounding drywall. Locating the source of excessive humidity with modifications made to control it is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified window repair/installation contractor.



Living Room

8.1.3 Interior Windows & Interior  
Doors



Maintenance Item - Low Concern

### WINDOWS - DIFFICULT TO OPERATE (MEANS OF EGRESS)

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

Why is this defect a safety hazard?

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

Means of egress defined:

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

Recommendation

Contact a qualified window repair/installation contractor.



#### 8.1.4 Interior Windows & Interior Doors

### **WINDOWS - NOT LATCHING / LOCKING PROPERLY**

LIVING ROOM / BATHROOM

There were window(s) present in the referenced area(s) that were not latching and/or locking properly. Repairs are recommended to be conducted as needed for proper operation by a qualified person.

Recommendation

Contact a qualified window repair/installation contractor.

Defect - Medium Concern



Living Room



Bathroom

#### 8.2.1 Interior Walls & Ceiling

### **CEILING - SAGGING**

KITCHEN

The ceiling was sloping or sagging in the referenced area. The cause of this cannot be confirmed. If a concern, have a qualified contractor to evaluate further.

Recommendation

Contact a qualified drywall contractor.

Maintenance Item - Low Concern



Kitchen

## 8.2.2 Interior Walls &amp; Ceiling

**WALLS - BOWED**

## LIVING ROOM / KITCHEN

A portion of the wall was bowed. This may be from a framing deficiency, but the cause could not be determined. Further evaluation is recommended by a qualified contractor with repairs made as deemed necessary.

## Recommendation

Contact a qualified professional.



Living Room



Kitchen

## 8.2.3 Interior Walls &amp; Ceiling

**FLOOR NOT LEVEL - FURTHER EVALUATION**

## LAUNDRY ROOM

The floor was settled, sunken, and/or sloping at the referenced area(s). An evaluation of the floor structure to determine the cause of settlement is recommended to be conducted by a qualified contractor or structural engineer with repairs made as deemed necessary.

## Recommendation

Contact a qualified structural engineer.

- Defect - Medium Concern


Laundry Room

## 8.2.4 Interior Walls &amp; Ceiling

**WALLS - TILES MISSING GROUT**

## BATHROOM

The wall tiles over the bathroom sink and countertop were not grouted. It is recommended to have a tiling contractor apply grout to the tiles.

## Recommendation

Contact a qualified tile contractor

- Maintenance Item - Low Concern


Bathroom

## 8.4.1 Interior Stairs, Handrails, &amp; Guardrails

**GUARDRAIL MISSING**

## GARAGE

- Defect - Medium Concern

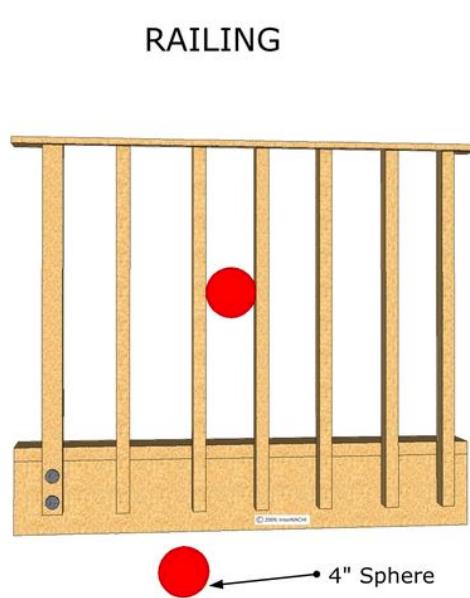
A guardrail / fall protection was not present on the floor at the referenced area(s). This is a safety hazard. The installation of a proper guardrail is recommended to be conducted by a qualified person.

#### Recommendation

Contact a qualified handyman.



Garage



## 9: KITCHEN

		INS	NOT	LIM	REC	HAZ
9.1	Kitchen Appliances	X			X	
9.2	Kitchen Cabinets & Countertops	X			X	X
9.3	Sink & Hardware (Above Countertop)	X			X	
9.4	Sink & Hardware (Below Countertop)	X			X	
9.5	Exhaust Fan	X				

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

## Information

---

## Images

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



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen

### Kitchen Appliances: Appliances Present

Range, Dishwasher

### Exhaust Fan: Type

Over the Range Recirculating

### Kitchen Appliances: Cooktop Energy Source

Gas

### Kitchen Appliances: Range Energy Source

Gas

## Recommendations

### 9.1.1 Kitchen Appliances



#### **COOKTOP-GAS BURNER NOT FUNCTIONING PROPERLY**

##### KITCHEN

Gas burner(s) were present that were not producing flame all the way around the burner. Repairs to the burner as needed to achieve proper operation is recommended to be conducted by an appliance repair company.

##### Recommendation

Contact a qualified appliance repair professional.



### 9.2.1 Kitchen Cabinets & Countertops



#### **DRAWER/CABINET IN NEED OF ADJUSTMENT**

##### KITCHEN

There were cabinet doors and/or drawers present that were in need of repairs or adjustments to function properly. Repairs are recommended as needed by a qualified person for proper operation.

