



ON POINT HOME INSPECTIONS LLC

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## RESIDENTIAL REPORT

1234 Main St.  
Wilton, CT 06879

Buyer Name

02/24/2020 9:00AM



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# SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

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- 2.4.1 Exterior - Driveway: Driveway Cracking - Fatigue
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- 3.1.1 Garage - Walls & Firewalls: Damaged Drywall
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- 4.2.1 Basement, Foundation, Crawlspace & Structure - Floor Structure/ Framing: Columns Not Lagged to Framing
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- 4.4.1 Basement, Foundation, Crawlspace & Structure - Steps, Stairways & Railings: Handrail Non-Continuous
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- ⌚ 16.2.1 Bathroom- Master - Sink(s): Slow Drainage- Sink
- ⌚ 16.2.2 Bathroom- Master - Sink(s): Flex Drain Piping Present
- ⌚ 17.5.1 Fireplace- Living Room - Cleanout Doors & Frames: No Fireplace Screen
- ⌚ 18.4.1 Fireplace- Family Room / Den - Cleanout Doors & Frames: No Fireplace Screen
- ⌚ 23.2.1 Laundry - Dryer: Vent Hose- Ribbed
- ⌚ 23.3.1 Laundry - Washing Machine: Stand Pipe/ Drain

# 1: INSPECTION DETAILS

## Information

<b>Style</b> Colonial	<b>Type of Building</b> Single Family	<b>Stories</b> Two
<b>Square Footage</b> 4240	<b>Approximate Age</b> 40	<b>Age Based On</b> Listing
<b>Bedrooms/Bathrooms</b> 4 Bedroom, 3 1/2 Bath	<b>In Attendance</b> Client, Client's Agent	<b>Occupancy</b> Furnished, Occupied, Electric On, Water Service On
<b>Temperature (approximate)</b> 36 Fahrenheit (F)		<b>Weather Conditions</b> Clear

### Orientation

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard, viewing the front of the home.

### Overview

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

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

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

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH. This inspection report should be used alongside the sellers disclosure, pest inspection (WDI) report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are highly recommended as they will cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

## Items Not Inspected and Other Limitations

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

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

## Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

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

## Detached Item(s) Present

Only items and components directly and permanently attached to the structure are inspected according to the InterNACHI Standards of Practice. And most of these items are only required to be reported on with their respected affect on the structure. This home may contain detached patios, stairs, retaining walls, outbuildings, decks, pools, fireplaces, etc. If comments are made with regard to these items, any comments should be viewed as a courtesy only, and not be construed as an all-inclusive listing of deficiencies. If any detached items or structures are of concern, evaluation of these items should be conducted by qualified individuals prior to the end of your inspection period.

## Comment Key - Definitions

This report divides deficiencies into three categories; Major Defects (in red), Marginal Defects (in orange), and Minor Defects/Maintenance Items/FYI (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

- **Major Defects** - Items or components that may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.
- **Marginal Defects** - Items or components that were found to include a deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems. Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.
- **Minor Defects/Maintenance Items/FYI** - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, etc.

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

## Other Notes - Important Info

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

**COMPONENT LIFE EXPECTANCY** - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector.

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

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

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

## 2: EXTERIOR

### Information

**Siding, Flashing & Trim:** Siding Material  
Wood

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

**Exterior Doors:** Material  
Fiberglass, Steel

**Exterior Doors:** Type  
Hinged, French, Sliding

**Windows:** Material  
Wood

**Decks, Balconies, Porches & Steps:** Structure Type  
Balcony, Deck, Deck with Steps, Patio

**Decks, Balconies, Porches & Steps:** Material  
Wood, Paver

### Inspection Method

Visual

Inspection of the home exterior typically includes exterior wall covering materials, a representative number of windows and exterior electrical components, door exteriors, window wells, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

Representative Number: means for multiple identical components such as windows and electrical outlets, one such component per room. For multiple identical exterior components this term shall mean one such component on each side of the building.



**Exterior Views**

## Vegetation: Shrub and Tree Growth Information

Shrub and tree growth should be kept away from the siding and roof of the building. Overgrowth could lead to wood rot and unwanted moisture contacting the siding of the house. Falling branches from tree limbs that overhang the house can cause damage to the structure of the home.

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.



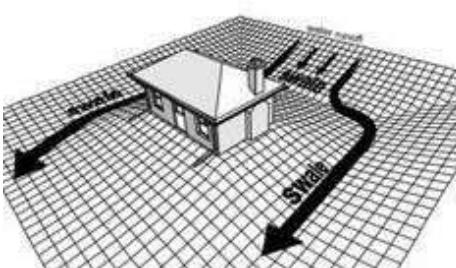
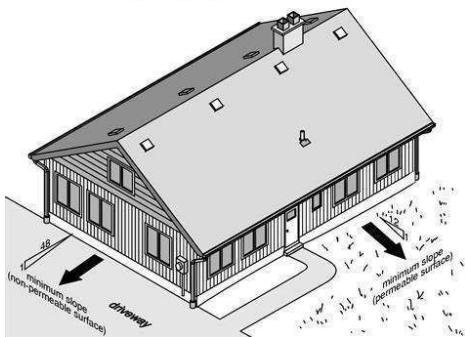
## Grading and Drainage: Site Grading Information

### Mostly Level, Sloped Away From Structure

The grading should be designed to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

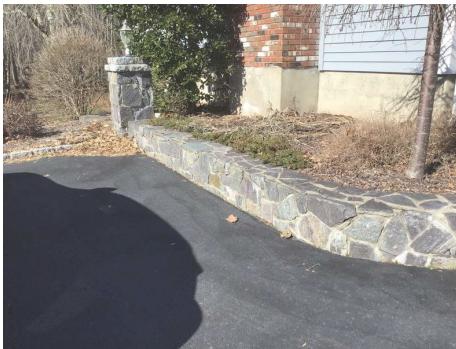


Recommended grading slopes



## Retaining Walls: Information- Retaining Walls

Retaining walls are inspected in respect to their effect on the structure of the home. The structural integrity or load bearing capacities of retaining walls are beyond the scope of a home inspection. No deficiencies were observed in the walls relation to the home unless otherwise noted in this report.



## Retaining Walls: Materials

### Stone

Retaining walls are inspected in respect to their effect on the structure of the home. The structural integrity or load bearing capacities of retaining walls are beyond the scope of a home inspection.

**Driveway: Driveway Material**

Asphalt

**Driveway: Condition- Deficiencies Observed**

The asphalt driveway had reportable conditions observed at the time of inspection. Underground tree roots, salt, snow melting products, lack of maintenance and age are the biggest contributors to asphalt deterioration. It is recommended regular sealcoating every 2-3 years to preserve the driveway and keep it from cracking and deteriorating.

**Steps: Information- Stairs**

The stairs were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

**Steps: Material**

Wood, Stone



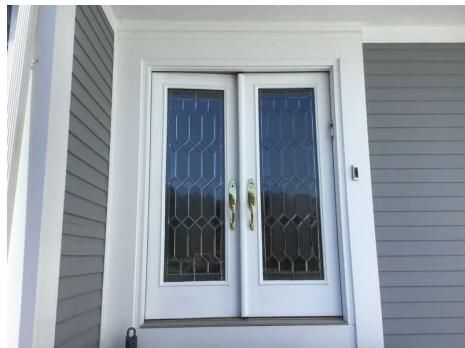
## Siding, Flashing & Trim: Information- Siding

The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



## Exterior Doors: Information- Exterior Doors

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were observed at the time of inspection unless otherwise noted.



## Windows: Window Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were observed at the time of inspection, unless otherwise noted in this report.



**Windows: Window Type**

Casement, Thermal, Picture, Awning



**Decks, Balconies, Porches & Steps: Information- Decks, Balconies, Patios**

Decks, balconies and patios are inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.



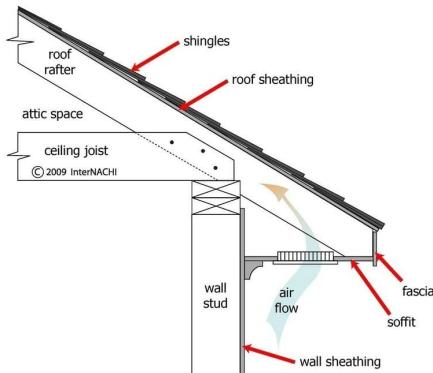
## Eaves, Soffits & Fascia: Information- Eaves, Soffit and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.

The eaves, soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.



Soffits and Fascia



## Foundation Exterior: Material

### Parge Coating



## Limitations

Decks, Balconies, Porches & Steps

### LIMITED VISIBILITY

Visual inspection of the underside of the deck was limited because there was no access to it. Lattice was permanently installed around the perimeter of the deck.

## Observations

### 2.1.1 Vegetation



Maintenance Item

### VEGETATION GROWING AGAINST STRUCTURE

Shrub and tree growth observed making contact with the house. Regular maintenance and pruning should be done on an ongoing basis to prevent contact with the structure. Recommend having a landscape contractor rectify the issue.

#### Recommendation

Contact a qualified landscaping contractor



## 2.4.1 Driveway

**DRIVEWAY CRACKING - FATIGUE**

Fatigue cracks observed, which may indicate movement in the soil. Recommend monitor and/or have a asphalt contractor evaluate the deficiency.



## 2.5.1 Steps

**STAIRS- LOOSE TREAD**

The stair tread(s) are loose. This is a tripping hazard. Recommend having the treads properly affixed.

Recommendation

Contact a qualified professional.



## 2.6.1 Siding, Flashing &amp; Trim

**SIDING DETERIORATION**

An area of the siding appears to be deteriorating. This is most likely caused by inadequate spacing between the roofing material and the siding. It is recommended that a qualified contractor make any and all repairs necessary to rectify the defect.

Recommendation

Contact a qualified professional.



## 2.7.1 Exterior Doors

**SCREEN DAMAGED**

It was noted that one or more screen doors or windows were damaged. It's recommended that this be repaired.

Recommendation

Contact a handyman or DIY project



## 2.9.1 Decks, Balconies, Porches &amp; Steps

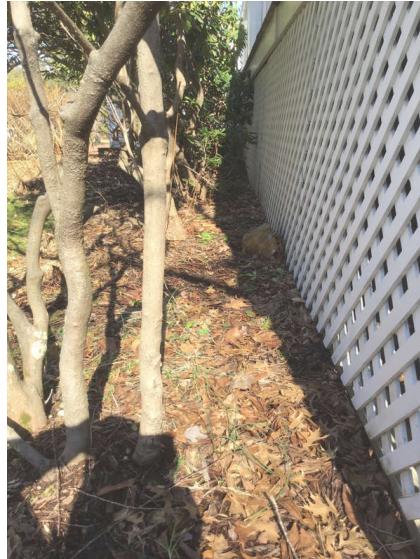
**DECK- POSTS MAKING CONTACT WITH SOIL**

Wood will rot when it is exposed to moisture and in contact with soil or other material which prevents the wood from drying out. The only (partial) exception is ground contact, pressure-treated lumber. However, even such "treated" lumber is usually not fully impregnated with wood preservatives and subject to some wood rot damage.

It is recommended that a separation of six inches or more be maintained between all wood and any soil, gardening material, or firewood.

#### Recommendation

#### Recommended DIY Project



#### 2.9.2 Decks, Balconies, Porches & Steps

#### DAMAGE PAVER

One or more pavers on the patio were damaged. This creates a tripping hazard and should be repaired by a qualified contractor.

#### Recommendation

Contact a qualified professional.



## 3: GARAGE

### Information

<b>Type</b> Drive Under	<b>Size</b> 2 Car	<b>Garage Door: Material</b> Insulated, Fiberglass
<b>Garage Door: Type</b> Roll-Up	<b>Garage Door Opener: Type</b> Chain Drive	

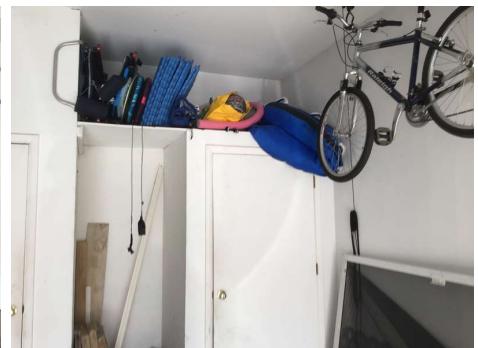
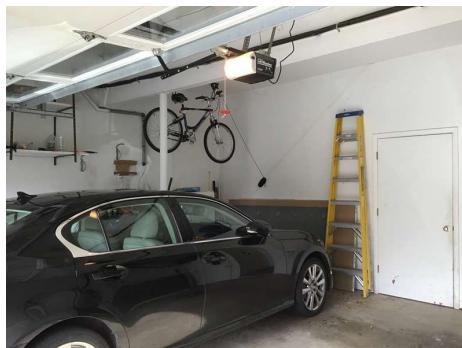


### Garage Area to Living Space Separation Information

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. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead). No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved sealant. These upgrades are recommended for safety if not present, and a qualified contractor can be consulted for more information.

### Inspection of the garage typically includes examination of the following:

- general structure
- floor, wall and ceiling surfaces
- operation of all accessible conventional doors and door hardware
- overhead door condition and operation including manual and automatic safety component operation and switch placement
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection
- interior and exterior lighting
- stairs and stairways
- proper fire separation from living space

**Garage Views-****Walls & Firewalls: Inspection Information- Garage Walls**

The walls appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed at visible portions unless otherwise noted in this report.

