



A PRECISE HOME INSPECTION

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HOME INSPECTION REPORT

1234 Main St. Colorado Springs CO 80908

Buyer Name

12/08/2020 9:00AM



Inspector

Tom George
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Agent

Agent Name
555-555-5555
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How to read this report:

The defects within the report are organized into three categories. They are Minor Concern (**in blue**), Moderate Concern (**in orange**), and Major Concern (**in red**). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. Health and safety concerns will be in the Moderate Concern or Major Concern, depending on how the perceived danger but these should be addressed ASAP. All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

Minor Concern: Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

Moderate Concern: Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.

Major Concern: Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the inspectors professional judgement and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

Photographs: Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

SUMMARY

- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Siding/Trim - Maintain Paint/Caulking
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Siding - Ground Clearance
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Stucco - Repairs Needed
- ⊖ 3.3.1 Exterior - Sidewalks, Patios, Porches, & Driveways : Concrete - Cracking
- ⊖ 3.4.1 Exterior - Deck: Railings/Handrails - Loose
- ⊖ 4.2.1 Roof Coverings and Drainage - Coverings: Roof - Damaged Tile
- ⊖ 4.2.2 Roof Coverings and Drainage - Coverings: Tile - Missing Ridge Cap
- ⊖ 5.5.1 Garage - Garage Door: Garage Door - Cosmetic Damage
- ⊖ 6.2.1 Built-In Appliances - Refrigerator: Inoperable
- ⊖ 7.1.1 Doors, Windows & Interior - Doors: Interior Doors - Doesn't Latch / Lock
- ⊖ 7.1.2 Doors, Windows & Interior - Doors: Interior Doors - Loose Hardware
- ⊖ 7.2.1 Doors, Windows & Interior - Windows: Missing Screens
- ⊖ 9.6.1 Electrical - Fixtures, Fans, Switches & Receptacles: Electrical - Seal and Secure Exterior Light
- ⚠ 9.6.2 Electrical - Fixtures, Fans, Switches & Receptacles: Electrical - Ceiling Fan Wobble
- ⊖ 9.6.3 Electrical - Fixtures, Fans, Switches & Receptacles: Lighting - Recommend Evaluation
- ⚠ 9.7.1 Electrical - GFCI & AFCI: GFCI/AFCI Combination Breaker - Failed Test
- ⊖ 10.1.1 Plumbing - Drain, Waste, & Vent Systems: Drain - Recommend Evaluation
- ⊖ 10.2.1 Plumbing - Water Supply: Whole House Filter - Missing Filter
- ⊖ 10.5.1 Plumbing - Fixtures: Tub/Shower Has Failing Caulking/Grout
- ⚠ 10.5.2 Plumbing - Fixtures: Sink - Active Leak
- ⚠ 10.5.3 Plumbing - Fixtures: Faucet - Hot & Cold Are Backwards
- ⊖ 11.1.1 Cooling - Air Conditioning : Air Conditioning - Clean and Service
- ⊖ 11.1.2 Cooling - Air Conditioning : Air Conditioning - Installation Not Yet Complete
- ⊖ 12.1.1 Heating - Forced Air Furnace: Furnace - Clean and Service
- ⊖ 12.2.1 Heating - Forced Air Furnace on Right: Furnace - Clean and Service
- ⊖ 12.2.2 Heating - Forced Air Furnace on Right: Flexible Duct - Restricted Airflow
- ⊖ 12.4.1 Heating - Fireplace & Chimney Living Room: Gas Fireplace - Inoperable
- ⊖ 13.5.1 Insulation & Ventilation - Ventilation & Exhaust : Attic - Insufficient Ventilation
- ⚠ 15.1.1 Pests/Rodents - General: Evidence of Mice
- ⊖ 17.1.1 Lateral Sewer Line - General: Low Point

1: INSPECTION DETAILS

Information

Type of Inspection

Pre-Purchase, New Build

In Attendance

Client, Buyer Agent

Occupancy

Vacant, Unfurnished

Style of Home

Ranch

Weather

Clear

Utilities

Water, Gas, Electric

2: FOR YOUR INFORMATION

Information

Orientation: Pictures of the Exterior

The following pictures are of the exterior walls and are intended to help the person reading this report orient themselves with the home or to reference while reading the report. For example, if the Inspector states that there was a defect with a window on the West exterior, this section can be used to view a picture of the West exterior wall.

Orientation: North Exterior



Orientation: South Exterior



Orientation: East Exterior



Orientation: West Exterior



Electrical - Main Disconnect: Location

On the South Exterior

I recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.



Gas - Main Shut Off Valve: Location

At The Regulator, Against the East Exterior Wall

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the gas. If home renovations are being done, it may be necessary to locate and turn off the gas. In the event that natural gas was smelled in the home, I recommend contacting the local utility company and evacuating the home until they evaluate the smell.



Water - Main Shut Off Valve: Location

Basement, Utility Room

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.



3: EXTERIOR

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Inspection Method

Ground

Siding, Flashing & Trim: Siding Material

Stone Veneer, Stucco, Wood

Deck: Pictures of Deck

Deck: Material

Wood, Composite

Recommendations

3.1.1 Siding, Flashing & Trim



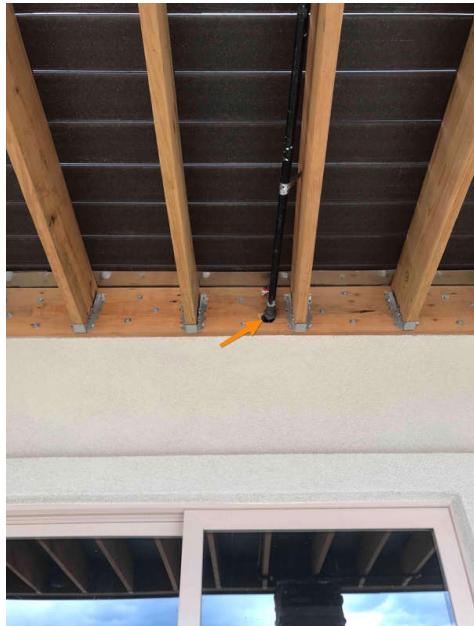
SIDING/TRIM - MAINTAIN PAINT/CAULKING

MULTIPLE LOCATIONS AROUND EXTERIOR

Areas of the exterior paint and caulking are in need of maintenance/repairs. In order to prevent moisture intrusion and to extend the life of the siding and trim, the gaps, pipes, conduit, etc. should be properly sealed. I recommend having the caulking and exterior paint evaluated and repaired as necessary by a qualified painting contractor prior to closing.

Recommendation

Contact a qualified painting contractor.