Recommendation

Contact a qualified cabinet contractor.



Kitchen

#### 9.2.2 Kitchen Cabinets & Countertops



Safety Hazard - High Concern

### **EXPOSED SCREW UNDER CABINET**

KITCHEN

An exposed screw was sticking through the side wall of the kitchen cabinet, posing a safety hazard to anyone reaching or climbing into the cabinet. It is recommended to have a qualified professional remove the screw from the cabinet wall and use an appropriately sized fastener.

Recommendation

Contact a qualified handyman.



Kitchen

#### 9.3.1 Sink & Hardware (Above Countertop)



Maintenance Item - Low Concern

### **SINK NOT MOUNTED PROPERLY**

KITCHEN

The sink was not mounted to the counter top properly. The proper mounting of the sink is recommended by a qualified person.

Recommendation

Contact a qualified handyman.



Kitchen

#### 9.4.1 Sink & Hardware (Below Countertop)



Defect - Medium Concern

### **LEAK PRESENT**

KITCHEN

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

Recommendation

Contact a qualified plumbing contractor.



Kitchen



Kitchen

## 10: BATHROOM

		INS	NOT	LIM	REC	HAZ
10.1	Cabinets & Countertops	X				
10.2	Sink & Hardware (Above Countertop)					
10.3	Sink & Hardware (Below Countertop)	X				
10.4	Ventilation	X				
10.5	Showers	X			X	
10.6	Bathtubs	X				
10.7	Toilets	X			X	

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

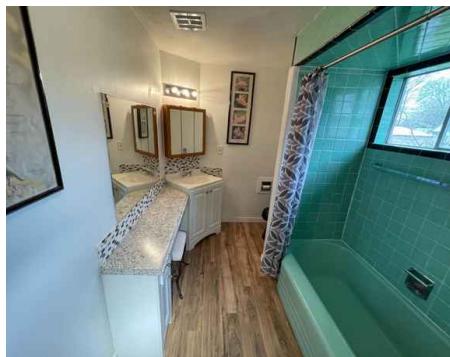
REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

### Information

#### Images

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



Bathroom

#### Ventilation: Sources

Window(s)

### Limitations

Toilets

**WATER OFF**

BATHROOM

The water was off at the referenced areas. FHI does not change the status of these elements.  
The condition of this area is excluded from this inspection.

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

## Recommendations

---

### 10.1.1 Cabinets & Countertops



Maintenance Item - Low Concern

#### **DRAWER/CABINET IN NEED OF ADJUSTMENT**

There were cabinet doors and/or drawers present that were in need of repairs or adjustments to function properly. Repairs are recommended as needed by a qualified person for proper operation.

Recommendation

Contact a qualified cabinet contractor.



Bathroom

### 10.5.1 Showers



Defect - Medium Concern

#### **SHOWER WATER VALVE LOOSE AT WALL**

BATHROOM

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

Recommendation

Contact a qualified plumbing contractor.



Bathroom

### 10.7.1 Toilets



Defect - Medium Concern

#### **TOILET LOOSE AT FLOOR**

BATHROOM

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

Recommendation

Contact a qualified plumbing contractor.



Bathroom

# 11: LAUNDRY

		INS	NOT	LIM	REC	HAZ
11.1	Washing Machine Hook-Ups	X				
11.2	Dryer's Hook-Ups & Ventilation	X			X	

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

## Information

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### Images

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



South

### Washing Machine Hook-Ups: Notice

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

The condition of this area is excluded from this inspection.

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



Laundry Room

## Dryer's Hook-Ups & Ventilation:

### Energy Source

Gas



Laundry Room

### Dryer's Hook-Ups & Ventilation: Notice

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

The condition of this area is excluded from this inspection.

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

## Recommendations

### 11.2.1 Dryer's Hook-Ups & Ventilation

#### DRYER VENT WITHIN 5 FEET OF EXTERIOR HVAC UNIT

SOUTH

The dryer vent was located within five feet of the exterior HVAC unit. This can allow lint to clog the cooling fins of the unit, and affect the efficiency of the unit due to the warm air exiting from the vent. At least five feet of clearance is recommended here. Repairs to achieve the proper clearance is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified handyman.

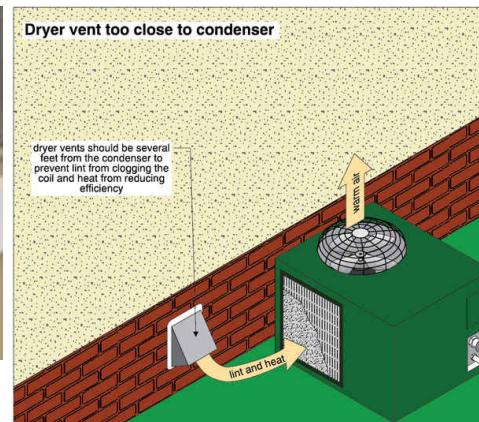


South



South

Defect - Medium Concern



# 12: PLUMBING

		INS	NOT	LIM	REC	HAZ
12.1	Main Shut Off Valve	X				
12.2	Water Service Pipes	X		X	X	
12.3	Drains, Waste & Vent Lines	X		X	X	
12.4	Gas Meter & Pipes	X		X		