## Floor: Inspection Information- Garage Floor

Visible portions of the concrete slab was inspected looking for significant deficiencies and significant cracking. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



## Ceiling: Inspection Information- Ceiling / Framing

The ceiling area was inspected looking for indications of leaks or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



## Garage Door: Overhead Door Introduction

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition
- mounting brackets
- automatic opener
- automatic reverse
- photo sensor
- switch placement
- track & rollers
- manual disconnect

## Garage Door Opener: Inspection Information- Garage Door Opener

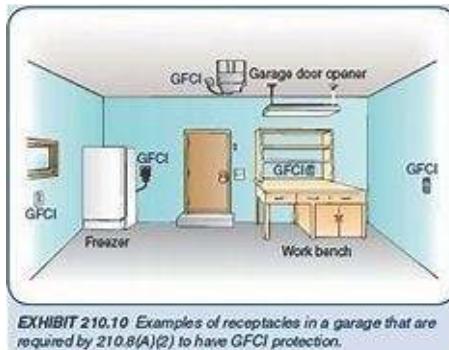
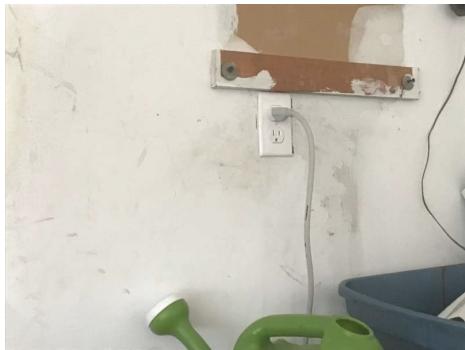
The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. Recommend regular maintenance to ensure proper operation of track and roller hardware. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

## Garage Door Opener: Garage Door Safety: Resistance Not Tested

The "Resistance" test of the garage door(s) was not conducted due to the possibility of damaging the door and/or the opener. Garage doors contain two safety measures to prevent someone from being injured or pinned by a closing garage door. Photoelectric eyes, and the ability to auto reverse, if the door meets resistance or a solid object. I recommend testing this feature for functionality once taking ownership of the home. The test can be conducted by placing a 2" X 4" laid flat on the ground, underneath of the door. When the door is closed, it should contact the 2" X 4", and auto-reverse. If it does not, adjustments to the "force close" setting on the opener will need to be made, or a garage door contractor should evaluate.

## GFCI Protection: Garage GFCI Information

GFCI protected outlets are required in the garage. The main garage lighting should not be on a GFCI for safety sake as you never want to be in a dark garage if a GFI trips off, however if the lighting fixture is accessible while standing on the grounded floor of the garage then the light fixture should be GFCI protected.



## Observations

### 3.1.1 Walls & Firewalls

#### DAMAGED DRYWALL

Garage wall had damaged drywall. Recommend repairing.



Maintenance Item



### 3.5.1 Garage Door Opener

#### PHOTO SENSOR NOT INSTALLED AT PROPER HEIGHT

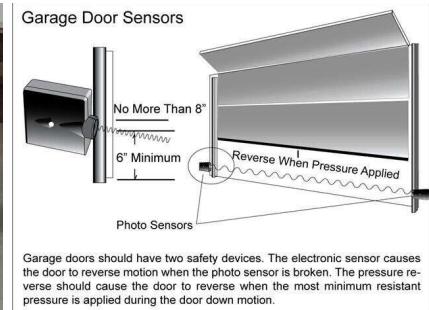
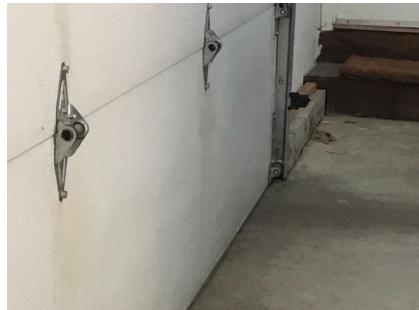
An overhead garage door photo sensor was installed at a height greater than 8 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes is required by generally-accepted safety standards and limit the maximum mounting height for garage door photo sensors to 8 inches.



Recommendation

Recommendation

Contact a qualified garage door contractor.



3.8.1 Occupant Door (From garage to inside of home)



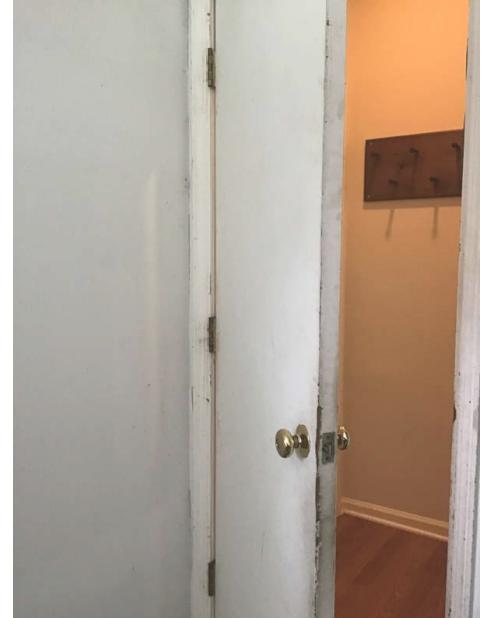
### NOT SELF-CLOSING

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

[DIY Resource Link.](#)

Recommendation

Contact a qualified professional.



## 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

### Information

Foundation Type	Inspection Method	Insulation: Insulation Present at Unfinished Areas
Basement, Below Grade, Access-Interior Door	Visual	Present



### Sump Pump: Location

Basement

### Basement Views-



## Foundation: Foundation Wall Information

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

## Foundation: Material

Masonry Block



## Floor Structure/ Framing: Basement/Crawlspace Floor

Concrete

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

*Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.*



## Floor Structure/ Framing: Overhead Floor Information

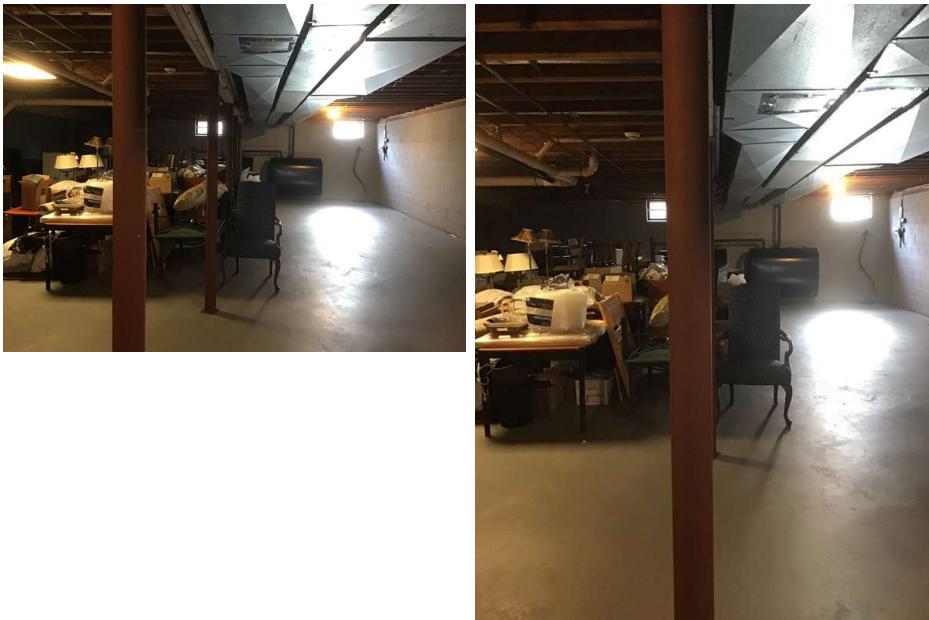
Sub Floor- Plywood

Visible portions of the framing and floor structure were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.



**Floor Structure/ Framing: Floor Structure Support: Column(s) Information**

Columns were present that supported the overhead floor structure. The column(s) appeared to be in satisfactory condition at visible portions, at the time of inspection. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

**Steps, Stairways & Railings: Stairs Information**

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

**Moisture Presence: Moisture Infiltration Information - Basement**

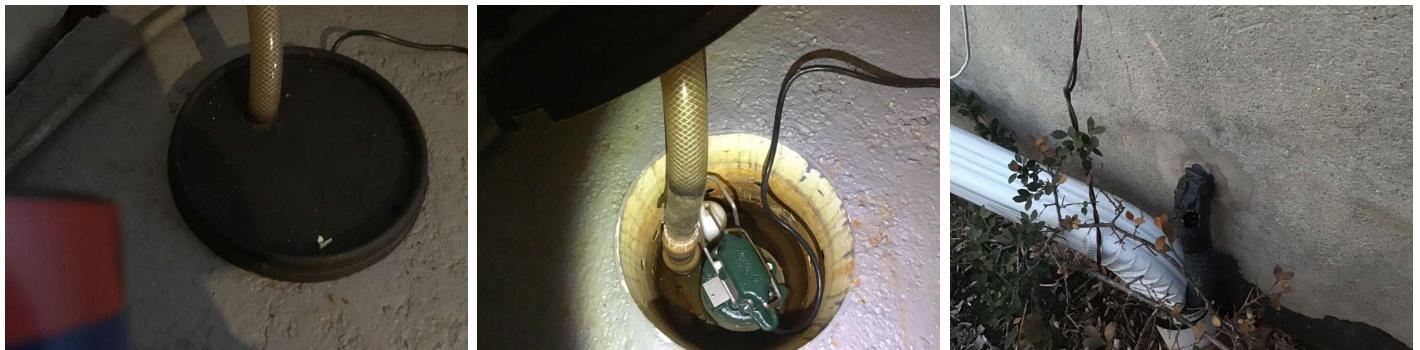
The basement area was inspected looking for signs of past or present water intrusion by inspecting visible portions of the foundation walls and floors looking for moisture stains and/or other signs of prior water intrusion. No signs of water / moisture intrusion was present at visible portions at the time of inspection in the basement area unless otherwise noted in this report.

I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions. I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later standing water was present due to a rainfall event, and for this reason, I highly recommend consulting with the sellers as to prior moisture infiltration into this area, and reading the sellers disclosure which should list such a condition.

## Sump Pump: Sump Pump

Basement

The sump pump was tested and functioned properly on the day of the inspection.

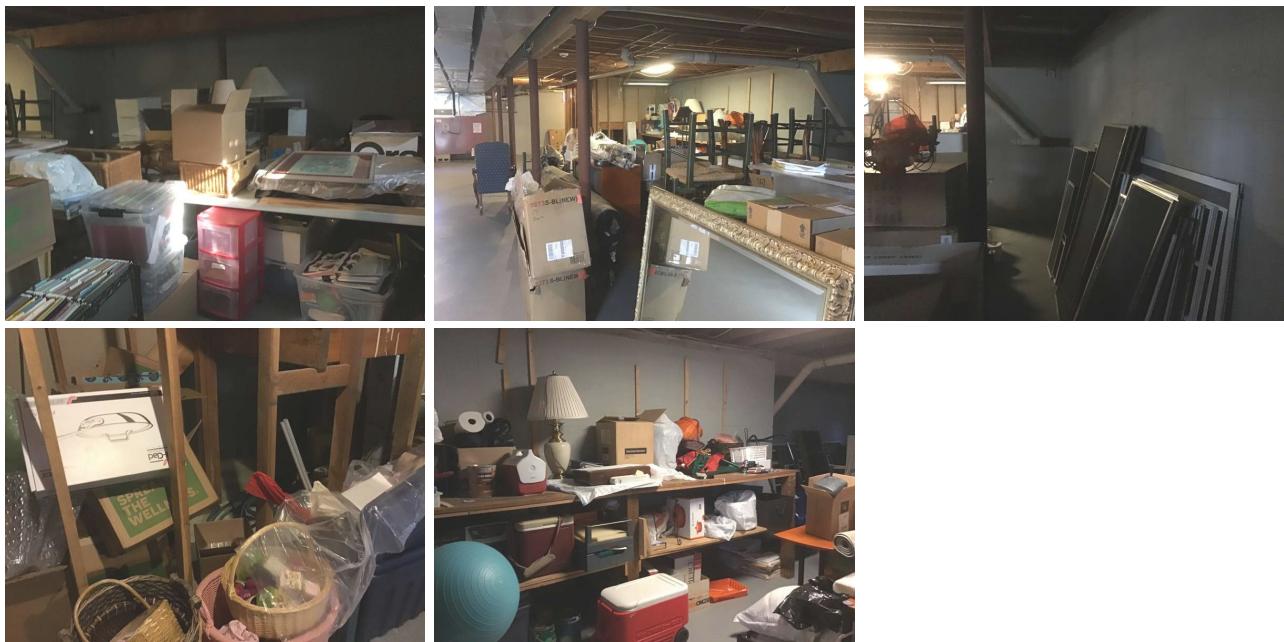


## Limitations

General

### VISUAL LIMITATIONS INFORMATION

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



Foundation

### FOUNDATION WALL CRACKS INFORMATION/LIMITATIONS

Foundation wall cracks are reported on by their presence and visual condition as existing at the time of inspection only. I can not render a professional opinion as to a crack's severity, cause, whether it has been recently active, or if further movement may occur; as this would require invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to its history.

Cracks on foundation walls will be reported as either being within normal tolerances, or outside of normal tolerances as they appeared at the time of inspection.