3.1.2 Siding, Flashing & Trim

SIDING - GROUND CLEARANCE

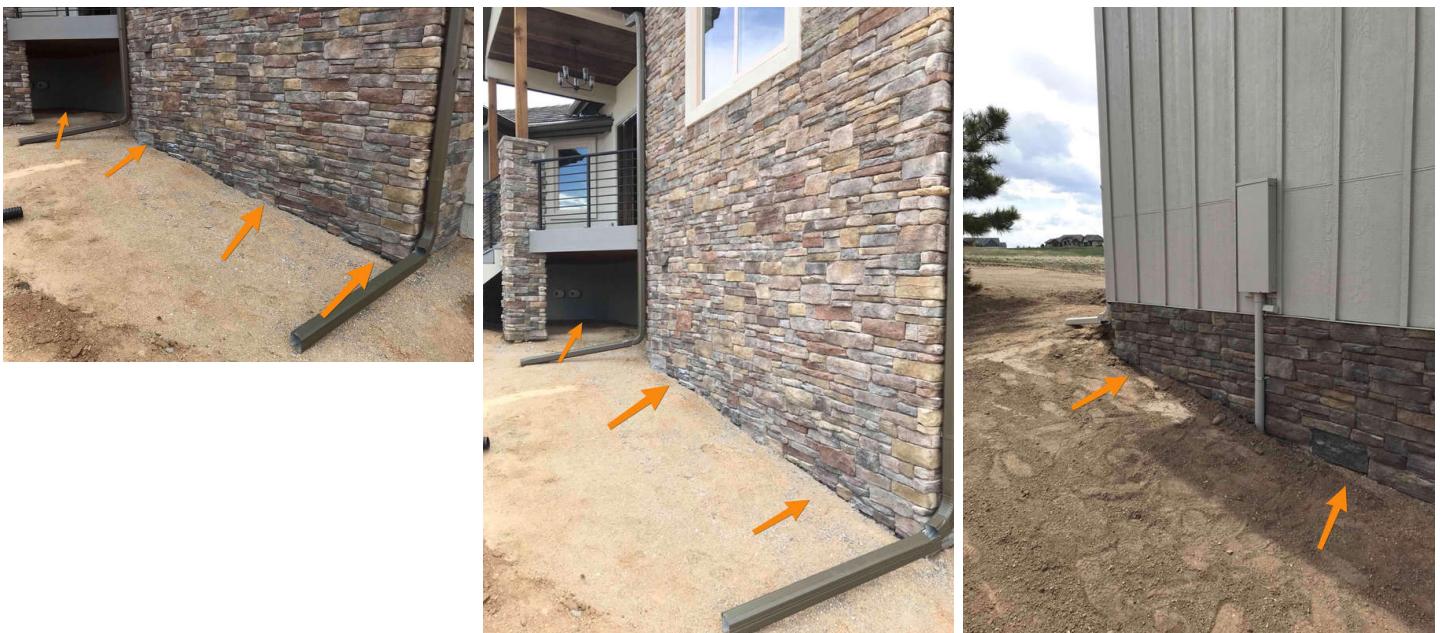
EAST SIDE OF EXTERIOR, SOUTH SIDE OF EXTERIOR

Areas of the siding are in close contact with the ground. In order to prevent damage to the siding from rain/snow, as well as wood destroying organisms, I recommend having the siding and landscaping evaluated and addressed as necessary by a licensed contractor.

 Moderate Concern

Recommendation

Contact a qualified siding specialist.





3.1.3 Siding, Flashing & Trim

- Moderate Concern

STUCCO - REPAIRS NEEDED

WEST SIDE OF EXTERIOR (UNDER DECK AND UPPER DECK AREAS)

Areas of the stucco have cracking/damage. In order to prevent moisture intrusion, I recommend having the stucco evaluated and repaired as necessary by a licensed stucco contractor.

Recommendation

Contact a stucco repair contractor





3.3.1 Sidewalks, Patios, Porches, & Driveways

 Moderate Concern

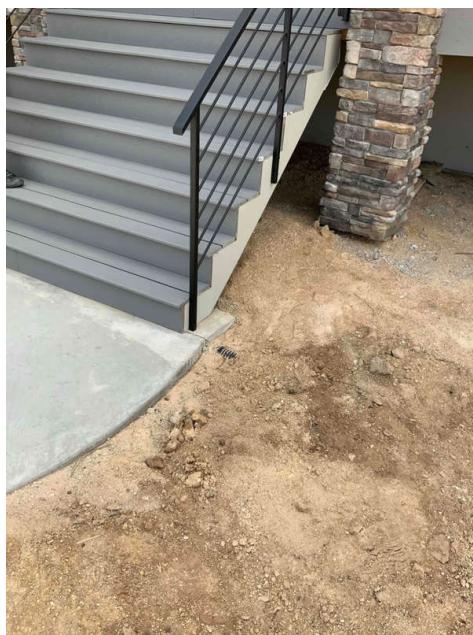
CONCRETE - CRACKING

EAST SIDE OF EXTERIOR

Cracking was observed in areas of the concrete. I recommend having the cracks sealed in order to prevent moisture intrusion and further cracking.

Recommendation

Contact a qualified concrete contractor.



3.4.1 Deck

 Moderate Concern

RAILINGS/HANDRAILS - LOOSE

FRONT DECK

Areas of the railings/handrails appeared to be loose. I recommend having this evaluated and repaired/addressed as necessary by a licensed deck contractor.

Recommendation

Contact a qualified deck contractor.



4: ROOF COVERINGS AND DRAINAGE

Information

General: Descriptions:

The materials, styles and components present and observable are described as follows:

General: Inspection Method

Drone, Ladder, Ground

General: Roof Type / Style

Hip, Gable

Coverings: Pictures of the Roof**Coverings: Material**
Concrete/Clay Tile

Recommendations

4.2.1 Coverings

ROOF - DAMAGED TILE



Damaged tiles were observed during the inspection. In order to prevent any moisture intrusion, I recommend having the roof evaluated and repaired/replaced as necessary.

Recommendation

Contact a qualified roofing professional.



4.2.2 Coverings

TILE - MISSING RIDGE CAP



One or more ridges appeared to be in need of a cap type of tile at the bottom of the ridge. In order to prevent moisture and/or pest intrusion, I recommend having the roof evaluated and repaired as necessary by a qualified and licensed roofing contractor prior to closing.

Recommendation

Contact a qualified roofing professional.





5: GARAGE

Information

General: Descriptions:

The materials, styles and components present and observable are described as follows:

Floor: Material

Concrete

Garage Door: Material

Aluminum

Garage Door: Type

Up-and-Over

Garage Door: Insulation

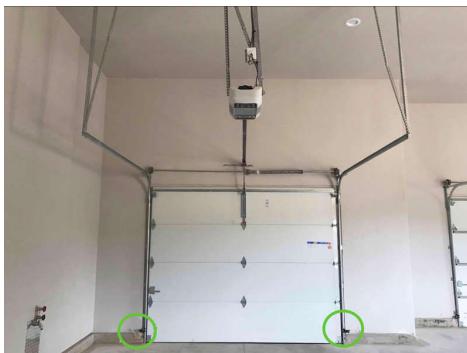
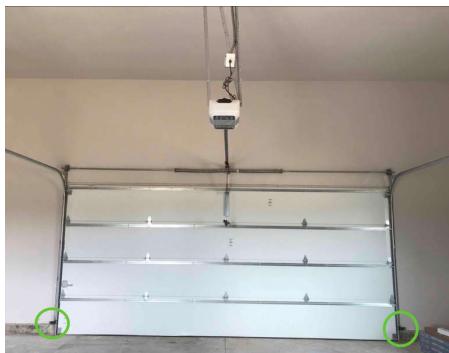
Insulated

Garage Door: Method of Operation

Automatic Garage Door Opener

Garage Door Opener and Safety: Photo Eye Safety Feature

The garage door opener(s) were equipped with photo eyes. This is a safety feature that prevents the door from closing if the beam in between the photo eyes is broken. This feature was tested and any defects are noted below.