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

## Information

### Plumbing Images

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



### Main Shut Off Valve : Location

North

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

### Main Shut Off Valve : Notice

The inspection method of the main shut off valve includes:

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

### Water Service Pipes: Service Pipe

#### Material - Visible Portions

Pex

### Water Service Pipes: Hose Bibs - Notice

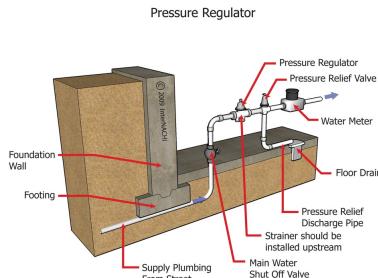
The inspection method for the hose bibs includes:

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

## Water Service Pipes: Water Pressure Regulator - Present

Yes

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



East Crawl Space

## Water Service Pipes: Water Pressure - Notice

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

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

## Drains, Waste & Vent Lines: Main

### Clean Out - Location

East Crawl Space



East Crawl Space

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

PVC, Cast Iron

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

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

PVC, Galvanized Steel, Cast Iron

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

**Gas Meter & Pipes: Fuel Source - Location****Gas Meter & Pipes: Fuel Source**

Gas Meter

Southwest

**Gas Meter & Pipes: Gas Pipe - Material**

Black Iron

**Limitations**

Main Shut Off Valve

**GENERAL OBSTRUCTIONS**

The main shut off valve was inspected where accessible. Due to obstructions, which can include personal belongings, debris, heavy insulation, remodeling, etc.. the referenced areas were not inspected.

The condition of this area is excluded from this inspection.

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

Water Service Pipes

**GENERAL OBSTRUCTIONS**

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

The condition of this area is excluded from this inspection.

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

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

Drains, Waste & Vent Lines

**GENERAL OBSTRUCTIONS**

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

The condition of this area is excluded from this inspection.

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

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

Gas Meter & Pipes

**GAS METER & PIPES - OBSTRUCTIONS**

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

The condition of this area is excluded from this inspection.

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

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

## Recommendations

---

### 12.2.1 Water Service Pipes



Maintenance Item - Low Concern

#### **WATER VALVE(S) NOT FUNCTIONAL**

##### NORTH

There were water valve(s) present in the referenced area(s) that were not functional at the time of inspection. Repairs are recommended to be conducted as needed for proper operation by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



North

### 12.3.1 Drains, Waste & Vent Lines



Maintenance Item - Low Concern

#### **AGED ITEMS - CAST IRON AND/OR GALVANIZED WASTE AND DRAIN PIPES**

##### EAST CRAWL SPACE

Cast iron and/or galvanized drain, waste, and vent pipes were present. These pipes typically have a 50 - 60 year life and will eventually develop inner corrosion that will affect the draining functionality of the system, and cause failure. These pipes will need to be monitored for performance, with the understanding that major repairs or replacement will be needed at some point in the future due to their age. The remaining life is undeterminable. A sewer camera inspection of the pipes is highly recommended due to their age.

Recommendation

Contact a qualified plumbing contractor.



East Crawl Space

# 13: WATER HEATER

		INS	NOT	LIM	REC	HAZ
13.1	Water Heater	X			X	
13.2	Water Pipes	X		X		
13.3	Gas Pipes	X			X	
13.4	Venting	X				
13.5	Temperature Pressure Relief Valve (TPRV)	X				

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

## Information

### Water Heater Images

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



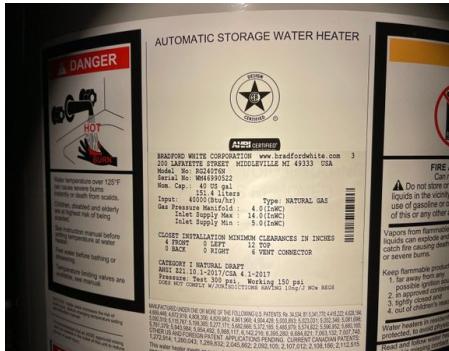
Garage



Garage



Garage



Garage

### Water Heater : Location

Garage

### Water Heater : Manufactured

Year

2020

### Water Heater : Type

Tank

### Water Heater : Capacity

40

Recommended Water Heater Tank Size

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

© 2009, InterNACHI

### Water Heater : Manufacturer

Bradford White

### Water Heater : Energy Source

Gas

## Water Heater : Temperature

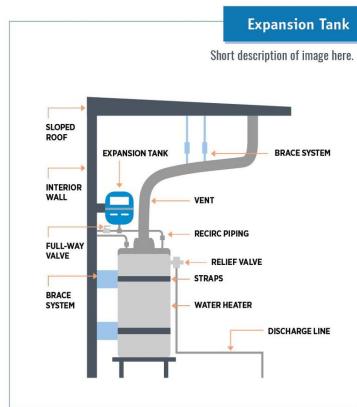
<100 Degrees

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

## Water Heater : Expansion Tank - Present

An expansion tank was present. Expansion tanks are used to protect the water heater and water pipes from pressure. These fluctuations occur because water expands in volume as it gets hot and loses volume as it cools.