- Cracks reported as being within normal tolerances contained a crack width of less than 1/8", contained no lateral displacement, and/or had no tapering of the crack width present.
- Cracks reported as being outside of normal tolerances may have contained a crack width 1/8" or larger, contained lateral displacement, was horizontal in orientation, and/or had a tapering crack width. Cracks outside of normal tolerances will always be recommended to be evaluated by a Structural engineer.

Although cracks may be listed as being within normal tolerances, this observation only applies to their appearance at the time of inspection. Furthermore a crack within normal tolerances may have been in the same condition for years with no activity, or may be newly formed and still active. I recommend consulting with the seller(s) as to the history, including recent activity, of any cracking present on foundation walls. Only a structural engineer can determine a crack's cause and true severity and they should be consulted to acquire more information in regards to any referenced cracks.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

## Observations

### 4.2.1 Floor Structure/ Framing

#### COLUMNS NOT LAGGED TO FRAMING

The steel columns were not lagged to the framing overhead. Proper attachment to the framing is recommended by a contractor or other qualified person.

Recommendation

Contact a qualified professional.

 Recommendation



### 4.2.2 Floor Structure/ Framing

#### BOTTOM PLATES OF COLUMNS VISIBLE

The bottom plate of a steel column in the basement was visible. Typically columns are installed on 2 feet by 2 feet by 2 feet footers below the slab, and the slab then poured to the column to secure it in place. No cracks were observed radiating out from the column location at the slab, and the slab may be reinforced below this area. I recommend having a qualified person to evaluate the blueprints for the home (if available), and evaluation by a contractor and/or structural engineer. At a minimum the base plates should be attached to the slab to prevent lateral displacement.

Recommendation

Contact a qualified professional.

 Recommendation



#### 4.4.1 Steps, Stairways & Railings **HANDRAIL NON-CONTINUOUS**

The stairway handrail is non-continuous. This is a safety hazard and it is recommended that a qualified contractor rectify the defect.

Recommendation

Contact a qualified professional.



#### 4.4.2 Steps, Stairways & Railings **HANDRAIL, NOT GRASPABLE**

The handrail needs a groove on both sides. The intent of the finger and thumb groove is to provide equivalent grasp ability as might be obtained on a round 2-inch handrail. Recommend having a qualified contractor rectify the defect.

Recommendation

Contact a qualified professional.



#### 4.7.1 Sump Pump **SUMP DRAIN LINE DAMAGED**

The sump pump drain line was damaged. Recommend a qualified contractor make any and all repairs necessary to rectify the defect.

Recommendation

Contact a qualified professional.



## 5: ROOF

### Information

**General: Inspection Method**

Binoculars, Ladder

**Coverings: Material**

Asphalt Architectural

**General: Roof Views-**

## Coverings: Roof Covering Information

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

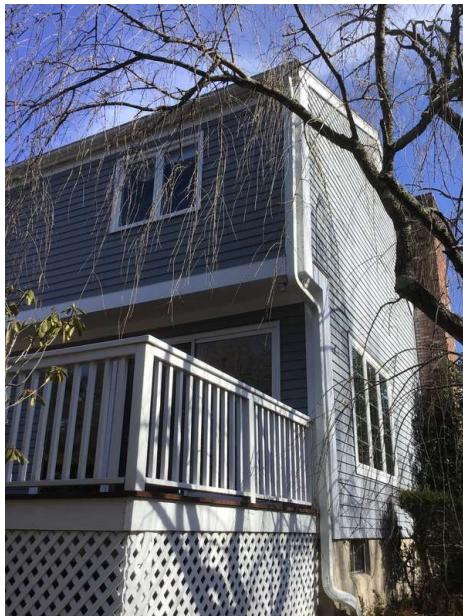
Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible. Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

## Coverings: Information- Shingles

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles, and any other signs of damage or excessive age. The shingles appeared to be in satisfactory condition, allowing for normal wear and tear, at the time of inspection. No deficiencies were observed unless otherwise noted in this report.

## Roof Drainage Systems: Gutter Material

Aluminum



## Roof Drainage Systems: Inspection Information- Gutters

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection, unless otherwise noted in this report.

## Roof Drainage Systems: Inspection Information- Downspouts

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

## Roof Drainage Systems: Downspouts- Terminated Below Grade

Some downspouts terminated below grade. Their connection to a drain tube could not be confirmed.

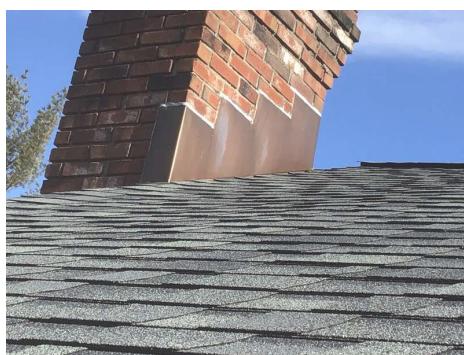


## Roof Drainage Systems: Gutters / Downspouts: Recommend Maintaining Gutters

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

### Flashings: Material

Aluminum, Copper



### Flashings: Inspection Information- Flashings

Visible portions of the flashings were inspected looking for installation related deficiencies or damage (drip edge, sidewall, headwall, counter, etc - if applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic, or ceilings where the flashing was presumed to be in place. No deficiencies were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

**Skylights, Chimneys & Other Roof Penetrations: Chimney**

Brick

**Skylights, Chimneys & Other Roof Penetrations: Chimney Condition- Satisfactory**

The chimney is in good condition with no major cracking in the mortar joints and flashed correctly to the roof. There is a proper spark arrestor and rain cap on the top of the chimney and no major defects were noted at the time of the inspection.

**Skylights, Chimneys & Other Roof Penetrations: Skylight- Satisfactory**

The skylights all appeared to be fixed in nature and no defects were noted. There were no watermarks or stains in the inside of the house or around the skylight areas

## Vent Stacks: Inspection Information- Vents / Protrusions

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



## Limitations

### General

#### ROOF LIMITATIONS

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

### General

#### STEEP PITCH

##### Steep Pitch

Inspection of the roof surface and its components was limited due to steep roof pitch.

### Skylights, Chimneys & Other Roof Penetrations

#### LIMITED ACCESS TO TOP OF CHIMNEY

Inspection of the top of the chimneys is limited due to steep roof pitch.

## Observations

### 5.3.1 Roof Drainage Systems

#### DOWNSPOUTS DRAIN NEAR HOUSE



Maintenance Item

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

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



### 5.3.2 Roof Drainage Systems

#### DOWNSPOUT DISCHARGES ON THE ROOF

The downspout is improperly discharging onto the roof because of a missing transition extension.

Recommendation

Contact a qualified professional.

 Recommendation



### 5.4.1 Flashings

#### NO KICK-OUT FLASHING

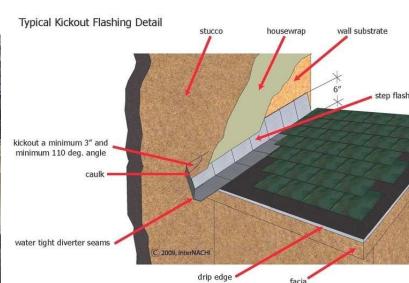
In any location where a roof-wall flashing exists and the roof terminates on the wall, a kickout flashing should be installed.

This flashing is designed to prevent water from running down the flashing and entering the wall system by diverting the flow away from the bottom of the roof-wall interface and to the side outside of the siding material.

Recommendation

Contact a qualified roofing professional.

 Recommendation



## 6: HEATING

### Information

**Equipment: Manufacturer**

Thermo Pride

**Equipment: Approximate Age**

7 yrs

**Equipment: Energy Source**

Electric, Oil

**Equipment: Location**

Basement

**Equipment: Heat Distribution**

Forced Air, Electric Baseboard

**Distribution Systems: Ductwork**

Non-insulated

**Oil Tank: Location**

Basement

**Presence of Installed Heat Source in Each Room: Heat Source Information**

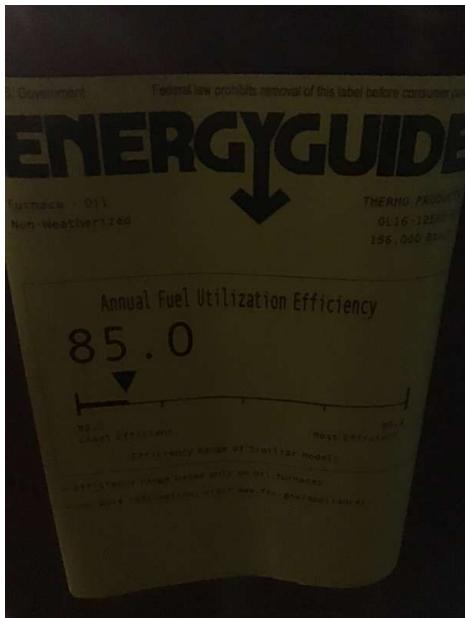
Electric Base Board, Wall Vent

The heat source in a home is where the heated air enters the living space.

**AFUE Rating**

85

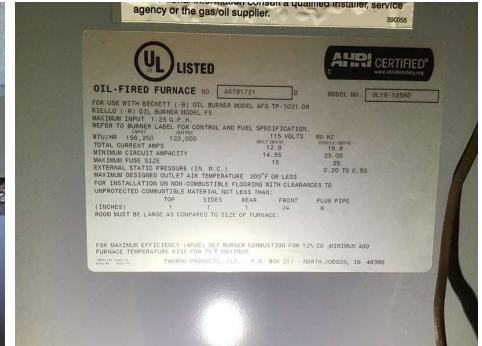
AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

**Heating Testing Information**

The inspection of the heating system is limited to the response of the system at the thermostat in heating mode; a visual observation of the equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

## Furnace Condition- Satisfactory

The furnace was in working condition on the day of the inspection. The system was tested using the thermostat controls and fired properly, as heat was delivered to all areas in the house. The unit appeared to have been serviced properly as evidenced by the service tags. It is recommended to get annual servicing of the unit to keep it at peak operating efficiency.



## Normal Operating Controls: Thermostat Location

Kitchen, Master bedroom, Room over Garage



## Oil Tank: Tank Condition

No Rust/ Corrosion

Oil tanks have an average life span of 15-20 years depending on the climate and environment that they are in. Any signs of rust should immediately be looked at by a qualified oil tank company.

## Oil Tank: Oil Tank Information

Oil tanks have an average life span of 15-20 years depending on the climate and environment that they are in. Any signs of rust should immediately be looked at by a qualified oil tank company.



## 7: COOLING

### Information

**Cooling Equipment: Energy Source/Type**

Central Air Conditioner, split system

**Cooling Equipment: Location**  
rear of house**Cooling Equipment: Air Handler**  
**Make**

Thermo Pride

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

Hallway, Master Bedroom

See thermostat location in heating section

**Cooling Equipment: Compressor Approximate Age**

26 yrs

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

Central, Split

**Air Conditioning Testing Information**

The inspection of the A/C system is limited to the response of the system at the thermostat in cooling mode; a visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

## Cooling Equipment: Compressor Make

Trane



## Cooling Equipment: SEER Rating

16 SEER

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

Read more on energy efficient air conditioning at [Energy.gov](http://Energy.gov).

## Cooling Equipment: Condensate Drainage

To Exterior

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection.

## Limitations

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**General****COOLING EQUIPMENT: LOW TEMPERATURE**

The air conditioning could not be tested on the day of inspection due to the outside temperature being below 65 degrees for the past 12 hours. The electrical disconnects were noted and in good condition and it is important to get annual servicing of the units so they operate at peak efficiency. It is recommended that you speak to your Realtor and Attorney about holding money back in escrow until the system can be fully tested if this hasn't occurred by the day of closing.

---

**Cooling Equipment****LOW TEMPERATURE**

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## 8: ELECTRICAL

### Information

**Service Entrance : Meter Location**

Exterior Wall

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

Circuit Breaker

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

200 AMP

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

Challenger, General Electric

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

Basement

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Service Panel Ground**

Ground Rod

**Branch Wiring Circuits, Breakers & Fuses: Overcurrent Protection**

Breakers

**Condition- Satisfactory**

The electrical service is under ground and to a meter on the side of the house. The electric panel was located in the basement and is 200 amp main service. The panel was in good condition with no defects noted and grounding was proper. There were no double taps or missing covers and there was additional room for expansion.