Garage Door Opener and Safety: Auto Reverse Safety Feature

The garage door opener(s) are equipped with a safety feature known as Auto Reverse. If resistance is placed on the bottom of the garage door while coming down, the door automatically reverses and goes back up. This feature was tested, any defects are noted below.



Recommendations

5.5.1 Garage Door

GARAGE DOOR - COSMETIC DAMAGE

2 CAR GARAGE DOOR

One or more areas of the garage door(s) appeared to have cosmetic damage but did not effect the function. This is not a major concern but something you should be aware of.

 Moderate Concern



6: BUILT-IN APPLIANCES

Information

Dishwasher: Dishwasher

The dishwasher was visually inspected and was tested by running it through a brief cycle. The area around the dishwasher and under the kitchen sink were then checked for leaks. Any defects are noted below.



Refrigerator: Refrigerator

The refrigerator was visually inspected and a temperature was taken inside the refrigerator and freezer to ensure that they were cooling properly. Any ice/water dispensers present were tested. Any defects are noted below.



Garbage Disposal: Garbage Disposal

The garbage disposal was visually inspected and tested, then inspected for leaks. Any defects are noted below.

**Range Hood: Range Hood**

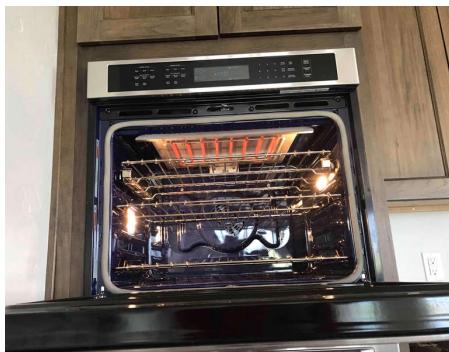
The range hood was visually inspected and the exhaust fan and light were tested. Any defects are noted below.

**Range Hood: Venting Method**

Recirculate

Wall Oven: Wall Oven

The wall oven(s) were visually inspected and all burners/elements were tested to ensure they were functioning properly. Any defects are noted below.



Wall Oven: Power Source

Electric

Cooktop: Cooktop

The cooktop was visually inspected and each burner was tested to ensure that they functioned properly. Any built-in exhaust systems present were tested. Any defects are noted below.



Cooktop: Vent Method

Range Hood

Microwave: Microwave

The microwave was visually inspected and tested to ensure that microwaves were actually being emitted inside. Any defects are noted below.



Limitations

Dishwasher

DISHWASHER - NOT TESTED DUE TO BEING UNPLUGGED

The dishwasher was unplugged therefore it was not tested.

Microwave

MICROWAVE - NOT TESTED DUE TO BEING UNPLUGGED

The microwave was unplugged therefore was not tested.

Recommendations

6.2.1 Refrigerator

INOPERABLE

Refrigerator was inoperable at time of inspection. It was plugged in and the receptacle did have power. I recommend having it evaluated and repaired/replaced as necessary by a qualified appliance repair technician prior to closing.

Recommendation

Contact a qualified appliance repair professional.



Moderate Concern



7: DOORS, WINDOWS & INTERIOR

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Windows: Material

Vinyl

Recommendations

7.1.1 Doors

INTERIOR DOORS - DOESN'T LATCH / LOCK

1ST FLOOR HALF BATH

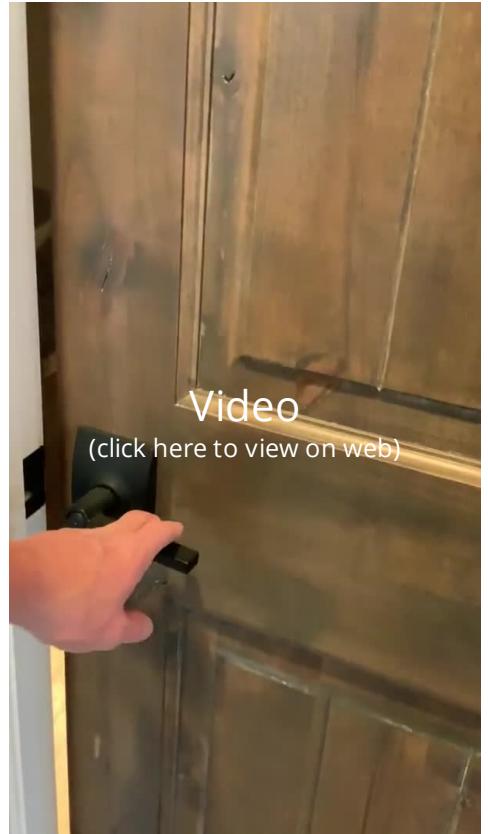
One or more interior doors did not latch/lock properly. I recommend having the doors evaluated and repaired/replaced as necessary.

Recommendation

Contact a qualified handyman.



Moderate Concern



Video

(click here to view on web)

7.1.2 Doors

INTERIOR DOORS - LOOSE HARDWARE

SOUTHWEST BASEMENT BEDROOM

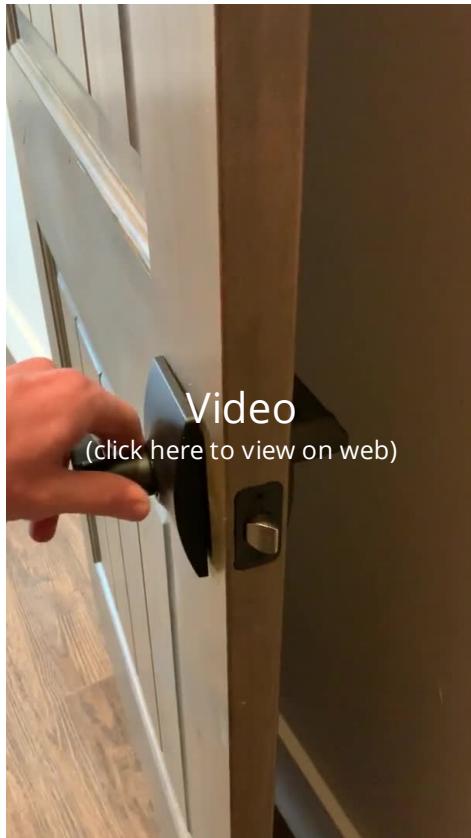
One or more doors appeared to have loose hardware. I recommend having the loose hardware properly tightened.

Recommendation

Contact a qualified handyman.



Moderate Concern



7.2.1 Windows

MISSING SCREENS

Moderate Concern

Multiple windows throughout the home did not have screens present. I recommend having any missing screens replaced.

Recommendation

Contact a qualified handyman.