[Click here for more information.](#)



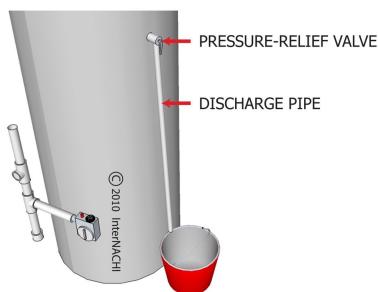
## Temperature Pressure Relief Valve (TPRV): TPR Valve - Notice

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

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

[Click here for more information.](#)

DISCHARGE PIPE ON TPR VALVE



## Temperature Pressure Relief

### Valve (TPRV): TPRV - Discharge

#### Tube Material

Copper, Pex

## Limitations

Water Pipes

### GENERAL OBSTRUCTIONS

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

The condition of this area is excluded from this inspection.

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

## Recommendations

13.1.1 Water Heater



Maintenance Item - Low Concern

### LOW WATER TEMPERATURE

GARAGE

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

Recommendation

Contact a qualified plumbing contractor.

13.3.1 Gas Pipes



Defect - Medium Concern

### HEAVILY CORRODED

GARAGE

The gas line for the water heater was heavily corroded. Evaluation and replacement as needed is recommended by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Garage

# 14: ELECTRICAL

		INS	NOT	LIM	REC	HAZ
14.1	Service Entrance	X			X	
14.2	Service Disconnect	X				
14.3	Service Equipment / Electrical Panel	X			X	
14.4	Service Grounding / Bonding	X		X		
14.5	Branch Wiring	X		X	X	
14.6	Wall Receptacles	X				
14.7	GFCI Protection	X			X	
14.8	Ceiling Fans & Lighting	X			X	
14.9	Detectors & Alarms	X				

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

## Information

### Low Voltage Systems - Not Inspected

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

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

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

### Service Entrance: Type

Overhead Service Drop

SERVICE ENTRANCE DEFINED:

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



South

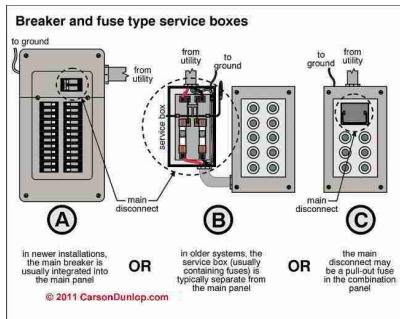


South

## Service Disconnect: Main Disconnect - Location

### East Bedroom

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



East Bedroom

### Service Equipment / Electrical Panel: Location

East Bedroom

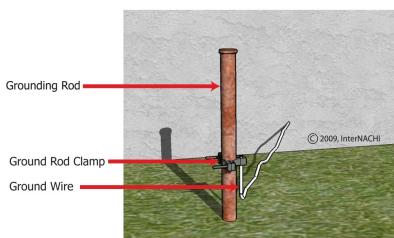
### Service Equipment / Electrical Panel: Manufacturer

Eaton

## Service Grounding / Bonding: Service Grounding - Defined

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

Grounding Rod



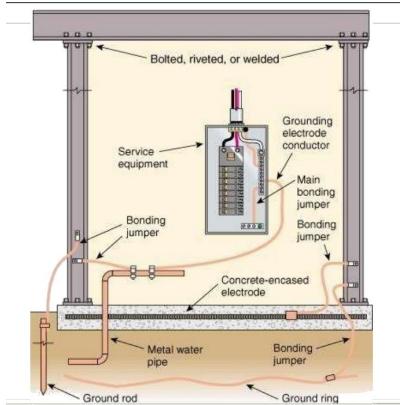
South

## Service Grounding / Bonding: Grounding Electrode Conductor (GEC) - Type

Not Visible

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

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

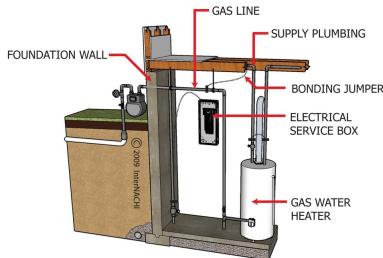


## Service Grounding / Bonding: Gas Pipe Bonding - Present

Yes

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

BONDING THE GAS PIPING



## Branch Wiring : Conductor Type

Copper, Multi-Strand Copper

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

Electric wires are typically made of aluminum or copper.