**General Info: Low Voltage Systems/Wiring Not Inspected**

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

**Service Entrance : Service Entrance Type**

Underground

Power was supplied to the home via underground service laterals. The meter appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

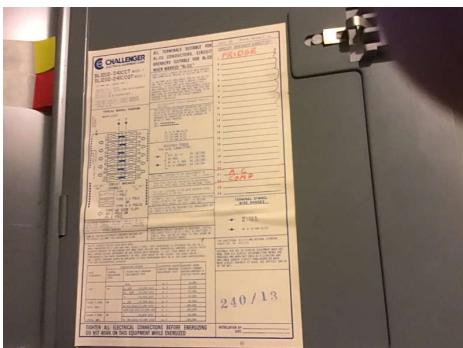
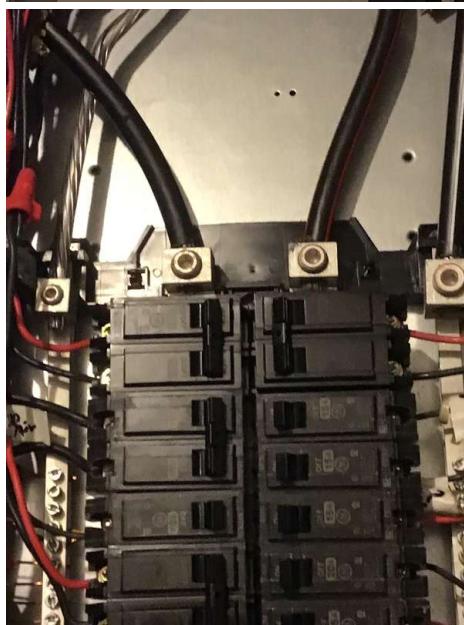
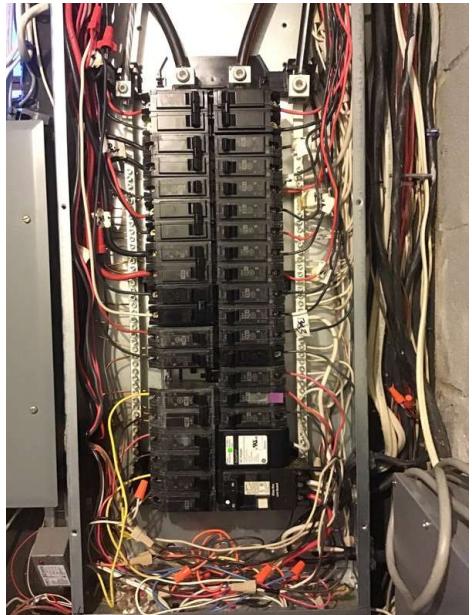
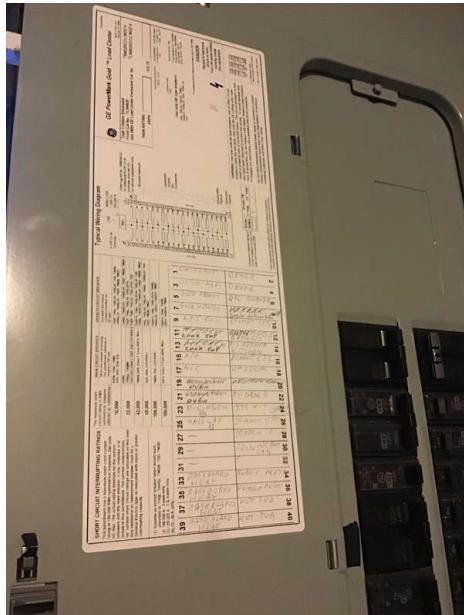
**Service Entrance Conductors: Electrical Service Conductors**

Aluminum, 120/240 VAC

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is assumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

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

Basement



## Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Panel Location Information

The area around the electrical panel must be at least 30 inches, or the width of the panel, whichever is greater. However, the panel is not required to be centered on the working space, it could be offset to one side or the other. But, the width of the working space must allow for the panel door to open at least 90 degrees. The height of the working space must be at 6-1/2 feet.

Other electrical equipment located above or below the panel cannot protrude more than 6-inches beyond the front of the panel. And, the space equal to the width and depth of the panel extending from the floor to the structural ceiling is dedicated for electrical equipment; that means no plumbing or gas pipes, no ductwork, or any other foreign equipment. These clearances are designed to protect the person working on the panel. It's difficult to work safely when your arms are pinned to your sides.

Also, panels need to be readily accessible, meaning the area should not be used as storage space, be located over the steps of a stairway, or require a ladder for access. And they cannot be installed in the vicinity of easily ignitable material, such as in clothes closets. And they are not allowed to be installed in bathrooms where the moisture would create serious corrosion issues.

Always check with your local electrical inspector about the specific code requirements in your area.

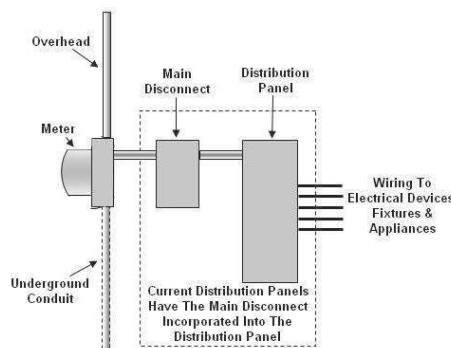
## Main & Subpanels, Service & Grounding, Main Overcurrent Device: Service Disconnect Location

### ATS

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.



Automatic Transfer Switch



## Branch Wiring Circuits, Breakers & Fuses: Branch Wire- Information

### Non-Metallic Shielded Copper

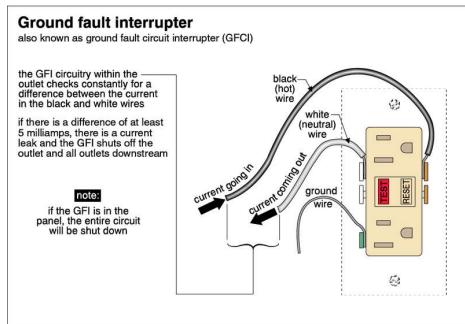
The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

## Branch Wiring Circuits, Breakers & Fuses: Breakers: Breakers Information

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

## GFCI & AFCI: GFCI Information

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 required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.



## GFCI & AFCI: AFCI Information

The installation of AFCI breakers is recommended as an upgrade for circuits servicing bedrooms and living areas due to their ability to sense damage to wiring and "shut off" if an arc is detected in conductors or at connections. A licensed electrician can be consulted for more information. It may not be possible to install AFCI breakers in some older panels - upgrading the panel should be considered in these situations.

## Observations

### 8.5.1 GFCI & AFCI

#### INSTALLATION OF GFCI INCORRECT

##### MASTER BATHROOM AND BATHROOM #1



Maintenance Item

**FYI- This is NOT a safety issue, rather an issue of inconvenience.** The GFCI's in Master Bathroom and Bathroom #1 are on the same circuit and not wired correctly. When the GFCI in bathroom #1 is tripped, it will not reset and also trips the GFCI in the master bathroom. The GFCI in the master bathroom must be reset in order to reset bathroom #1's GFCI. A licensed electrician can rectify this issue.



### 8.5.2 GFCI & AFCI



#### NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

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



Garage



Garage



Laundry Area

# 9: PLUMBING

## Information

**General: Filters**

None

**General: Water Source**

Public

**Water Meter- Bonding and****Location: Water Pipe Bonding Jumpers**

Water Meter- Not Bonded

**Drain, Waste, & Vent Systems:****Drain Size**

2"

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

ABS, Iron, PVC

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

Copper

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

Basement

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

Oil

**Hot Water Systems, Controls, Flues & Vents: Approximate Age**

2010-01-01

**General: Functional Flow: Flow Information**

Water was run from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

**General: Functional Drainage: Drainage Information**

Water was run through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and I have no control of future drainage conditions due to heavy or frequent use.

**Main Water Shut-off Device: Location and Information**

Basement

The shut off valve appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed unless otherwise noted in this report. The valve is not operated to test it's functionality.

**Drain, Waste, & Vent Systems: Drain, Waste, and Vent Pipes Information**

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies. No reportable conditions (significant defects) were visibly present unless otherwise noted in this report.

**Drain, Waste, & Vent Systems: Sewer Clean Out: Cleanout Information**

A sewer cleanout was present. Sewer cleanouts are reported on with regards to their presence only and are not attempted to open or verify any other information.

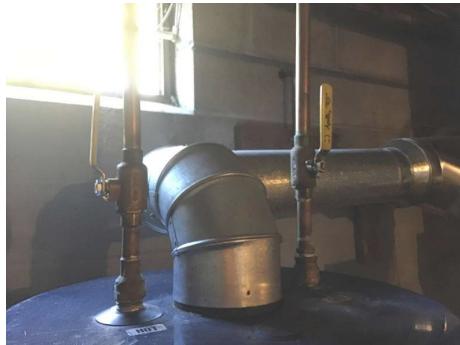


**Water Supply, Distribution Systems & Fixtures: Distribution Material****Copper**

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

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

50 gallons

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

Bock

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

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



## Hot Water Systems, Controls, Flues & Vents: Temp. & Pressure Relief Valve

Present w/ Blow Off Leg

Water heater TPR valve releases excessive tank pressure if for any reason it reaches an unsafe level, that's why all tank type units MUST HAVE a pressure relief valve installed, otherwise they could simply blow up.



## Limitations

Drain, Waste, & Vent Systems

### SEPTIC- LIMITATIONS

The home had a private onsite wastewater sewage treatment (septic) system that typically consists of a tank, leach field, and related components. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be extremely expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by a qualified contractor.

## Observations

### 9.3.1 Water Meter- Bonding and Location

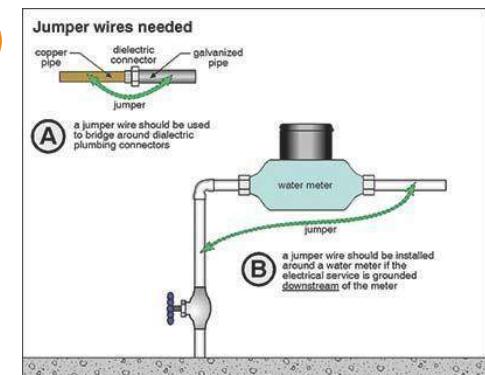
#### WATER PIPE BONDING JUMPER(S) MISSING

Water pipe bonding jumper(s) were missing at the referenced area(s). Bonding jumpers should be present at any areas in the piping system that can be removable (pressure regulator, shut off valve(s), etc.) as these removable components can affect continuity, as well as any areas where metallic plumbing has been replaced with non-metallic plumbing. An evaluation of the water pipe bonding is recommended by a licensed electrician with the installation of jumpers made as needed for safety and proper bonding.

Recommendation

Contact a qualified electrical contractor.

#### Recommendation



# 10: ATTIC, INSULATION & VENTILATION

## Information

**General: Flooring**

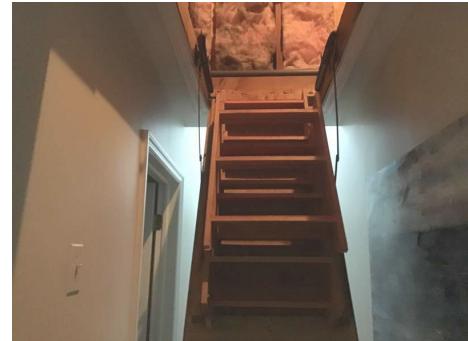
Partial Flooring

**General: Entry Location**

Hallway

**General: Stairs**

Pull-Down

**Attic Insulation: Insulation Type**

Batt

**Attic Insulation: Average****Insulation Depth**

8 inches

**General: Attic Ventilation Disclaimer**

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

**General: Inspection Method: Walked Where Possible - Insulation Obscuring Ceiling Joists/Trusses**

The attic area was walked where possible, but not all areas were able to be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists. Traversing an attic with a high level of insulation is dangerous, as footing can be lost. Also compressing or disturbing insulation by stepping on it affects its R-value and essentially "damages" it. This insulation also obscures wiring and plumbing pipes, and these items can be damaged by stepping on them. The inspection of the attic area is limited to visual portions only, hidden damage may exist in areas that were not visible from accessible areas.

**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. Depending on when the home was constructed anywhere from 8-14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

**Ventilation: Ventilation Type**

Gable Vents, Ridge Vents, Soffit Vents

The attic ventilation was reported on by a visual inspection of said ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.



Ridge Vent

**Plumbing Stack Vents: Vent Stack Information**

PVC Vent Stack, Boot in Satisfactory Condition

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



## Observations

### 10.1.1 General

#### BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend having a qualified contractor properly install ductwork to terminate exhaust to the exterior.

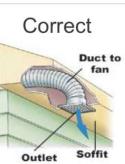
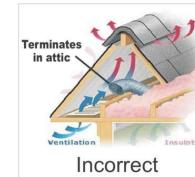


Recommendation

Contact a qualified professional.