8: ROOF STRUCTURE AND ATTIC

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Roof Structure & Attic: Pictures of Attic

**Roof Structure & Attic: Decking****Material**

OSB

9: ELECTRICAL

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Service Entrance Conductors:

Service Method

Below Ground

Service Entrance Conductors:

Conductor Material

Aluminum

Service Entrance Conductors:

Voltage

220 Volt

Service Panel: Picture of Inside Service Panel



Service Panel: Main Panel Location

On the South Exterior Wall

Service Panel: Panel Amperage

200 AMP

Service Panel: Equipment in Panel

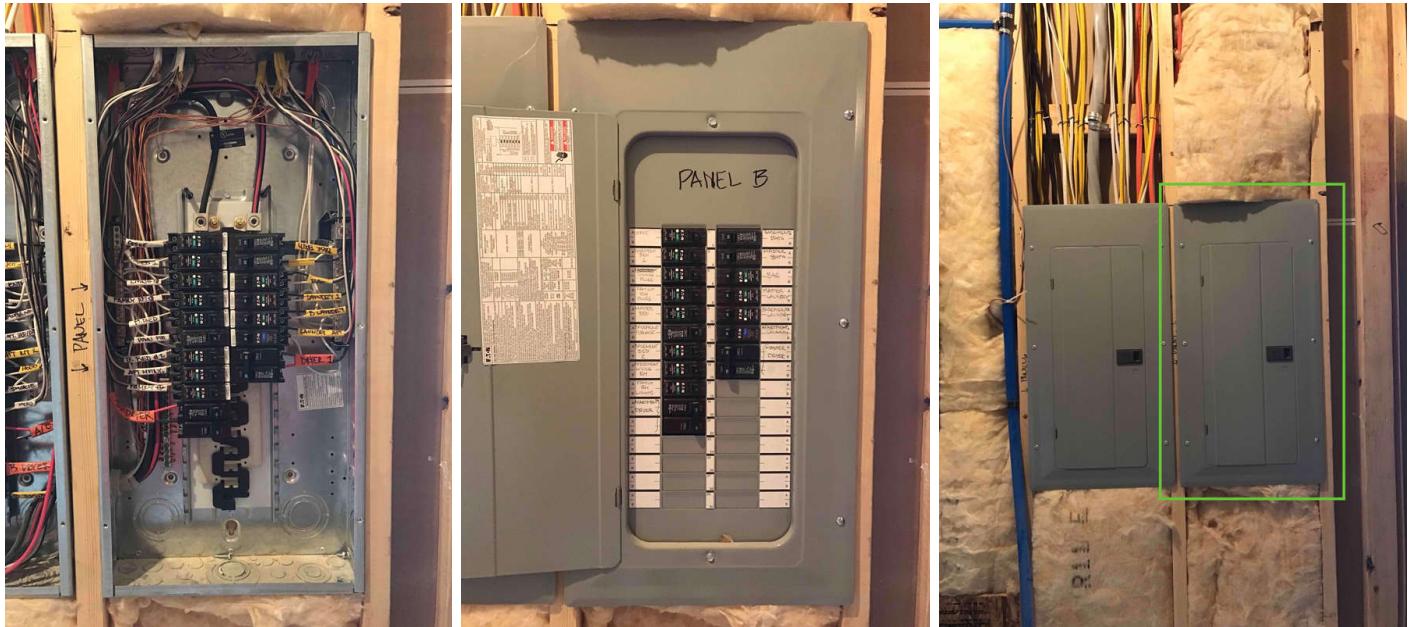
Circuit Breaker

Sub Panel A: Pictures Inside Sub Panel**Sub Panel A: Sub Panel Location**

Utility Room, Basement

Sub Panel A: Equipment in Panel

Circuit Breakers, GFCI Breakers,
AFCI Breakers

Sub Panel 2: Pictures Inside Sub Panel**Sub Panel 2: Sub Panel Location**

Basement, Utility Room

Sub Panel 2: Equipment in Panel

Circuit Breakers, GFCI Breakers,
AFCI Breakers

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring

Copper

Branch Wiring Circuits, Breakers & Fuses: Type of Sheathing

Non Metallic

Smoke & Carbon Monoxide Detectors: Carbon Monoxide Detectors

Colorado state law requires that all homes being purchased are required to have Carbon Monoxide Alarms installed by the seller. This is a requirement for homes that have a fuel-fired heating system or appliance, a fireplace, or an attached garage. At a minimum, CO detectors should be installed outside sleeping rooms and on each level of the home. Additional CO alarms are recommended 5-20 feet from sources of CO such as a furnace, water heater or fireplace. The Inspector checked for the presence of CO detectors in the proper locations, checked for operation by pressing the "test" buttons, and any deficiencies are noted below.

Smoke & Carbon Monoxide Detectors: Smoke Detectors

Colorado state law requires that all homes being purchased are required to have smoke alarms installed by the seller. The National Fire Protection Association recommends placement of at least one smoke alarm on every level of the home (including basements) and in every bedroom , and outside each sleeping area. The Inspector checked for the presence of smoke detectors in the proper locations, checked for operation by pressing the "test" buttons, and any deficiencies are noted below.

Recommendations

9.6.1 Fixtures, Fans, Switches & Receptacles



Moderate Concern

ELECTRICAL - SEAL AND SECURE EXTERIOR LIGHT

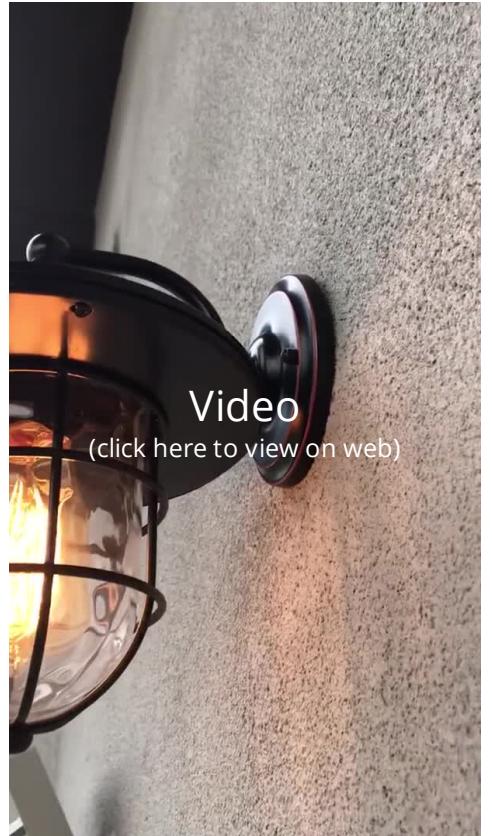
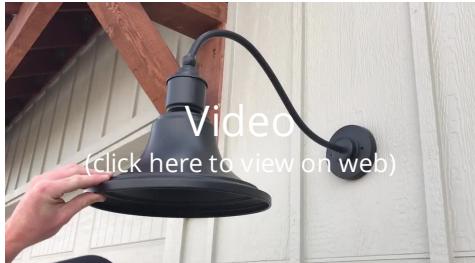
EAST SIDE OF EXTERIOR, BACK DECK

Exterior light fixture(s) were not properly secured to the box. In order to prevent moisture intrusion, I recommend having the light properly sealed and secured by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.