## Branch Wiring : Sheathing Material

Polyvinyl Chloride (Romex-like), Braided Cloth NM

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

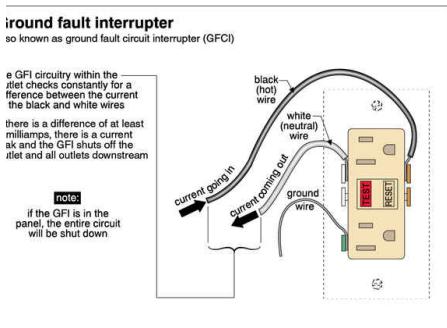
*Certain types of wires are typical of certain time periods. The box shows which wires were used in which time periods. Keep in mind that these time periods are approximate, allowing for regional differences and the understanding that updates do not happen at one time. ([source](#))*

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

## GFCI Protection: GFCI - Safety Mechanism

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

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



## Detectors & Alarms: Smoke Alarms - Location

Kitchen, Bedrooms

In 23% of home fire deaths, smoke alarms were present but did not sound. Sixty percent of these failures were caused by the power supplies having been deliberately removed due to false alarms. [Click here for more details.](#)



## Detectors & Alarms: Smoke Alarms - Notice

FHI does not inspect smoke alarms.

The condition of this area is excluded from this inspection.

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

## Detectors & Alarms: CO Detectors - Location

None Found

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

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



## Detectors & Alarms: CO Detectors - Notice

FHI does not inspect CO detectors.

The condition of this area is excluded from this inspection.

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

## Limitations

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Service Grounding / Bonding

## GENERAL OBSTRUCTIONS

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

The condition of this area is excluded from this inspection.

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

## Branch Wiring

### GENERAL OBSTRUCTIONS

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

The condition of this area is excluded from this inspection.

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

## Recommendations

### 14.1.1 Service Entrance



Maintenance Item - Low Concern

### IN CONTACT WITH TREES

SOUTH

Tree branches were in contact with the service drop. Recommend removal of surrounding branches by a tree trimming company or other qualified person.

Recommendation

Contact a qualified tree service company.



South

### 14.1.2 Service Entrance



Defect - Medium Concern

### OPEN CONDUIT COVER

SOUTH

There was an open conduit cover with conductors running through it down to the meter. This opening could allow rain to run down into the meter. It is recommended to have the conduit cover repaired by an electrical contractor.

Recommendation

Contact a qualified electrical contractor.



South

### 14.3.1 Service Equipment / Electrical Panel



Maintenance Item - Low Concern

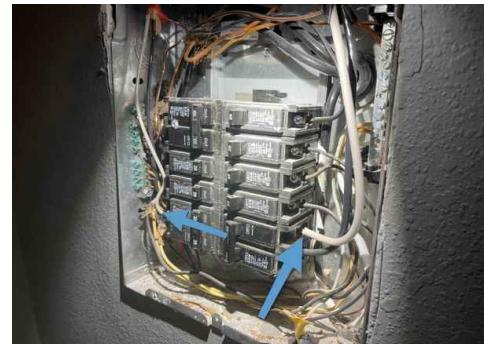
### WHITE CONDUCTORS NOT RE-IDENTIFIED

EAST BEDROOM

There were white conductors ran to breakers that were not identified as a hot (ungrounded conductor). These conductors should be marked with a piece of black tape or a sharpie identifying them as an ungrounded conductor.

#### Recommendation

Contact a qualified electrical contractor.



East Bedroom

14.3.2 Service Equipment /  
Electrical Panel



Maintenance Item - Low Concern

### **INCOMPLETE, INCORRECT, OR MISSING LEGEND**

#### EAST BEDROOM

The legend for the electrical panel was missing, incomplete, or incorrect. A proper legend is required so that breakers are properly labeled, ensuring correct circuits are shut off in case of the need of service, etc. Properly labeling the breakers is recommended to be conducted by a licensed electrician.

#### Recommendation

Contact a qualified electrical contractor.



East Bedroom

14.5.1 Branch Wiring

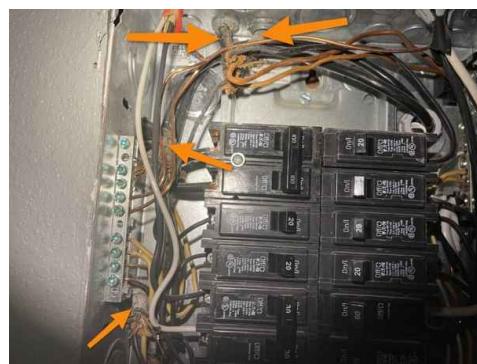
### **BRAIDED CLOTH NM WIRING PRESENT**

#### EAST BEDROOM / ATTIC

Braided cloth NM wiring was present in this home. This is the predecessor for today's polyvinyl chloride (Romex-like) wiring. This wiring's insulating jacket, both external, and the individual jackets covering the conductors themselves become brittle with age, and can be damaged easily, particularly at securement points to studs and joists, in hot attics, and at bend points in the wiring. Typically this form of wiring does not contain an EGC (ground wire). Replacement of this wiring is recommended to be considered due to its age alone. For safety, AFCI breakers are recommended to protect the circuits with braided cloth NM wiring, as the breaker would trip if a damaged section of the wiring were to arc. I also recommend that any electrical conductors over 40 years of age be evaluated by a licensed electrician to ensure they are performing safely and as intended. Below is a link to a great document by the Casualty Underwriters Association of America.<https://www.cauinsure.com/Include/Documents/P11%20-%20Aging%20Electrical%20Systems.pdf>

#### Recommendation

Contact a qualified electrical contractor.