Proper Bathroom Fan Venting



### 10.1.2 General

#### ATTIC STAIR ORIENTATION

The attic stairs are oriented in such a way that it's difficult to transition from the ladder to the attic space. Recommend having a qualified contractor access the condition/defect and make any and all repairs necessary



Recommendation

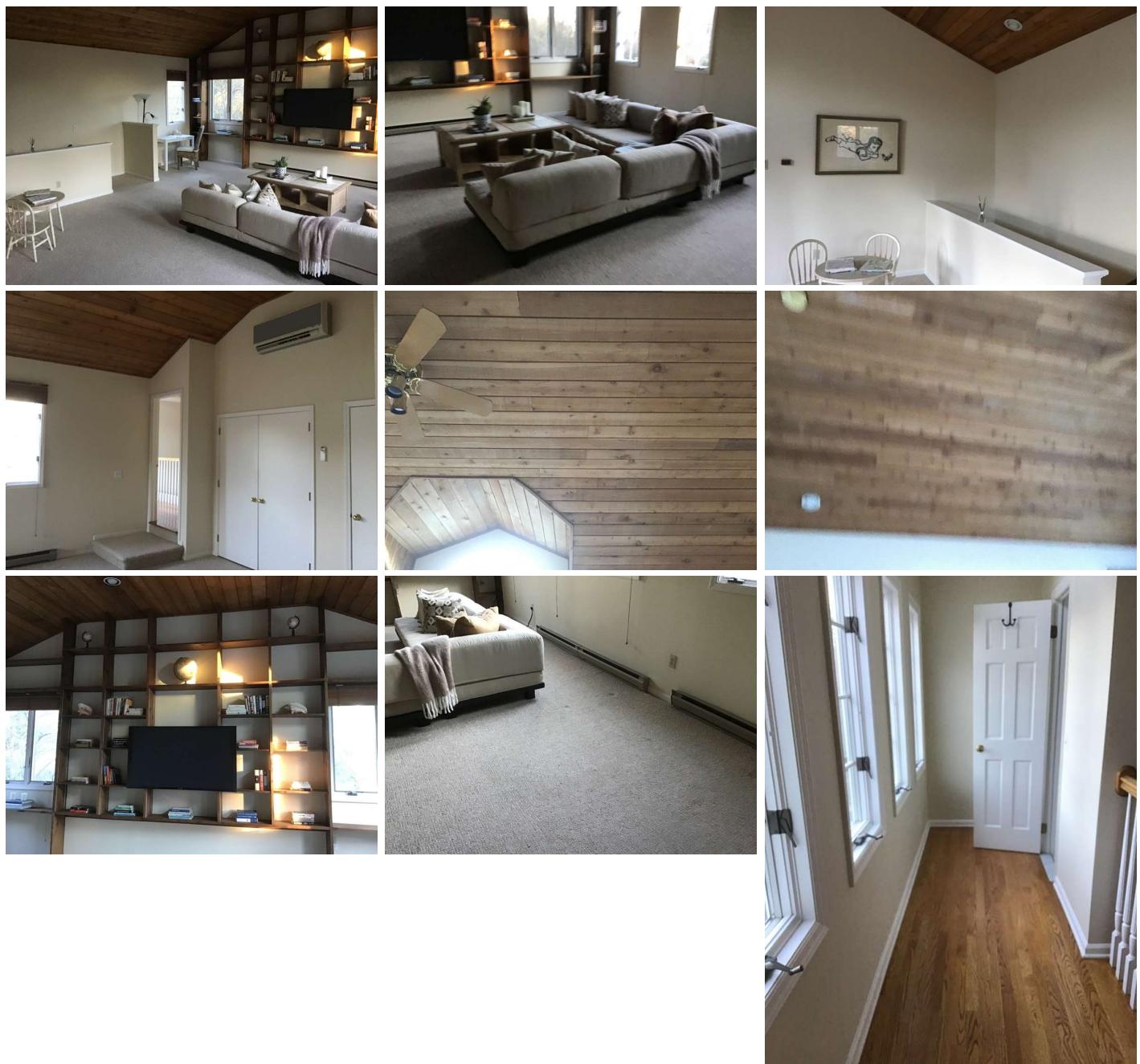
Contact a qualified professional.

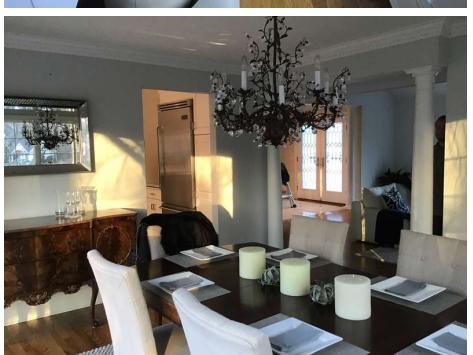
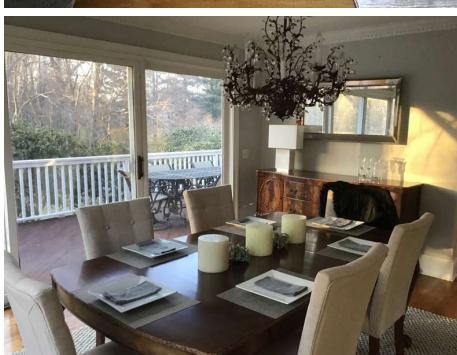
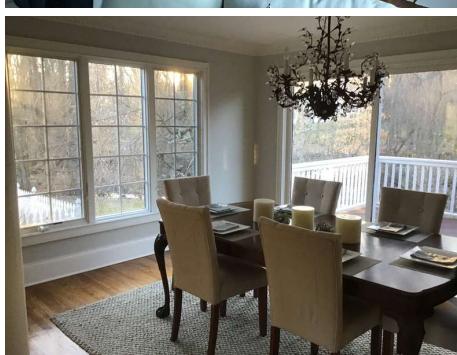
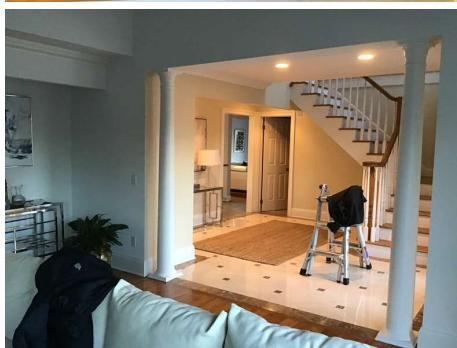
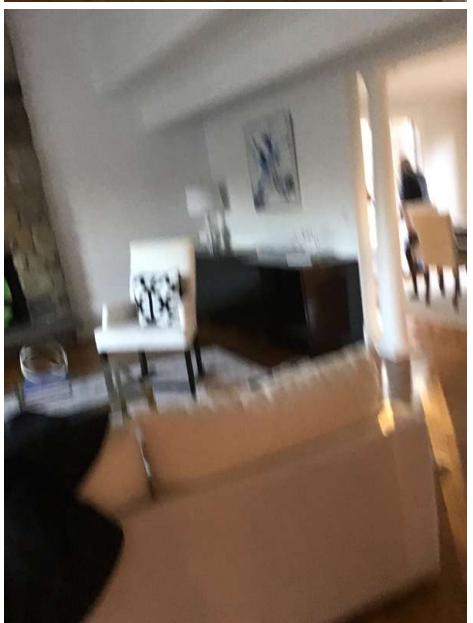


# 11: INTERIOR

## Information

### General: Interior Views





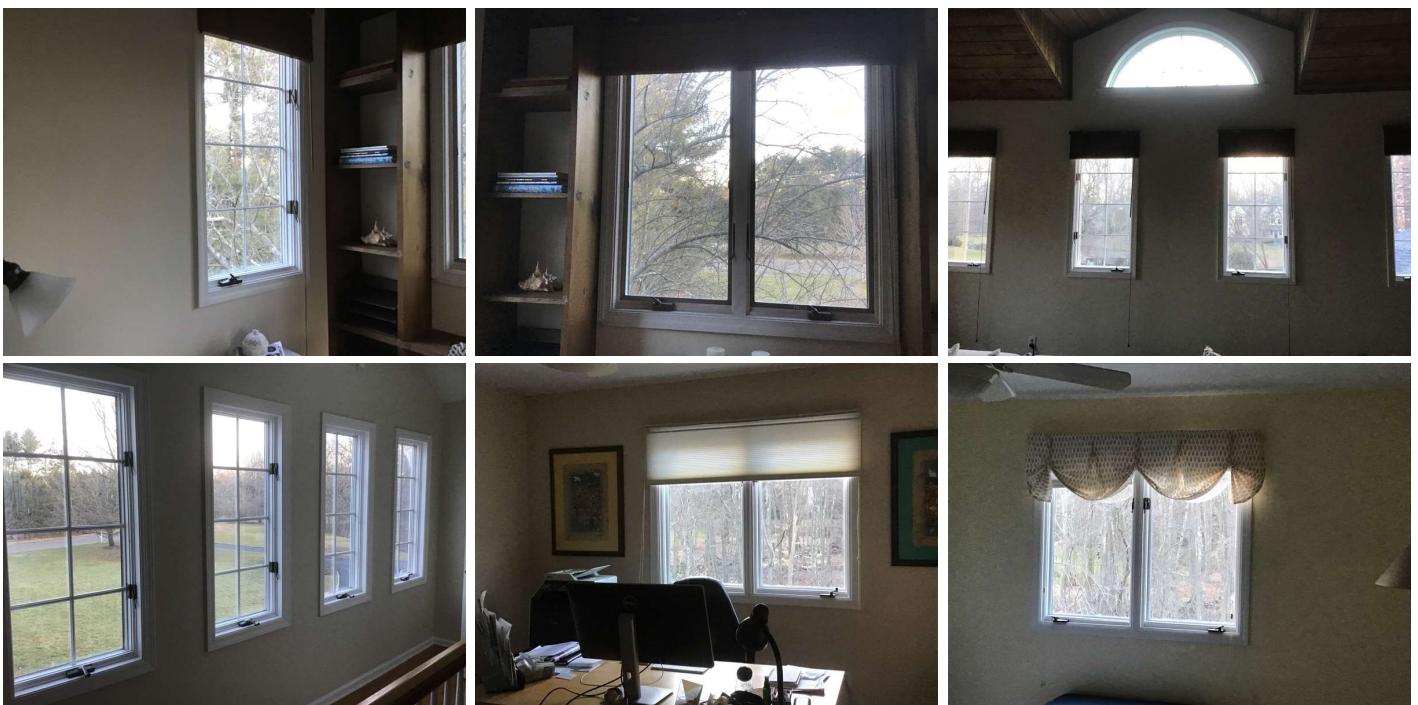




## Windows: Window Information

Casement, Thermal, Bay Window

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.



## Windows: Window Information

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

## Floors: Floor Information

Carpet, Hardwood, Tile

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Floors: Floor Information

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Walls: Wall Information

### Drywall

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

## Walls: Wall Condition

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

## Ceilings: Ceiling Information

### Gypsum Board, Wood

The ceilings throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

## Steps, Stairways & Railings: Stairs Information

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

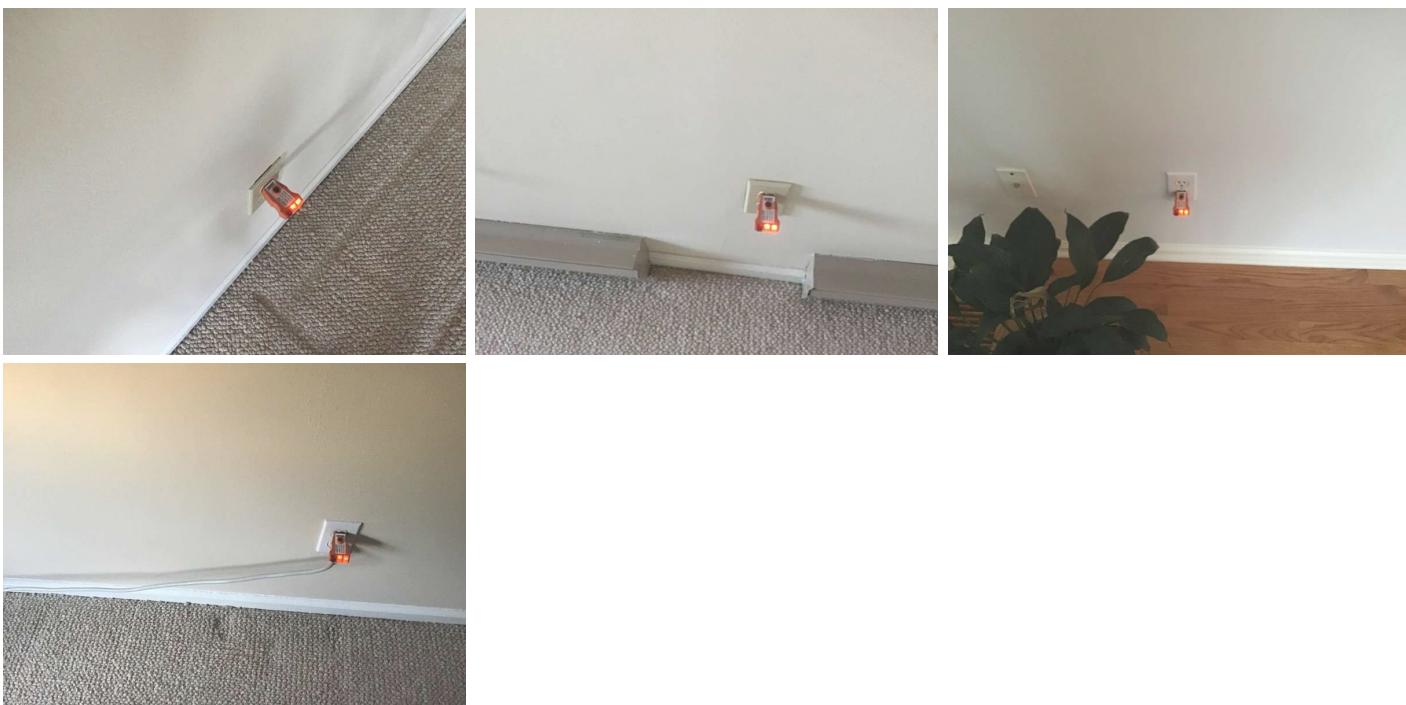
## Interior Doors: Interior Door Information

### Wood

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

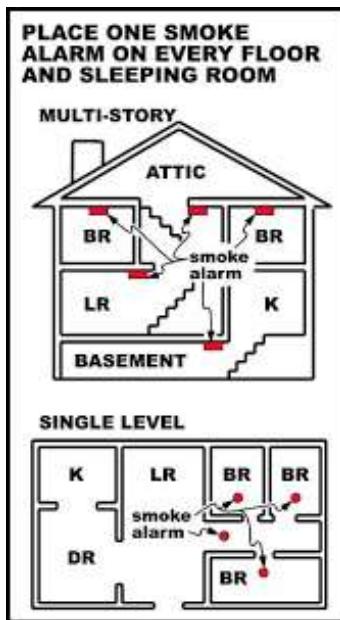
## Receptacles, Switches, Light Fixtures: Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.