9.6.2 Fixtures, Fans, Switches & Receptacles

ELECTRICAL - CEILING FAN WOBBLE

LIVING ROOM

One or more ceiling fans had an excessive amount of wobble. I recommend having the ceiling fan(s) evaluated and repaired as necessary by a licensed electrician prior to closing.

Recommendation

Contact a qualified electrical contractor.

 Major Concern



9.6.3 Fixtures, Fans, Switches & Receptacles

LIGHTING - RECOMMEND EVALUATION

STAIRS FROM MAIN LEVEL TO BASEMENT

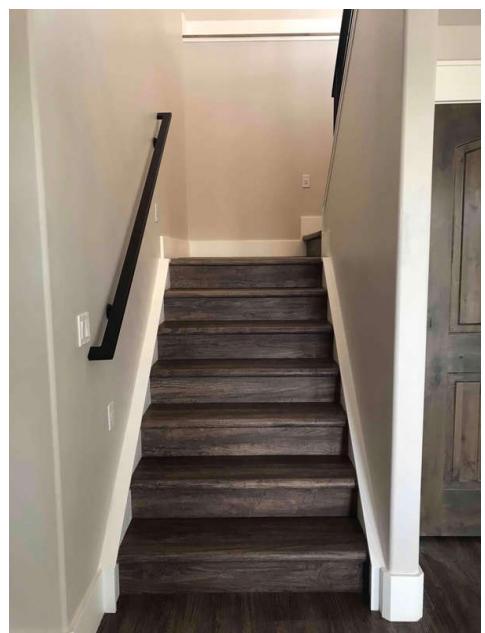
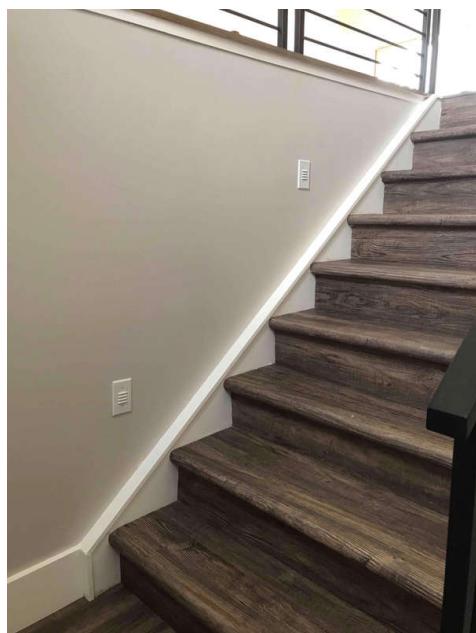
The lighting in the stairwell does not appear to be correctly wired and functioning properly. The chandelier does not function from the bottom of the stairs and the lighting to illuminate the steps do not function at all. There are switches at the top and bottom of the steps that don't appear to control anything. I recommend having this evaluated and repaired/replaced as necessary by a licensed and qualified electrician prior to closing.

Recommendation

Contact a qualified electrical contractor.



Moderate Concern





9.7.1 GFCI & AFCI

GFCI/AFCI COMBINATION BREAKER - FAILED TEST

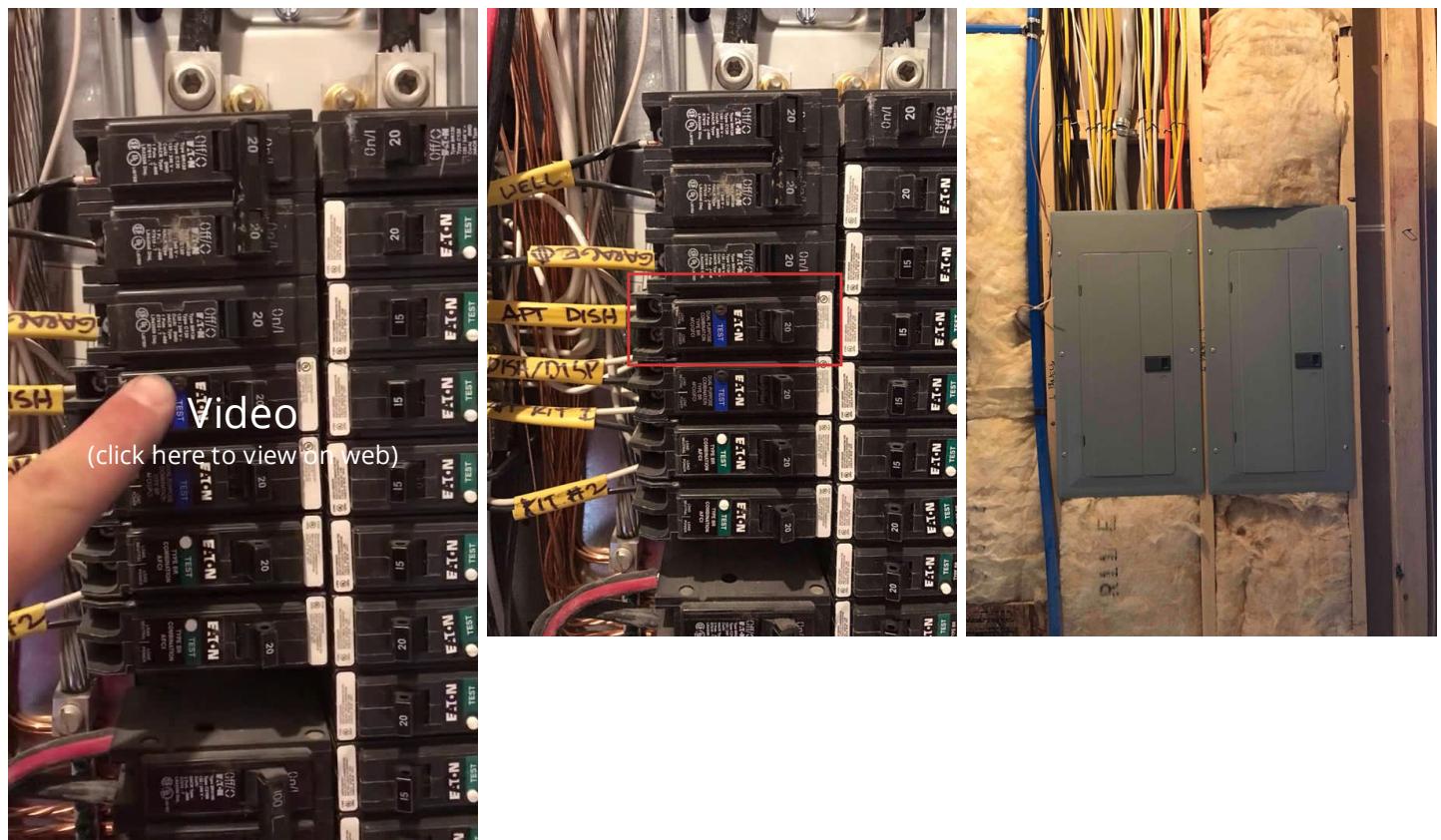
SUB PANEL A



One or more GFCI/AFCI combination breakers in the service panel did not function properly when tested. I recommend having the breaker evaluated and replaced as necessary by a licensed electrician prior to closing.

