



TRANSPARENT PROPERTY INSPECTIONS

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<http://www.TPropInspections.com>



PA - FULL RESIDENTIAL INSPECTION COPY

1234 Main St. ERIE PA 16509

Buyer Name
11/02/2020 9:00AM



Inspector
John Crane
NY State Licensed #16000126672,
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Agent
Agent Name
555-555-5555
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1: INSPECTION INFORMATION

		IN	NI	NP	R
1.1	General Info	X			
1.2	Important Information / Limitations	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General Info: In Attendance

Inspector, Client(s)

General Info: Occupancy

Occupied, Personal Belongings Present

General Info: Type of Building

Single Family

General Info: Construction Year (From Online Sources)

1962

General Info: Inspection Type

Pre-purchase

General Info: Weather Conditions

Clear, Overcast, Recent Rain

General Info: Temperature at the Time of Inspection

40-50 Degrees

General Info: Precipitation in the Last 48 hrs?

Yes

General Info: Ground Condition

Damp

General Info: Foundation Design

Slab on Grade

Important Information /

Limitations: Inspector Present

John D. Crane

Important Information / Limitations: Welcome - Inspection Overview

Thank You for choosing Transparent Property Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection.

Transparent Property Inspections strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the International Association of Certified Home Inspectors, InterNACHI (<https://www.nachi.org/sop.htm>). 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.

There may be comments made in this report that exceed the required reporting of the InterNACHI Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

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,** 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 is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection cannot 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. The inspected property **WILL HAVE** defects and problems that will **NOT** be discovered in this report.

The limit of liability of Transparent Property Inspections and its employees, officers, etc. does not extend beyond the day the inspection was performed. As time and deteriorating weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the InterNACHI Standards of Practice (linked to above), 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 operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Additional Inspection Reports from other professionals and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs.

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 may 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.

Sincerely,

John D. Crane

Founder

InterNACHI Certified Professional Inspector & NY State Licensed Home Inspector

Important Information / Limitations: Notice to Third Parties

Notice to Third Parties: This report is the property of Transparent Property Solutions, LLC and is **Copyrighted as of 2020.**

The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is **non-transferable, in whole or in part, to any and all third-parties, including: subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Important Information / Limitations: 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, gas furnace heat exchanges, 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; The insurability of the structure or any of its items or components, 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 insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

IF ANY COMMENT IS MADE ON ANY OF THE AFOREMENTIONED ITEMS WITHIN THE REPORT IT IS AS A COURTESY TO YOU AND IS NOT A REPRESENTATION TO A COMPREHENSIVE INSPECTION WAS COMPLETED ON THE ITEM/SYSTEM.



Important Information / Limitations: 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 we 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.

Important Information / Limitations: Structure Orientation

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image.

Important Information / Limitations: Thermal Imaging Information

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. If temperature readings are displayed on thermal images in this

report they are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to us to schedule this service.

Important Information / Limitations: 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 that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage is excluded from this inspection.

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

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

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by The State of TN Standards of Practice. 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 this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Important Information / Limitations: 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 better assist you in understanding the condition of the home. This opinion is 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 best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information / Limitations: Older Home Information

FYI - This home was over 50 years of age and all components and items of a home have a finite life span. Therefore repairs or replacement of items should be expected and anticipated in the future due to the age of the home alone. Homes of this age were not constructed to today's standards and the home's items and components will be inspected based on their functionality and lack of damage, not how they measure up to today's standards. Lastly a home inspection does not address code compliance, and today's codes have drastically changed in comparison with the codes that were in place when this home was constructed. **To learn more about how this home could be improved in regards to today's safety or construction standards, a general contractor, licensed electrician and other licensed professionals should be consulted and do further evaluations.**

As well older homes often have concerns that are not readily accessible and visible (concealed behind walls, ceilings, floors, covered with carpet, buried under insulation, etc.). When renovations and repairs are performed, these "hidden" concerns may become visible and require additional and unforeseen repair work. Every effort is made during this inspection to discover all concerns; however, it is impossible to discover every defect that may be present, especially in older structures. Concerns that are not readily visible at the time of this inspection cannot be commented on and are specifically exempt from this inspection.

Older homes may also contain lead paint, asbestos containing materials, knob and tube wiring, insufficient insulation, leaking duct work and/or other defects. Not all defects are reported on or observed during the course of the home inspection, therefore plan for unexpected expenses if remodeling work is planned.