## Smoke/CO Detectors: Safety messages about smoke/co detectors

It is recommended that the smoke and carbon monoxide detectors be replaced with new units upon taking ownership of the home. Each level of living space should have both types of detectors installed. The installation of hard-wired smoke detectors in each bedroom is recommended as is the inter-connecting of all smoke and CO detectors. Smoke and carbon monoxide detectors are relatively inexpensive considering the importance of their function and protection they provide.



## Limitations

### General

### WET BAR

The wet bar is located in a three season room with the hot tub. The water was turned off at the sink for the winter. The working condition of the sink could not be confirmed, nor could the plumbing for any leaks.



### Windows

### GLASS SEAL FAILURE LIMITATIONS

Reporting on double pane glass seal failure is not required by the State Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

## Observations

### 11.9.1 Smoke/CO Detectors

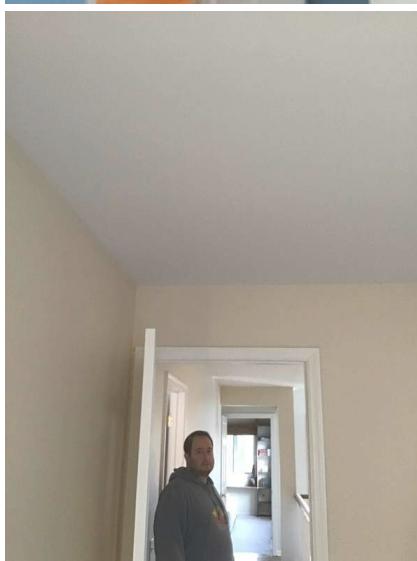
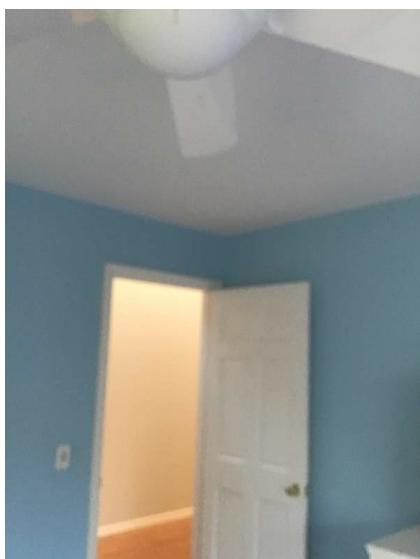
#### NO SMOKE/CO DETECTOR

1ST FLOOR, 2ND FLOOR, ALL BEDROOM'S, LIVING AREAS WITH FIREPLACES

There was no smoke/ CO detector located in the room. This is a major safety hazard. Recommend having a smoke/ CO detector installed prior to moving in.

Recommendation

Contact a qualified professional.



# 12: KITCHEN

## Information

**Countertops & Cabinets:****Cabinetry**

Wood

**Cooktop: Brand**

Dacor

**Exhaust Hood: Brand**

Dacor

**Countertops & Cabinets:****Countertop Material**

Quartz, Wood Butcher Block

**Cooktop: Energy Source**

Electric

**Oven: Energy Source**

Electric

**Sink(s): Type**

Double

**Exhaust Hood: Exhaust Hood****Type**

Vented

**Exterior Doors: Type**

Sliding

**Observations**

The kitchen was in working condition with no major defects noted. There were no leaks at the sink or dishwasher and all appliances were tested and operated properly on the date of the inspection. All of the cabinets and counter tops were operational and secure. The GFCI outlets were tested and operated properly on the date of the inspection.

**Kitchen Views-**

## Countertops & Cabinets: Inspection Information- Countertop/Cabinets

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

### GFCI Protection: GFCI Protection

Above Counter

The GFCI was tested and functioned properly on the day of the inspection.



## Sink(s): Inspection Information- Kitchen Sink(s)

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



## Visible Plumbing: Inspection Information- Visible Plumbing

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



**Garbage Disposal: Brand**

InSinkErator

**Dishwasher: Dishwasher Information**

GE

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.

**Cooktop: Inspection Information- Cooktop**

All of the heating elements on the cooktop were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

**Exhaust Hood: Inspection Information- Exhaust Fan**

The exhaust fan was operated. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

**Oven: Brand**

Frigidaire

**Oven: Inspection Information- Oven**

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

**Refrigerator: Brand**

Viking



**Exterior Doors: Material**

Wood, Glass

**Observations**

## 12.6.1 Dishwasher



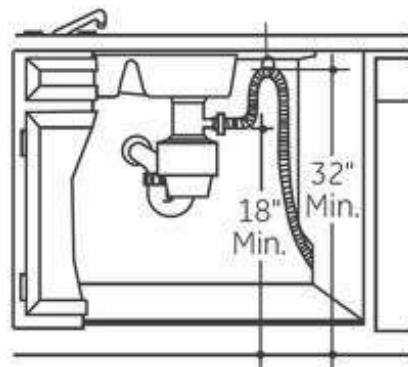
Recommendation

**HIGH LOOP MISSING**

A "high loop" or "air gap" was not present for the dishwasher drain line at visible portions. A high loop or air gap prevents wastewater from siphoning back into the dishwasher during operation. The proper installation of the dishwasher drain line is recommended by a licensed plumber or other qualified person.

Recommendation

Contact a qualified professional.



# 13: 1/2 BATHROOM

## Information

### GFCI Protection: GFCI Protection

#### Outlets

The GFCI was tested and functioned properly on the day of the inspection.

### General: Location and Views

1st Floor Bathroom

1/2 Bath

The 1/2 bathroom was in satisfactory condition at the time of the inspection.





### Sink(s): Sink Information

#### Single Vanity

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

### Sink(s): Under Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

### Sink(s): Inspection Information- Countertop/Cabinets

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

### Toilet: Toilet Information

#### Elongated

The toilet flushed properly, it was firmly secured to the floor and there were no leaks noted at the time of the inspection.

### Ventilation Type: Ventilation Information

#### Ventilator

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

### Floor: Floor Information

#### Marble

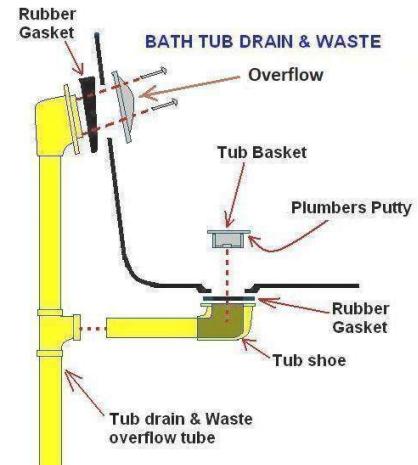
Visible portion of the floor was inspected, looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Limitations

## General

### DRAIN OVERFLOW LIMITATIONS

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



# 14: BATHROOM- 1

## Information

### GFCI Protection: GFCI Protection

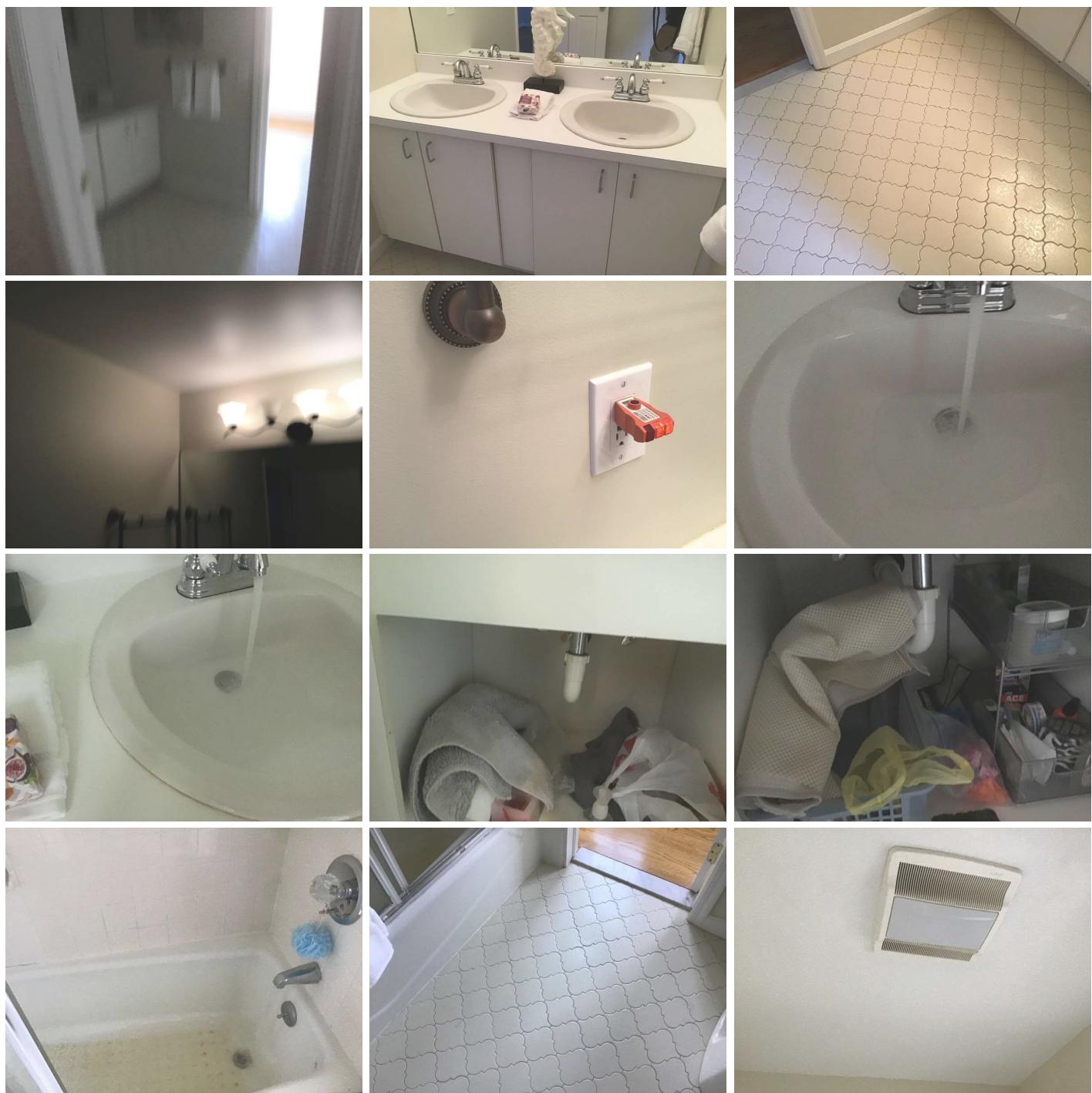
#### Outlets

The GFCI was tested and functioned properly on the day of the inspection.

### General: Location and Views

2nd Floor

Bathroom #1





### General: Tub and Shower Drain Information

Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected, looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What I can't replicate is the affects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

### Sink(s): Sink Information

#### Double Vanity

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

## Sink(s): Under Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

## Sink(s): Inspection Information- Countertop/Cabinets

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Toilet: Toilet Information

Elongated

The toilet flushed properly, it was firmly secured to the floor and there were no leaks noted at the time of the inspection.

## Tub: Bath Tub Information

Recessed

The bathtub was inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

## Shower: Shower Information

In Tub

The shower was inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Shower/Tub Walls: Information

Tile

The shower/tub walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Mildew: Mildew/Mold Growth

There were no mildew or mold like substances noted at the time of the inspection.

## Ventilation Type: Ventilation Information

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

## Ventilation Type: Ventilation Information

Ventilator

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

## Floor: Floor Condition

Visible portions of the bathroom floor was inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Floor: Floor Information

### Tile

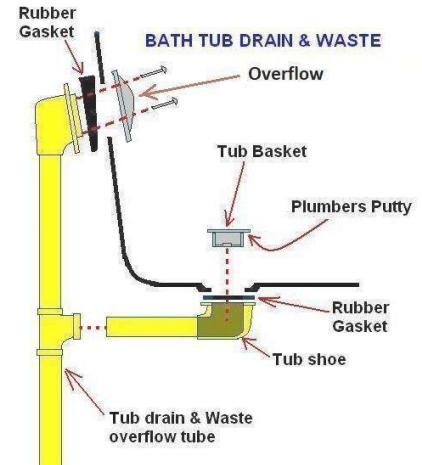
Visible portion of the floor was inspected, looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Limitations

### General

### DRAIN OVERFLOW LIMITATIONS

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



# 15: BATHROOM- 2

## Information

### GFCI Protection: GFCI Protection

#### Outlets

The GFCI was tested and functioned properly on the day of the inspection.

### General: Location and Views

2nd Floor above garage

Bathroom #2





### **General: Tub and Shower Drain Information**

Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected, looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What I can't replicate is the affects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

### **Sink(s): Sink Information**

#### **Single Vanity**

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

### **Sink(s): Under Sink Plumbing Information**

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

### **Sink(s): Inspection Information- Countertop/Cabinets**

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

### **Toilet: Toilet Information**

#### **Elongated**

The toilet flushed properly, it was firmly secured to the floor and there were no leaks noted at the time of the inspection.