Recommendation

Contact a qualified electrical contractor.



10: PLUMBING

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Source of Water Supply

Well

Drain, Waste, & Vent Systems:

Material

PVC

Drain, Waste, & Vent Systems: Sewage Grinder / Lift Station

The home is equipped with a sewage grinder, also known as a lift station. This equipment is commonly installed in homes when there are drains in the home that are below the lateral sewer line, preventing a downward slope. The system was checked to ensure the pump was functioning, the inlet and vent pipes were properly sealed where they enter the pit, a check valve was installed, and that the system was properly vented. Any defects are noted below.



Water Supply: Distribution

Material

Pex

Water Supply: Water Supply

Material

Copper

Water Supply: Whole House Sediment Filter

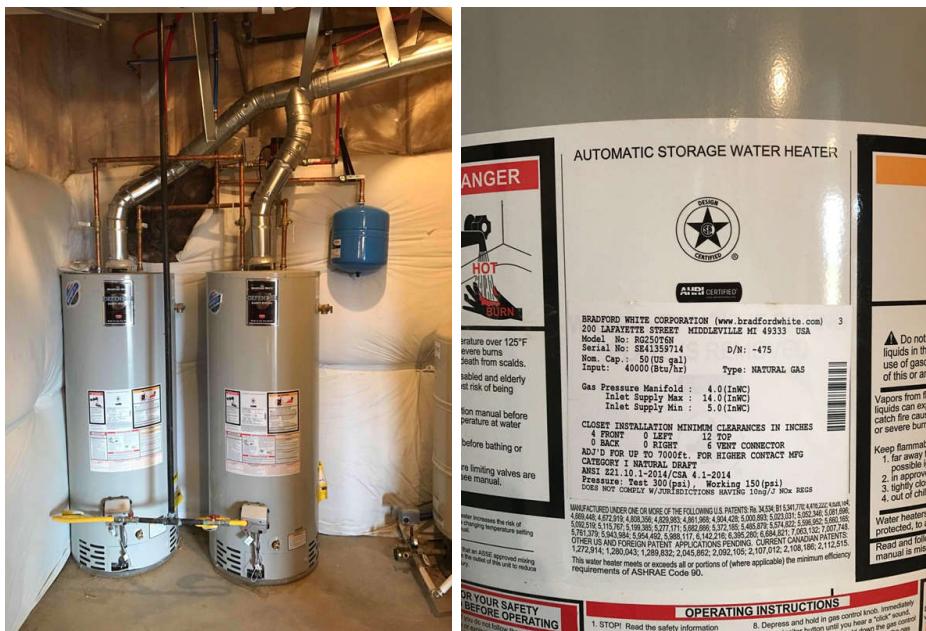
The water supply is equipped with a whole house sediment filter. I recommend acquiring the maintenance manual for your particular type of filter. Generally, the filters should be replaced every 3-6 months. Here is a helpful link about replacing your whole house filter!



Water Heater: Water Heater

The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. The recommended temperature for a water heater is at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Any defects are noted below.

Here is a nice maintenance guide from Lowe's to help.



Water Heater: Power Source/Type Water Heater: Manufacturer
Gas Bradford & White

Water Heater: Location
Basement

Water Heater: Approximate Age
0 Years Old

Water Heater: Capacity
50 Gal x 2

Sump Pump: Location
No Sump Pump Present

Recommendations

10.1.1 Drain, Waste, & Vent Systems

DRAIN - RECOMMEND EVALUATION

KITCHEN

The drain rough-in for the kitchen sink is approximately 19" off the floor, which is higher than industry standard. In order to ensure the sinks and disposal all drain properly, I recommend having this evaluated and repaired/replaced as necessary by a licensed and qualified plumber prior to closing.

Recommendation

Contact a qualified plumbing contractor.



10.2.1 Water Supply

WHOLE HOUSE FILTER - MISSING FILTER

BASEMENT UTILITY ROOM

The whole house filter housing was missing the actual filter. I recommend having one installed.

Recommendation

Contact a qualified professional.

 Moderate Concern



10.5.1 Fixtures

TUB/SHOWER HAS FAILING CAULKING/GROUT

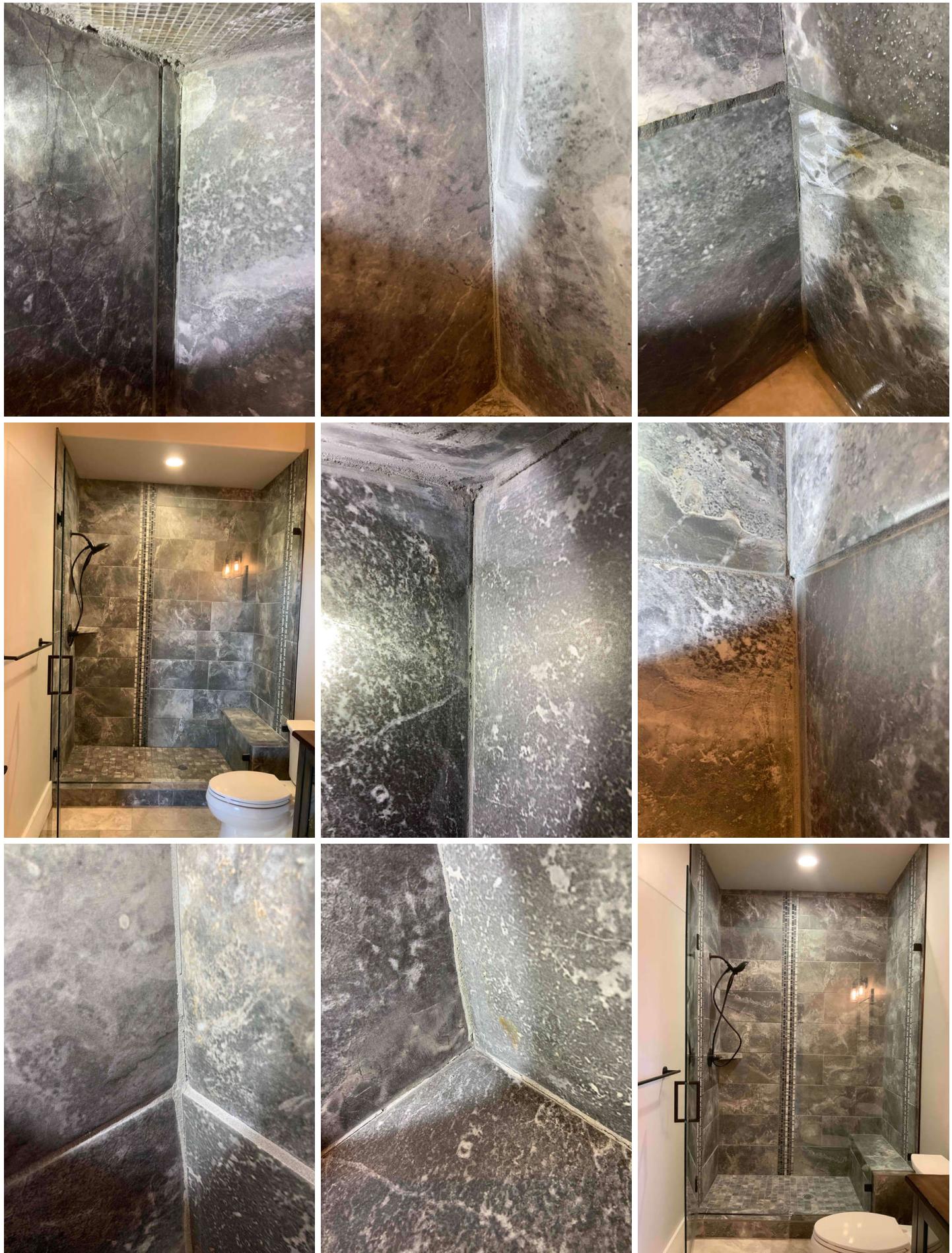
MASTER BATHROOM, BOTH BASEMENT BATHROOM

Areas of the caulking/grout in the tub/shower appeared to be failing and is in need of repair. In order to prevent water intrusion, I recommend having this evaluated and repaired as necessary by a qualified contractor prior to closing.