Important Information / Limitations: Personal Belongings Information

Personal belongings were present in the home at the time of inspection. These personal belongings were not moved or altered in any way. These belongings can block visual accessibility of several items throughout the home, including but not limited to: wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, undersink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. **It is highly recommended that you evaluate areas where personal belongings were present for defects during your final walk through or at some point after these belongings have been removed.** If any concerns are noticed during your final walk through, feel free to contact me at 423-306-0508.

Important Information / Limitations: Comment Key - Definitions

This report divides deficiencies into three categories; Significant/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.



Significant Defect

Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.



Marginal Defect

Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). 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 Defect, Maintenance Item, or FYI Item

This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, 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, Plumbing pipes, 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.

Important Information / Limitations: Protecting You

RecallCheck - The first service for consumer recalls in the U.S. has compiled over 225 million recalls from public records, to create a fail-safe system to check for dangerous RWS with home appliances.

SewerGard - Covers your water line and sewer line against failure due to normal wear and tear, giving you peace of mind.

Platinum Roof Protection Plan - Handles the repair of leaks to your homes roof for a period of 5 years following the date of inspection

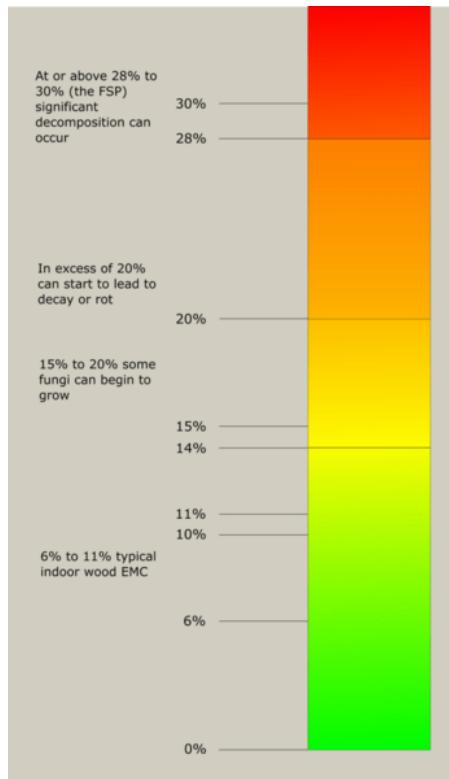
MoldSafe - If you move in to your new home and mold is present that was not found when inspected, you're covered for remediation.

100 Day Warranty - We back all of our inspections with a 100 Day Limited Structural and Mechanical Warranty. For a period of 90 Days following the inspection or within 22 Days of Closing, whichever comes later. Refer to the complete Terms & Conditions for details and claims procedures.

Important Information / Limitations: Moisture Meter Information

FYI - A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures including a moisture meter should be seen as qualitative readings only, as it will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached and the wood is fully saturated with water/moisture.



Important Information / Limitations: Detached Structure(s) Present

FYI - A detached garage, carport, building, and/or other structure(s) were present at the home. According to the State of Tennessee Standards of Practice, only the main structure is inspected during a home inspection. Any detached structures are excluded from this inspection.

2: GROUNDS

		IN	NI	NP	R
2.1	Driveway and Walkway Condition	X			
2.2	Grading / Lot Drainage	X			
2.3	Vegetation Observations	X			X
2.4	Gas Meter/LP Tank Information	X			X
2.5	Exterior Spigots	X			
2.6	Patio	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Driveway and Walkway

Condition: Driveway & Walkway

Material

Concrete

Driveway and Walkway

Condition: Driveway & Walkway

Cracks

No, Moderate, Cracks with Displacement

Gas Meter/LP Tank Information:

Location of Fuel Source

Left Side of Home

Gas Meter/LP Tank Information:

Main Gas Shut Off Valve Location

On Exterior Meter

Gas Meter/LP Tank Information:

Fuel Source

Gas Meter

Exterior Spigots: No Spigots at

Visible Portions

No spigots were observed at visible portions on the exterior of the home.