### **Tub: Bath Tub Information**

#### **Recessed**

The bathtub was inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

## Shower: Shower Information

### In Tub

The shower was inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Shower/Tub Walls: Information

### Tile

The shower/tub walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Ventilation Type: Ventilation Information

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

## Ventilation Type: Ventilation Information

### Ventilator

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

## Floor: Floor Condition

Visible portions of the bathroom floor was inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Floor: Floor Information

### Tile

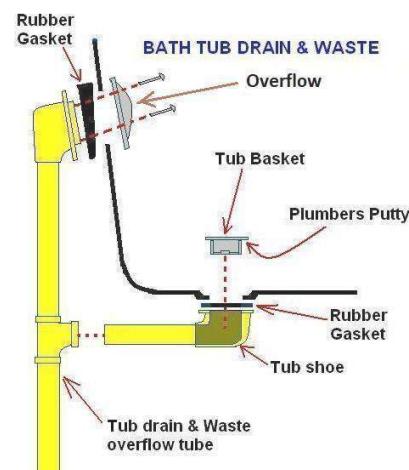
Visible portion of the floor was inspected, looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Limitations

### General

## DRAIN OVERFLOW LIMITATIONS

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



## Observations

15.5.1 Tub



Recommendation

## DRAIN STOPPER-TUB

The stopper was inoperable or not functioning properly in the bathtub. Repairs are recommended as needed by a qualified person for proper operation.

Recommendation

Contact a qualified professional.

## 16: BATHROOM- MASTER

### Information

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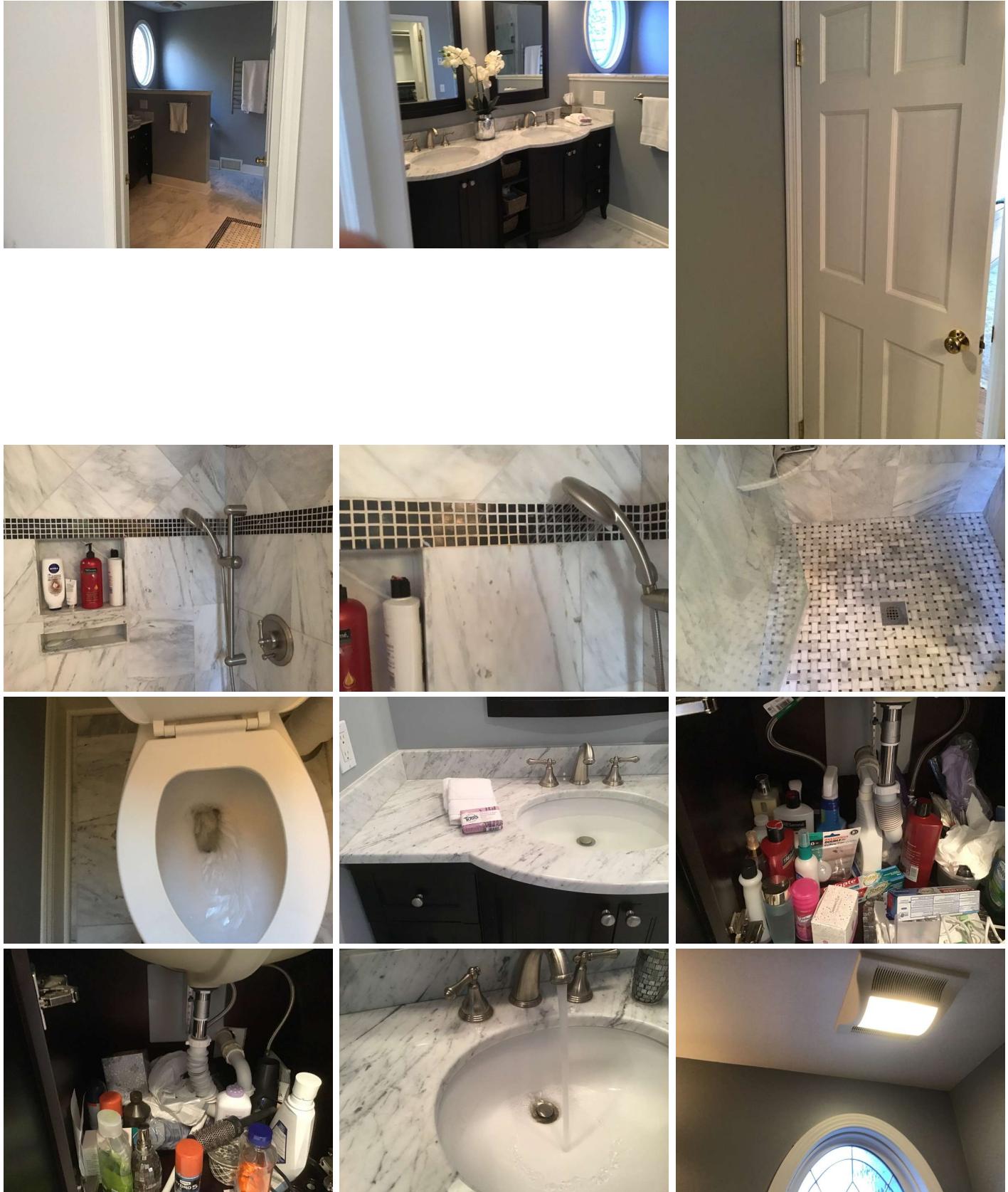
#### **GFCI Protection: GFCI Protection**

##### Outlets

The GFCI was tested and functioned properly on the day of the inspection.

**General: Location and Views**

## Master Bathroom



## General: Tub and Shower Drain Information

Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected, looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What I can't replicate is the affects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

## Sink(s): Sink Information

### Double Vanity

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

## Sink(s): Under Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

## Sink(s): Inspection Information- Countertop/Cabinets

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Toilet: Toilet Information

### Elongated

The toilet flushed properly, it was firmly secured to the floor and there were no leaks noted at the time of the inspection.

## Shower: Shower Information

### Stall

The shower was inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Shower/Tub Walls: Information

### Tile

The shower/tub walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Ventilation Type: Ventilation Information

### Ventilator

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

## Floor: Floor Information

### Tile

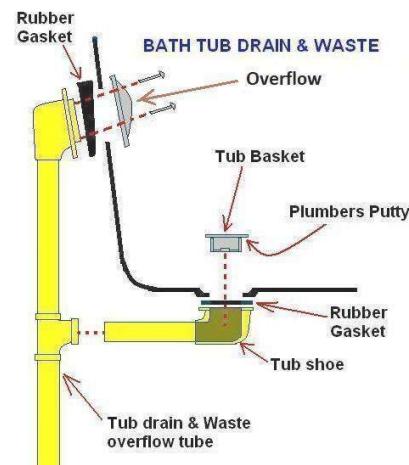
Visible portion of the floor was inspected, looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

## Limitations

### General

#### DRAIN OVERFLOW LIMITATIONS

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



### Observations

#### 16.2.1 Sink(s)



#### SLOW DRAINAGE- SINK

Slow or hindered drainage was present in the left sink. Repairs are recommended to achieve proper drainage by a licensed plumber or other qualified person.

##### Recommendation

Contact a qualified professional.



#### 16.2.2 Sink(s)



#### FLEX DRAIN PIPING PRESENT

##### MASTER BATHROOM

A flex drain pipe was present under the bathroom sink(s). Flex drain pipes are not recommended as they may clog more often and affect water drain flow. Current standards call for smooth walled drain pipes only. Evaluation and replacement of the flex pipe is recommended by a licensed plumber.

##### Recommendation

Contact a qualified plumbing contractor.



# 17: FIREPLACE- LIVING ROOM

## Information

### Lintels: Lintel Information

The lintel was in satisfactory condition on the day of the inspection.

### Damper Doors: Damper Door

The damper door functioned properly on the day of the inspection.

### General: Type

Wood



### General: Level 1 Fireplace Inspection

On Point Home Inspections LLC performs a level 1 fireplace inspection as part of the general home inspection. It is recommended that any single family home, multi-family home, condo or town home that has a fireplace or wood burning stove get a level 2 fireplace inspection by a licensed fireplace contractor/inspector prior to use. Do not use your fireplace until you have had it fully inspected. On Point Home Inspections LLC is not licensed or certified to do a full level 2 fireplace inspection nor is it part of the general home inspection services we provide or mandated by NY or CT state guidelines.

### Vents, Flues & Chimneys: Flue and Chimney Information

Visible portions of the flue and chimney were inspected. There were no reportable defects at the time of the inspection.

## Observations

### 17.5.1 Cleanout Doors & Frames



Recommendation

### NO FIREPLACE SCREEN

Fireplace screen was missing in front of fireplace. Fire logs can split, so this is recommended as a safety precaution.

# 18: FIREPLACE- FAMILY ROOM / DEN

## Information

### Level 1 Fireplace Inspection

On Point Home Inspections LLC performs a level 1 fireplace inspection as part of the general home inspection. It is recommended that any single family home, multi-family home, condo or town home that has a fireplace or wood burning stove get a level 2 fireplace inspection by a license fireplace contractor/inspector prior to use. Do not use your fireplace until you have had it fully inspected. On Point Home Inspections LLC is not licensed or certified to do a full level 2 fireplace inspection nor is it part of the general home inspection services we provide or mandated by NY or CT state guidelines.



### Type

Wood



## Observations

### 18.4.1 Cleanout Doors & Frames

#### NO FIREPLACE SCREEN

Fireplace screen was missing in front of fireplace. Fire logs can split, so this is recommended as a safety precaution.