Recommendation

Contact a qualified professional.

Moderate Concern





10.5.2 Fixtures

SINK - ACTIVE LEAK

NORTHEAST BASEMENT BATHROOM

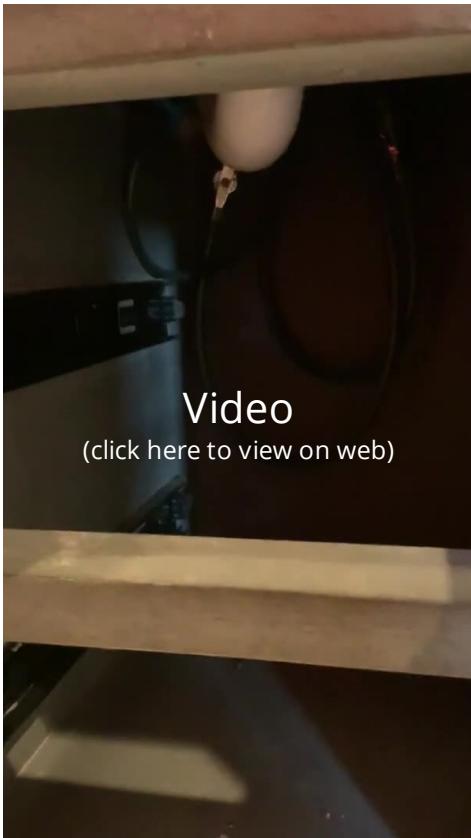
Active leaks were observed under one or more sinks. I recommend having the leak evaluated and repaired as necessary by a qualified plumbing contractor prior to closing.

Recommendation

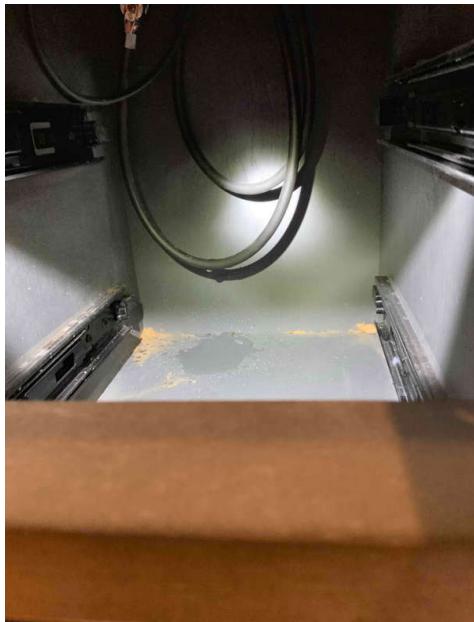
Contact a qualified plumbing contractor.



Major Concern



Video
(click here to view on web)



10.5.3 Fixtures

FAUCET - HOT & COLD ARE BACKWARDS

 Major Concern

MASTER BATHROOM TUB, SOUTHWEST BASEMENT BATHROOM

One or more faucets appeared to have the hot and cold water supply installed backwards. In order to prevent any injuries from accidental scalding, I recommend having the faucet evaluated and corrected as necessary by a qualified plumbing contractor prior to closing.

Recommendation

Contact a qualified plumbing contractor.



11: COOLING

Information

Air Conditioning : Air Conditioning

The cooling system for the home was visually inspected and tested (unless limitations are listed) with testing including the following:

- o Turning on the system at the operating control and ensuring the system operated properly.*
 - o Inspecting the exterior compressor and coil, where present.*
 - o Temperatures were taken from the registers to ensure the air is being cooled sufficiently.*
- Any defects are noted below.*

Air Conditioning : Descriptions:

The materials, styles and components present and observable are described as follows:

Air Conditioning : Energy Source

Electric

Recommendations

11.1.1 Air Conditioning



Moderate Concern

AIR CONDITIONING - CLEAN AND SERVICE

The cooling system appeared to be in good overall condition, however I recommend having it cleaned and serviced prior to closing, followed by annually.

Recommendation

Contact a qualified HVAC professional.

11.1.2 Air Conditioning



Moderate Concern

AIR CONDITIONING - INSTALLATION NOT YET COMPLETE

The installation of the AC was not yet complete, therefore it was not inspected/tested during the inspection.



12: HEATING

Information

Forced Air Furnace: Furnace

The heating system for the home was visually inspected and tested including the following:

- o Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.*
- o Opening readily accessible panels to visually inspect the system.*
- o Inspecting the venting system, flues and chimneys, where present.*
- o Temperatures were taken at the registers to ensure that the ducts were providing sufficient airflow.*

Any defects are noted below.



Forced Air Furnace: Descriptions:

The materials, styles and components present and observable are described as follows:

Forced Air Furnace: Brand

Rheem

Forced Air Furnace: Energy Source

Natural Gas

Forced Air Furnace: Thermostat Location

Main Floor

Forced Air Furnace: Approximate Age

0 Years Old

Forced Air Furnace: Ductwork

Non-insulated, Insulated

Forced Air Furnace on Right: Furnace

The heating system for the home was visually inspected and tested including the following:

- o Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.*
- o Opening readily accessible panels to visually inspect the system.*
- o Inspecting the venting system, flues and chimneys, where present.*
- o Temperatures were taken at the registers to ensure that the ducts were providing sufficient airflow.*

Any defects are noted below.

**Forced Air Furnace on Right: Descriptions:**

The materials, styles and components present and observable are described as follows:

Forced Air Furnace on Right:

Brand
Rheem

Forced Air Furnace on Right:

Approximate Age
0

Forced Air Furnace on Right:

Energy Source
Natural Gas

Forced Air Furnace on Right:

Ductwork
Non-insulated, Insulated

Forced Air Furnace on Right:

Thermostat Location
Basement

Fireplace & Chimney Master Bedroom: Type of Fireplace

Direct Vent

**Fireplace & Chimney Master Bedroom: Material of Fireplace**
Pre-fabricated**Fireplace & Chimney Living Room: Type of Fireplace**
Direct Vent**Fireplace & Chimney Living Room: Material of Fireplace**
Pre-fabricated**Fireplace & Chimney Basement : Type of Fireplace**
Direct Vent**Fireplace & Chimney Basement :**
Material of Fireplace
Pre-fabricated**Recommendations**

12.1.1 Forced Air Furnace

FURNACE - CLEAN AND SERVICE

The furnace appeared to be in good overall condition, however I recommend having it cleaned and serviced prior to closing by a licensed HVAC contractor, followed by annually.