East Bedroom



Attic



Attic

## 14.5.2 Branch Wiring

**DAMAGED CLOTH NM**

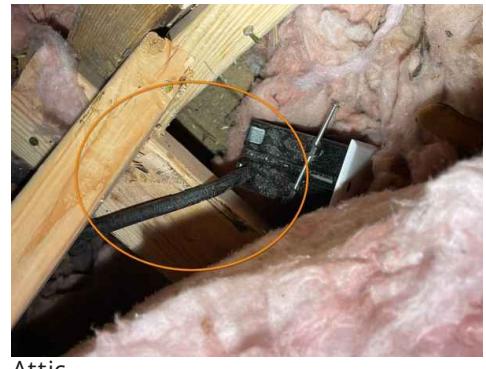
 Defect - Medium Concern

## ATTIC

Damaged braided cloth NM wiring was present in areas. An evaluation of the cloth wiring with repairs or replacement made as needed for safety and functionality is recommended to be performed by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



Attic

## 14.5.3 Branch Wiring

**ELECTRICAL BOX - IMPROPER COVER**

 Defect - Medium Concern

## SOUTH CRAWL SPACE

There were junction boxes present with improper covers in the referenced area(s). This is a potential fire hazard. The installation of a UL listed cover is recommended by a licensed electrician or other qualified person.

## Recommendation

Contact a qualified professional.



South Crawl Space

## 14.5.4 Branch Wiring

**ELECTRICAL BOX - UNSECURED**

 Defect - Medium Concern

## ATTIC

There were unsecured electrical box(es) present. Proper securement of any electrical box is recommended by a licensed electrician to protect the wiring from damage should the box be moved/disturbed.

## Recommendation

Contact a qualified electrical contractor.



Attic

## 14.5.5 Branch Wiring

**WIRING AT ATTIC ACCESS**

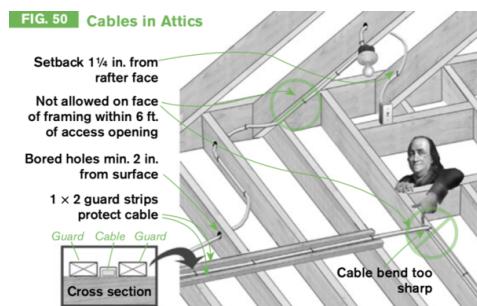
 Defect - Medium Concern

## ATTIC

Unprotected wiring was present within 6' of the attic access. Any wiring within 6' of the access needs to be protected from damage with the use of guard strips at least the height of the cable. Evaluation of the wiring with the installation of protection as needed is recommended by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



#### 14.6.1 Wall Receptacles

### OPEN GROUND ON RECEPTACLE(S)

NORTH

There were receptacle(s) present that tested as being ungrounded. This is a potential safety and electronic equipment hazard. Evaluation and repairs as needed is recommended to be conducted by a licensed electrician to obtain grounding protection.

Recommendation

Contact a qualified electrical contractor.



North

#### 14.6.2 Wall Receptacles

### RECEPTACLE LOOSE IN WALL

VARIOUS

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

Recommendation

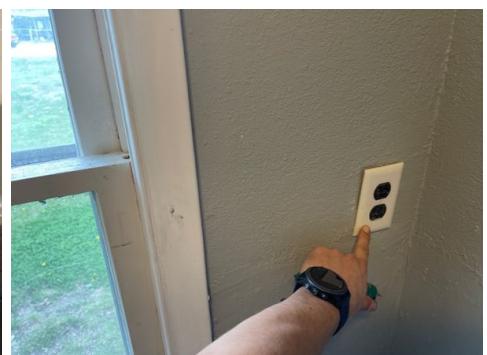
Contact a qualified electrical contractor.



South



Garage



Laundry Room

#### 14.7.1 GFCI Protection

### GFCI PROTECTION NOT FUNCTIONAL

VARIOUS



GFCI protection was not functional on the receptacle, due to it not tripping when depressing the "test" button. This is a safety hazard. Replacement of the receptacles is recommended to be performed by a licensed electrician for safety.

Recommendation

Contact a qualified electrical contractor.



Kitchen



Kitchen



North



Bathroom

#### 14.8.1 Ceiling Fans & Lighting

### **LIGHTING - NOT FUNCTIONAL**

GARAGE

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

Recommendation

Contact a qualified electrical contractor.



Maintenance Item - Low Concern



Garage

# 15: GARAGE

		INS	NOT	LIM	REC	HAZ
15.1	Garage Door & Hardware	X				
15.2	Walls, Floors, Ceiling, Doors	X			X	
15.3	Garage Safety					

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

## Information

### Images

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



Garage



Garage



North

### Parking Structure Types

Attached, Carport

### Garage Door & Hardware: Type

Aluminum Sectional, Overhead Door

### Walls, Floors, Ceiling, Doors:

Ceiling Material  
Drywall

### Garage Safety: Garage Separation - Safety Notice

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

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

## Recommendations

### 15.2.1 Walls, Floors, Ceiling, Doors



Maintenance Item - Low Concern

### EXTERIOR DOOR-LIGHT VISIBLE

#### GARAGE

Light was visible around the door while in the closed position. Repairs / adjustments are recommended to be conducted as needed for a proper fit, and to eliminate any visible light by a qualified person.