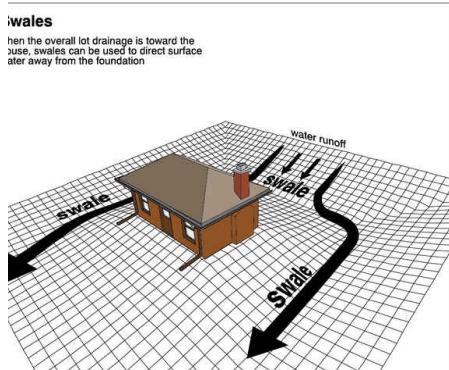


Driveway and Walkway Condition: Driveway/Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Grading / Lot Drainage: Grading / Drainage Overview

The grounds in contact with the structure were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation, 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 (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted in this report.



Grading / Lot Drainage: Grading Limitations

The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home.

Grading / Lot Drainage: Flat Grading - No Repercussions Observed

The referenced areas had flat grading present with no indication of moisture infiltration at areas below grade. Waterproofing or damp proofing was visible in areas on the foundation walls, and this may have been preventing moisture infiltration. The performance of these waterproofing or damp proofing measures are beyond the scope of a home inspection and are excluded from this report. If, these areas of flat grading are a concern, I recommend consulting a foundation or grading contractor for further evaluation.

Vegetation Observations: Vegetation Information

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

Gas Meter/LP Tank Information: Gas Meter Information

The gas meter was inspected looking for damage and the regulator vents' clearance from ignition sources and air inlets into the home. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.

Exterior Spigots: Spigot(s) Information

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were visibly observed unless otherwise noted in this report.

Patio: Patio Information

The patio area was inspected looking for significant defects. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

Limitations

Vegetation Observations

VEGETATION - NOT PART OF SOP'S

Vegetation and retaining walls (e.g. trees, shrubs, flowers, plants, etc...) are not part of the SOP's. Any mention of any vegetation and/or its parts (e.g. roots, branches, etc...) are as a courtesy to the potential buyer and is **NOT** to be construed that a full inspection was completed on it or any of its parts. Any vegetation concerns should be directed toward a qualified landscaper.

Recommendations

2.1.1 Driveway and Walkway Condition

TRIP HAZARD(S) PRESENT

Cracking, heaving, settlement, movement, deterioration, and/or other deficiencies resulting in trip hazards were present on the referenced surface(s). Repairs are recommended to be conducted to these area(s) as needed for safety by a qualified contractor.

Recommendation

Contact a qualified professional.



2.3.1 Vegetation Observations

VEGETATION AGAINST/NEAR THE HOME

There was vegetation in contact with, or in close proximity to the home in areas. Pruning or removal of any plants that are within 1-2 feet of the home is recommended to be conducted by a qualified person to eliminate pathways of wood destroying insects, and to allow moisture to adequately dry behind these areas after rainfall events.

Recommendation

Contact a qualified landscaping contractor





2.4.1 Gas Meter/LP Tank Information

VERY RUSTY GAS METER PIPING

This comment will be listed as a [Minor/DIY](#) if no pitting is seen or felt on the exterior piping. This is often seen as a routine home maintenance that can be rectified with a wire brush and appropriate paint. It will be listed as a [marginal defect](#) if pitting and severe rust is noted. In this case I recommend contacting your local gas supplier to have them come out and address the issue as severe rust can cause threads to loosen and a gas leak.

Recommendation

Contact a qualified professional.

Marginal



Gas line can use additional sealant where it enters home.

2.6.1 Patio

SLAB RELATIVELY FLAT IN AREAS

The concrete slab was relatively flat in areas. This can allow for ponding of water on the slab, or possibly divert water towards the foundation wall of the home. Attached concrete slabs (considered hardscapes) are recommended to slope away from the structure at 1/4" per foot (2% grade) to allow for adequate runoff of rainwater. If a concern, evaluation and repairs are recommended as deemed necessary by a concrete contractor.

Recommendation

Contact a qualified concrete contractor.

Marginal

2.6.2 Patio

DISPLACEMENT PRESENT

Areas of displacement were present on the patio surface. Any areas of displacement are a potential trip hazard. Repairs are recommended to areas of displacement as needed for safety by a qualified contractor.

Recommendation

Contact a qualified concrete contractor.