Recommendation

Contact a qualified HVAC professional.

 Moderate Concern



12.2.1 Forced Air Furnace on Right **FURNACE - CLEAN AND SERVICE**

- Moderate Concern

The furnace appeared to be in good overall condition, however I recommend having it cleaned and serviced prior to closing by a licensed HVAC contractor, followed by annually.

Recommendation

Contact a qualified HVAC professional.



12.2.2 Forced Air Furnace on Right **FLEXIBLE DUCT - RESTRICTED AIRFLOW**

BASEMENT UTILITY ROOM

One or more areas of flexible ductwork has restricted air flow. I recommend having this evaluated and repaired/replaced as necessary by a licensed and qualified HVAC technician prior to closing.

Recommendation

Contact a qualified HVAC professional.

Moderate Concern



12.4.1 Fireplace & Chimney Living Room

GAS FIREPLACE - INOPERABLE

LIVING ROOM

Moderate Concern

The gas fireplace was not functioning during the inspection. I recommend having this evaluated and repaired/addressed as necessary by a qualified fireplace contractor prior to closing.

Recommendation

Contact a qualified professional.

13: INSULATION & VENTILATION

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Crawlspac / Basement Wall

Insulation: Insulation Type

Fiberglass Blanket with Polypropylene

Flooring Insulation: Insulation

Type

None

Attic Insulation: Insulation Type

Loose-fill Fiberglass

Attic Insulation: R-Value

NA

Ventilation & Exhaust :

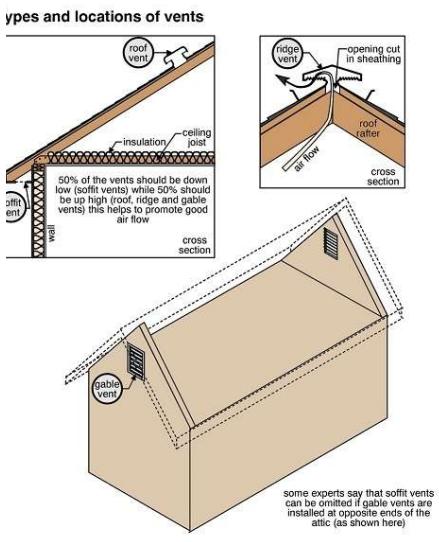
Ventilation Type

Roof Vents

Ventilation & Exhaust : Bathroom

Ventilation

Exhaust Fan



Recommendations

13.5.1 Ventilation & Exhaust

ATTIC - INSUFFICIENT VENTILATION

Attic venting appeared to be insufficient at time of inspection. There are no soffit vents installed, which would allow cross ventilation. I recommend having the ventilation evaluated and added as necessary by a licensed contractor.

Recommendation

Contact a qualified professional.



Moderate Concern



14: FOUNDATION AND STRUCTURE

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Inspection Method

Visual

Finished Basement Walls Disclaimer

Areas of the basement were finished at the time of the inspection. Only walls which were fully exposed could be thoroughly inspected for structural deficiencies.

Insulated Walls Disclaimer

Areas of the foundation walls were insulated at the time of the inspection. Only walls which were fully exposed could be thoroughly inspected for structural deficiencies.

Foundation: Material

Concrete

Foundation: Style

Walk-out Basement

Foundation: Location of Crawl

Space Entrance

NA

Floor Structure: Joist/Support

Material

TJI Joists, Laminated Veneer
Lumber (LVL)

Floor Structure: Post Material

Wood Post

Floor Structure: Sub-floor

OSB

Floor Structure:

Basement/Crawlspace Floor

Concrete

15: PESTS/RODENTS

Information

General: Not Thoroughly Inspected

Inspecting for pests, rodents, termites, etc. is outside the scope of a home inspection. A thorough inspection was not performed in order to determine their presence and/or any damage done by them. We are not qualified or licensed pest inspectors, therefore hiring an actual professional is advised. However, as a courtesy, any evidence or damage caused by mice, squirrels, wood destroying organisms, etc. is listed below.

Recommendations

15.1.1 General



Major Concern

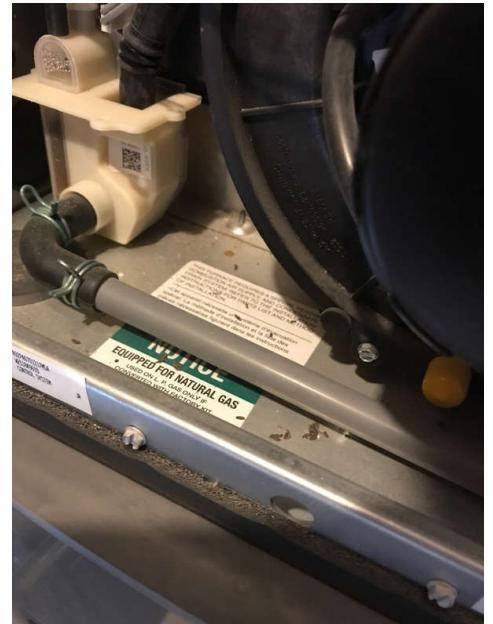
EVIDENCE OF MICE

INSIDE FURNACE

Evidence of mice was observed. I recommend having a Pest Control Professional do an evaluation and treat as necessary.

Recommendation

Contact a qualified pest control specialist.



16: CHECKLIST

17: LATERAL SEWER LINE

Information

General: Access Point

Southwest Corner of Exterior
Single Outside Cleanout (SOC)

**General: Material**

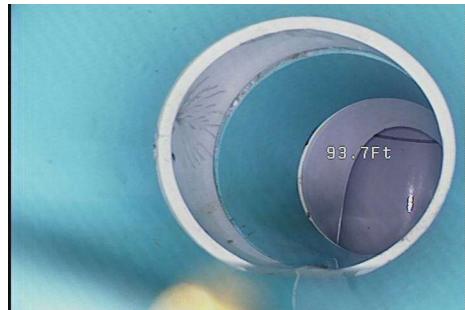
SDR35 PVC, SCH40 PVC

General: Approximate Distance to Transition Point From The Access Point

4 Feet (Approximate)

General: Approximate Distance to Septic Tank Entry From The Access Point

94 Feet (Approximate)



Recommendations

17.1.1 General**LOW POINT**

A low point was observed in the lateral sewer line. Low points can prevent proper flow and lead to water back-up. Visibility was limited in this area due to the camera being submerged. I recommend having it evaluated and repaired as necessary by a qualified sewer contractor.



Moderate Concern

The low point was observed from the entry point to approximately 10.

Click [here](#) to view your Lateral Sewer Line Inspection Video.

Recommendation

Contact a qualified professional.

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.

Roof Coverings and Drainage

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.

Built-In Appliances

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

Doors, Windows & Interior

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

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.

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.

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.

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.

Foundation and 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.