#### Recommendation

Contact a qualified door repair/installation contractor.



Garage

## 15.2.2 Walls, Floors, Ceiling, Doors



Maintenance Item - Low Concern

**CEILING - SAGGING**

## GARAGE

The ceiling was sloping or sagging in the referenced area. The cause of this cannot be confirmed. If a concern, have a qualified contractor to evaluate further.

## Recommendation

Contact a qualified drywall contractor.



Garage

## 15.2.3 Walls, Floors, Ceiling, Doors



Maintenance Item - Low Concern

**EVIDENCE OF PAST WATER INTRUSION**

Evidence of water intrusion was present on portions of the insulation. This may be from a past leak. I recommend consulting with the sellers about the stains and/or evaluation by a roofing contractor.

## Recommendation

Contact a qualified professional.



Garage

## 15.2.4 Walls, Floors, Ceiling, Doors



Maintenance Item - Low Concern

**TYPICAL SETTLEMENT / SHRINKAGE CRACKING**

## GARAGE

Typical settlement / shrinkage cracks were present on the garage concrete slab (<1/4" wide). These can be caused by admixtures used in the concrete mix when the slab was poured, the lack of expansion or relief joints, or standard settlement. If a concern, have a concrete contractor to evaluate.

## Recommendation

Contact a qualified concrete contractor.



Garage



Garage

15.2.5 Walls, Floors, Ceiling, Doors



Maintenance Item - Low Concern

## INTERIOR DOOR - NO LOCK

GARAGE / KITCHEN

There was no lock present on the door from the garage to the interior of the house. It is recommended to have a lock installed on the door for security as necessary by a qualified professional.

Recommendation

Contact a qualified handyman.



Kitchen / Garage

## 16: PEST/WDO

		INS	NOT	LIM	REC	HAZ
16.1	Termite	X		X	X	
16.2	Other Wood Destroying Organism	X				
16.3	Rodent,Pests,Insects not WDO	X			X	

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

### Information

#### Accessing Your Termite Inspection (ODAFF) Report

7748 W 14th St\_ODAFF1-Termite.pdf

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

#### Termite: Conducive Conditions

Yes

Are there any visible conditions conducive to infestation by termite?

### Limitations

Termite

#### INACCESSIBLE OR VISUALLY OBSTRUCTED AREAS

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

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

### Recommendations

16.1.1 Termite



Defect - Medium Concern

#### VISIBLE EVIDENCE OF TERMITE ACTIVITY

Yes, Termite Frass, Exit Holes, Termite Tubes

Location of evidence of termite ACTIVITY shall be shown on diagram in Section IX.

Recommendation

Contact a qualified professional.

16.1.2 Termite

### **CONDUCIVE CONDITIONS**

Defect - Medium Concern

Debris (wood or other cellulose material) under structure, Insufficient separation between soil and wood in crawl space

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

Recommendation

Contact a qualified professional.



16.1.3 Termite

### **VISIBLE EVIDENCE OF TERMITE DAMAGE**

Defect - Medium Concern

CRAWL SPACE / KITCHEN

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

Recommendation

Contact a qualified pest control specialist.



Kitchen



West Crawl Space



West Crawl Space



West Crawl Space



West Crawl Space



West Crawl Space



West Crawl Space



West Crawl Space



West Crawl Space



East Crawl Space Under Kitchen

### 16.3.1 Rodent,Pests,Insects not WDO

## EVIDENCE OF SNAKE IN ATTIC

ATTIC

There was a large molted snake skin present in the attic. Removal of the snake is recommended to be conducted by a wildlife removal company as desired.

Recommendation

Contact a qualified pest control specialist.



Maintenance Item - Low Concern



## 17: FINAL CHECKLIST

### Information

**Confirmation that all appliances were turned off, including interior and exterior stoves, ovens, and dishwashers.**

Yes

**Confirmation that water was turned off at all faucets, fixtures, and appliances.**

Yes

**Confirmation that all lights were left as found upon arrival.**

Yes

**Photo confirmation of HVAC thermostat setting upon exit.**



**Confirmation that all exterior doors and windows were locked upon exit?**

No

**Individuals stayed inside the property upon the inspector's departure, therefore the inspector was unable to confirm that all exterior doors were locked. The following individuals were inside the property when the inspector left:**  
Seller's Realtor / Representative

**The referenced entry points were found unlocked / open upon the inspector's arrival.**

Garage Door

## 18: HOW WE DO INSPECTIONS

## Information

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## **Terms and Definitions:**