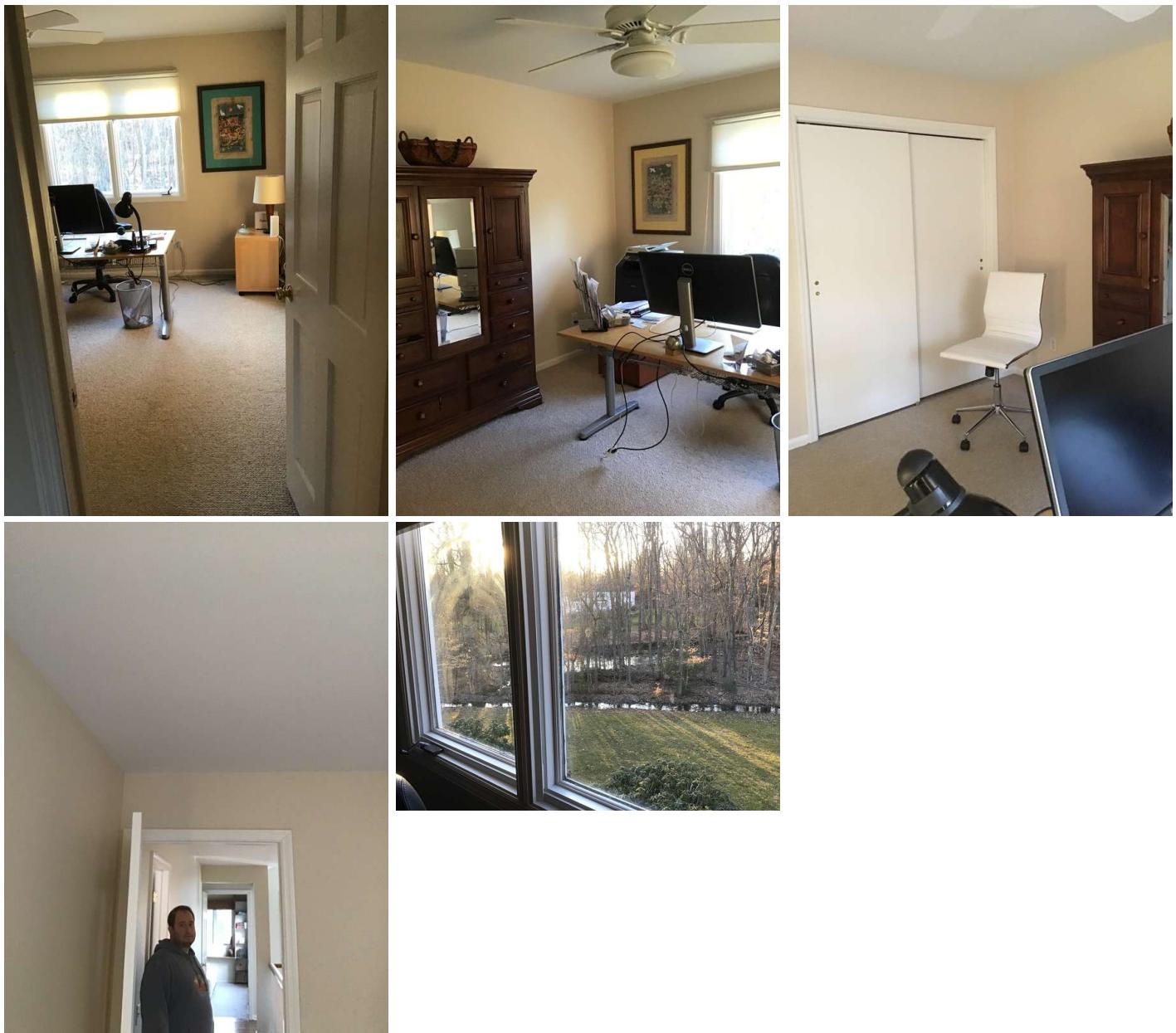


Recommendation

# 19: BED ROOM #1

## Information

### General: Bedroom Views



### Floors: Floor Information

Carpet

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

### Walls: Wall Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

**Ceiling: Ceiling Information**

The ceiling was inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

**Lighting Fixtures, Switches & Receptacles: Information**

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

## 20: BED ROOM #2

### Information

#### General: Bedroom Views



#### Floors: Floor Information

##### Carpet

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

#### Walls: Wall Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

**Ceiling: Ceiling Information**

The ceiling was inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

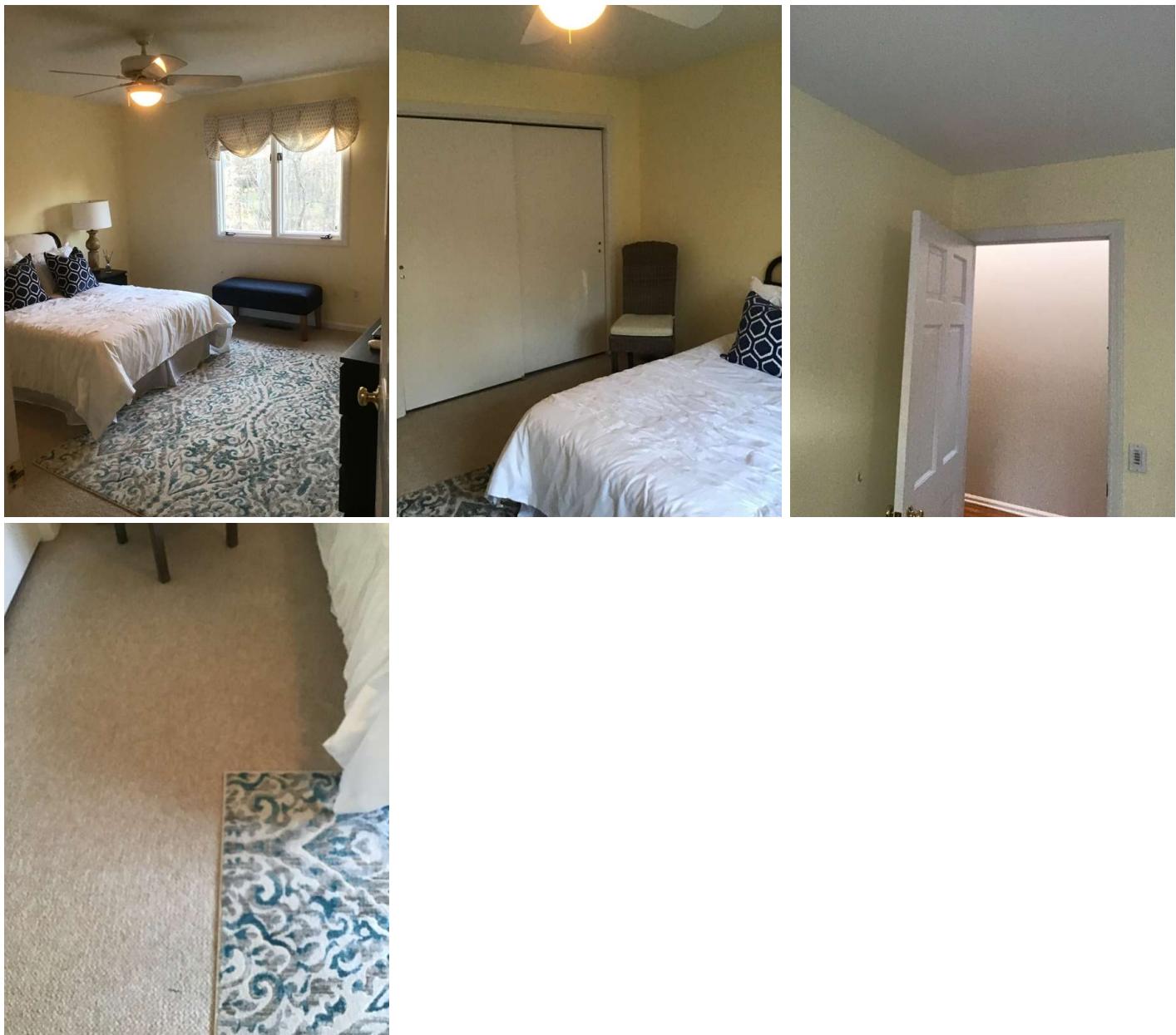
**Lighting Fixtures, Switches & Receptacles: Information**

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

# 21: BED ROOM #3

## Information

### General: Bedroom Views



### Floors: Floor Information

#### Carpet

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

### Walls: Wall Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

**Ceiling: Ceiling Information**

The ceiling was inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

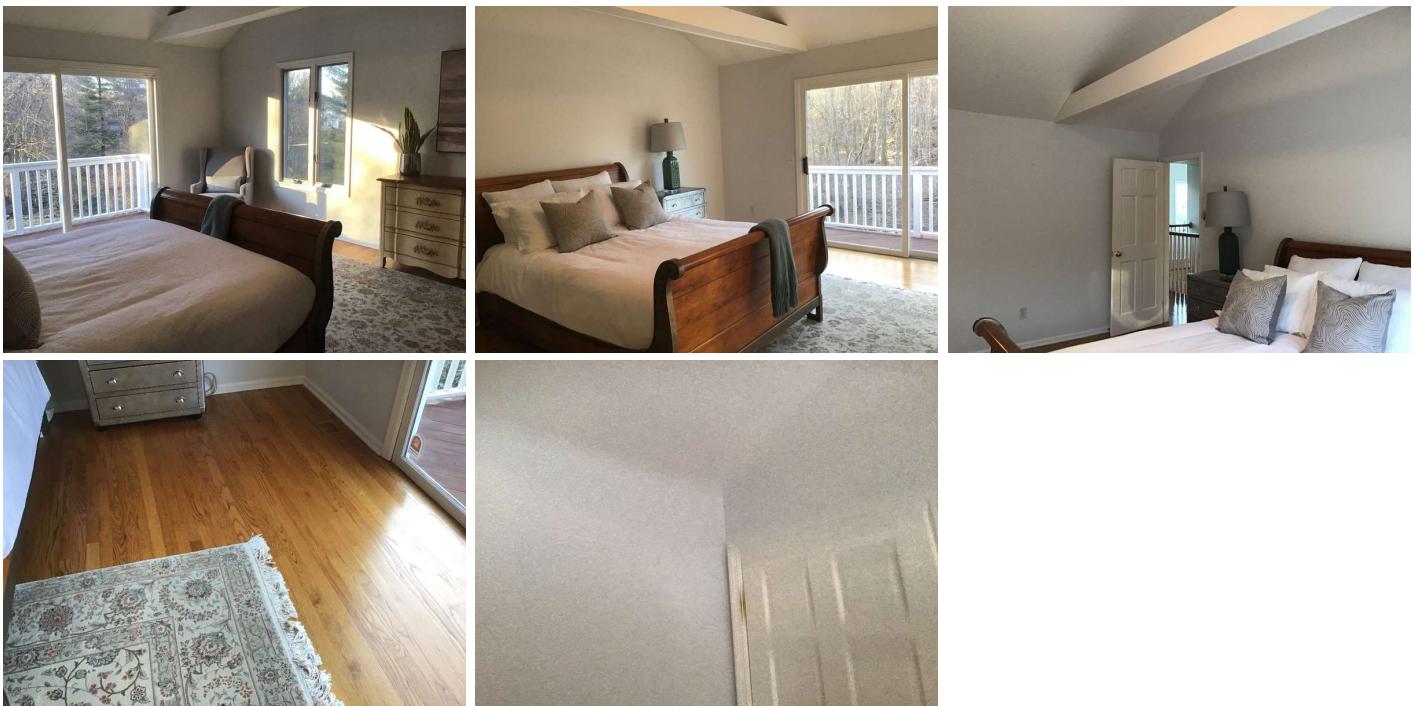
**Lighting Fixtures, Switches & Receptacles: Information**

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

## 22: BED ROOM- MASTER

### Information

#### General: Bedroom Views



#### Floors: Floor Information

Hardwood

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

#### Walls: Wall Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

#### Ceiling: Ceiling Information

The ceiling was inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

#### Lighting Fixtures, Switches & Receptacles: Information

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

## 23: LAUNDRY

### Information

**Dryer: Dryer Power Source**  
220 Electric

**Washing Machine: Brand**  
Maytag



**Countertops & Cabinets:**  
**Cabinetry**  
Wood



#### General: GFCI

Not Present

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 required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

**Dryer: Brand**  
Maytag



**Dryer: Dryer Vent**  
Metal (Flex)

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

### Limitations

Dryer

#### FILLED WITH LAUNDRY

The dryer could not be operated at the time of the inspection because it was filled with laundry.

## Washing Machine

### FILLED WITH LAUNDRY

The washing machine could not be operated at the time of the inspection because it was filled with laundry.

## Observations

### 23.2.1 Dryer

#### VENT HOSE- RIBBED

The exhaust duct/hose for the dryer is a ribbed hose and not a solid metal wall exhaust hose which is recommended for fire safety purposes. The current hose (ribbed wall) has a tendency to collect lint which is a safety hazard and the number one cause of house fires.

Recommend hiring a qualified contractor to assess and replace the hose with a solid metal one as necessary.

Recommendation

Contact a qualified professional.



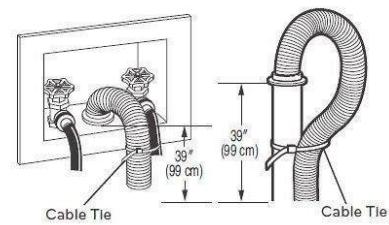
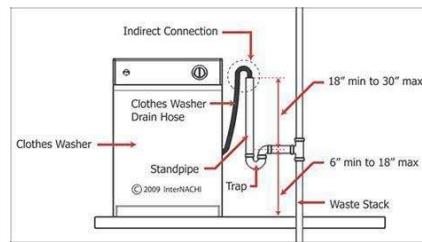
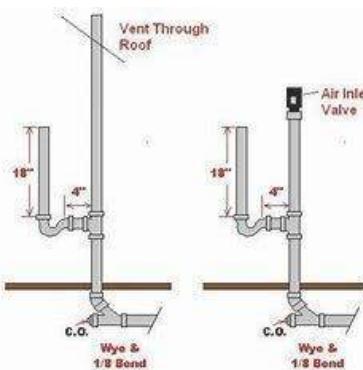
### 23.3.1 Washing Machine

#### STAND PIPE/ DRAIN

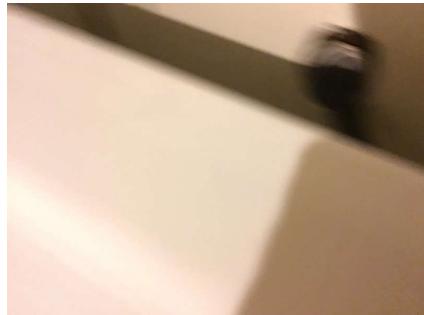
The washing machine drain plumbing is incorrect. This is a potential flooding issue that can cause water damage to the area. Recommend having a licensed plumber assess the washing machine plumbing and make any and all repairs necessary.

Recommendation

Contact a qualified professional.



IRC Dishwasher Standpipe



## 24: ENVIRONMENTAL CONCERNS

### Information

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#### Asbestos

The possibility exists that homes built prior to 1986 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos. In accordance with New York and Connecticut's standards of practice these items are not reported on during a home inspection. If I see obvious signs of a material that I may believe to contain asbestos, I will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list. Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to closing.

#### Lead Based Paint

The possibility exists that homes built prior to 1978 may contain paint that was lead based. In accordance with New York and Connecticut's standards of practice lead based paint is not reported on, or tested for during a home inspection. If lead based paint is a concern, you are advised to consult an environmental company prior to closing and have additional inspections specializing in environmental hazards.

#### Fungal Growth

New York and Connecticut's standards of practice do not require fungal growths or molds to be reported during a home inspection, but nonetheless if I observe visible fungal growth or conditions that are conducive to fungal growth, I will note it in the report and recommended further evaluation and testing by an environmental company as a courtesy. These indicated areas should not be viewed as an all-inclusive listing, as fungal growth could be present at areas that were not visible. Once spores from fungal growth are present in the home, they can collect at other "damp" locations and grow. If mold is a concern, you are advised to have an environmental inspection of the structure by an environmental company or industrial hygienist prior to closing.

# STANDARDS OF PRACTICE

## Exterior

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

## Basement, Foundation, Crawlspace & Structure

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

## Roof

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

## Heating

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

## Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

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

## **Electrical**

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

## **Plumbing**

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

**Attic, Insulation & Ventilation**

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

**Interior**

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

**Fireplace- Living Room**

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

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

determine the need for a chimney sweep.  
operate gas fireplace inserts.  
light pilot flames.  
determine the appropriateness of any installation.  
inspect automatic fuel-fed devices.  
inspect combustion and/or make-up air devices.  
inspect heat-distribution assists, whether gravity-controlled or fan-assisted.  
ignite or extinguish fires.  
determine the adequacy of drafts or draft characteristics.  
move fireplace inserts, stoves or firebox contents.  
perform a smoke test.  
dismantle or remove any component.  
perform a National Fire Protection Association (NFPA)-style inspection.  
perform a Phase I fireplace and chimney inspection.

**Fireplace- Family Room / Den**

I. The inspector shall inspect:

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

II. The inspector shall describe:

the type of fireplace.

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

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

IV. The inspector is not required to:

inspect the flue or vent system.  
inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.  
determine the need for a chimney sweep.  
operate gas fireplace inserts.  
light pilot flames.  
determine the appropriateness of any installation.  
inspect automatic fuel-fed devices.  
inspect combustion and/or make-up air devices.  
inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

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

perform a Phase I fireplace and chimney inspection.

### **Bed Room #1**

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

### **Bed Room #2**

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

### **Bed Room #3**

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles

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

**Bed Room- Master**

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