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

### **What is an inspection?**

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

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

### **What is the purpose of a home inspection report?**

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

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

### **How to read a home inspection report.**

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

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

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



Maintenance  
Item - Low  
Concern



Defect - Medium  
Concern



Safety Hazard -  
High Concern

### **What is inspected?**

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

### **What is a limitation?**

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

### **What is a defect?**

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

### **What an inspection IS NOT:**

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

## **Further Evaluation Defined:**

### **Home inspectors always recommend further evaluation, why?**

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

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

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

### **What to expect from a further evaluation?**

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

## **Thermal Imaging:**

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

#### **First, what is a thermography?**

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

#### **Thermography is used to determine:**

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

#### **Forever Home Inspection DOES use thermography.**

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

## Moisture Meter:

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

#### First, what is a moisture meter?

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

#### Moisture meters are used to determine:

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

#### Forever Home Inspection DOES use moisture meters.

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

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

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

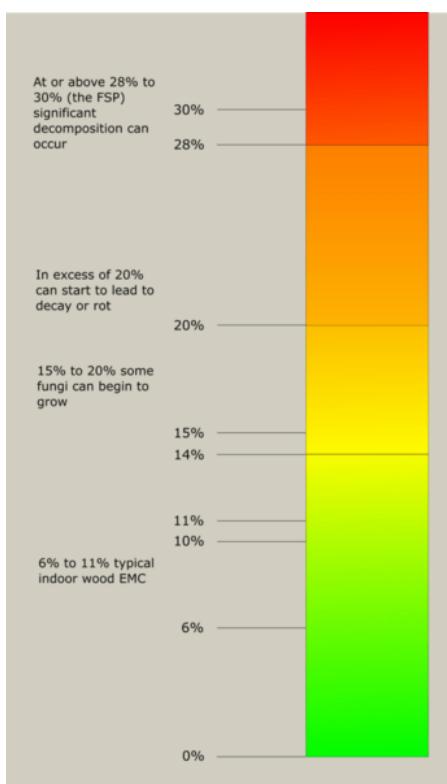
#### Rule of thumb reading are as follows:

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

**20-26%** - Wood decay has begun.

**27%+** - Wood decay rapidly accelerates.

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



## **Inspection Exclusions:**

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

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

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

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

## **A home inspector will not inspect:**

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

## **Home inspectors will not:**

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

## **Post TRR Re-Inspections:**

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

### **First, what is a re-inspection?**

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

### **Why we do NOT perform Post TRR Re-inspections:**

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

## **3rd Party Notice:**

### **Notice to third parties:**

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

# STANDARDS OF PRACTICE

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## **Roof Accessibility Policy:**

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

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

## **How Weather Affects Your Roof Inspection:**

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

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

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

## **Attic & Ventilation Accessibility Policy:**

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

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

## **Inspecting Visual Portions Only:**

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

Damage and defects beyond surface coverings can include:

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

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

## **Foundation, Crawlspace, & Basement Accessibility Policy:**

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

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

## **Inspecting Visual Portions Only:**

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

Damage and defects beyond surface coverings can include:

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

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

## **Exterior Accessibility Policy:**

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

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

## **How Weather Affects Your Roof Inspection:**

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

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

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

## **Grounds Accessibility Policy:**

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

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

## **How Weather Affects Your Roof Inspection:**

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

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

## **Interior Accessibility Policy:**

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

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

## **Inspecting Visual Portions Only:**

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

Damage and defects beyond the sheetrock can include:

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

Damage and defects beyond the floor coverings can include:

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

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

## **Kitchen Accessibility Policy:**

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

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

## **Bathroom Accessibility Policy:**

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

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

## **FHI Does Not Test Shower Pans**

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

The condition of this area is excluded from this inspection.

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

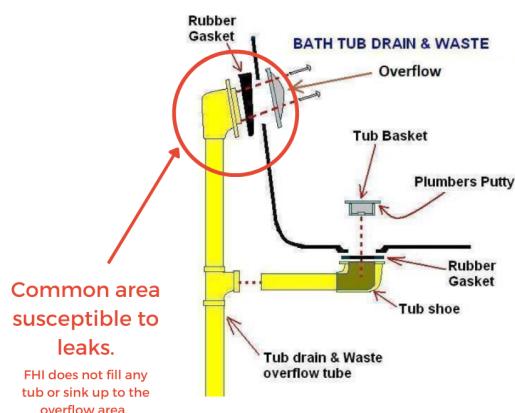
## **FHI Does Not Test Overflows**

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

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

The condition of this area is excluded from this inspection.

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



### **Laundry Accessibility Policy:**

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

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

## **Concerning the washer and dryer and their components.**

### **FHI will inspect the following:**

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

### **FHI will not inspect the following:**

- operating the laundry appliances
- electrical outlets that are at capacity, FHI does not unplug appliances
- 220 outlets (dryer outlets)
- the inside of dryer vents
- water valves

### **Plumbing Accessibility Policy:**

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

### **Inspecting Visual Portions Only:**

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

Damage and defects beyond surface coverings can include:

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

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

### **Water Heater Accessibility Policy:**

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

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

### **Electrical Accessibility Policy:**

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

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

### **Inspecting Visual Portions Only:**

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

Damage and defects beyond surface coverings can include:

- safety concerns
- improper repairs
- improper installation
- pest/pest damage

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### **Garage Accessibility Policy:**

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

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

### **Inspecting Visual Portions Only:**

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

Damage and defects beyond surface coverings can include:

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

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