Marginal



2.6.3 Patio

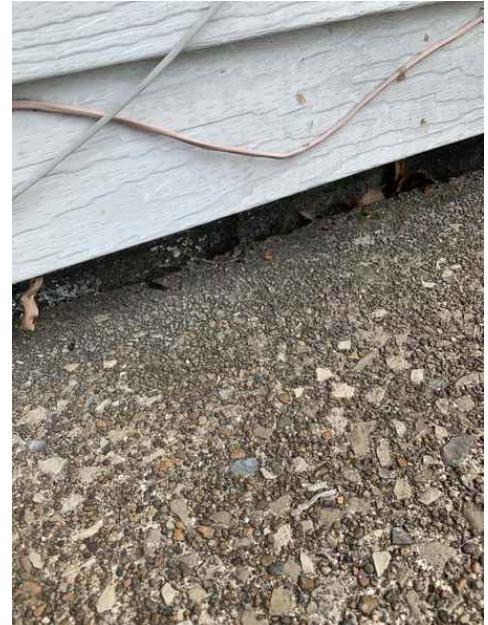
SEAL SLAB TO HOME

Minor/Maintenance/FYI Item

I recommend sealing the area where the concrete slab transitions to the home, to prevent rainwater infiltration.

Recommendation

Contact a handyman or DIY project



2.6.4 Patio

MOSS ON CONCRETE

Minor/Maintenance/FYI Item

Moss was present on the concrete pad. This is a cosmetic issue, but if left on it can create a slippery locations. Recommend scraping and removal of moss as desired.

Recommendation

Contact a qualified professional.



3: ROOF & DRAINAGE

		IN	NI	NP	R
3.1	General Info	X			
3.2	Roof Covering Material	X			
3.3	Roof Surface Condition	X			X
3.4	Vents / Penetrations	X			X
3.5	Roof Flashings	X			X
3.6	Chimney	X			X
3.7	Gutters / Downspouts	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

General Info: Roof Views
General Info: Inspection Method
General Info: Amount of Roof
Safely Walkable

90+%

Walked the Roof

Roof Covering Material: Roof Covering Material
Roof Covering Material: Shingles Stage of Life Estimation
Vents / Penetrations: Roof Protrusion Type(s)
Architectural Composition
Shingles

Last Third of Life

Plumbing Stack Vent(s), Fixed
Roof Exhaust Vent(s), Chimney,
Kitchen Exhaust Vent, Turbine
Exhaust Vent(s)
Vents / Penetrations: Plumbing Vent Material
Chimney: Chimney Material
Chimney: Chimney Cap

Metal

Brick

Masonry

Chimney: Spark Arrestor/Rain Cap

Present

General Info: 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.

Roof Covering Material: Shingles Stage of Life Information

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

3-tab asphalt composition shingles typically have a 12-15 year life span. This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

Architectural Composition shingles typically have a 21-24 year life span. This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age

Roof Covering Material: Architectural/Laminated Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These "premium" shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layers of asphalt are added over the mat, and lastly granules coated with ceramic are added over the upper layer of asphalt for protection against the elements (wind, rain, and UV rays from the sun). Architectural shingles typically have higher wind resistance numbers, resist leaks better, and have a longer warranty than their 3-tab counterparts

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 can 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.

Roof Surface Condition: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Vents / Penetrations: Roof Protrusions Information

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.

Roof Flashings: Flashing Information

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Chimney: Chimney Information

The chimney(s) were inspected looking for an adequate and functioning chimney crown, the condition of the masonry and flashings, the condition of visible portions of the flue liner(s), etc. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Chimney: Chimney Flue Visibility / Material

Clay, At Least 4" above cap

Due to the limitations of our inspection we are unable to adequately observe the interior of the chimney flue or vent pipe. We advise you to engage a chimney sweep to clean and thoroughly inspect the flues and vents. During the cleaning, the chimney sweep will be able to determine more accurately if any portions are damaged, missing or if there are any repairs needed. Any information provided in this section is provided only as a courtesy and SHOULD NOT be interpreted as a comprehensive inspection was completed on any component.

Chimney: Chimney Flashing Limitations

FYI - The chimney flashing was inspected for significant defects at visible portions. At the time of inspection no reportable conditions were visibly present unless otherwise noted in this report. Unfortunately the full installation of the flashing was not visible due to being covered by the shingles on a masonry chimney, while cladding can obscure all visibility on framed chases. The inspection of this flashing is limited to visible portions only along with an inspection of ceilings in the area looking for moisture staining, and/or the roof decking in the attic (as accessible). Going forward I recommend monitoring the ceilings in the chimney area looking for moisture staining and having an initial (pre-purchase) or annual evaluation of this flashing performed by a qualified roofing contractor as desired, to ensure it is performing as intended. This is the most common area for roof leaks, which can allow for substantial damage if not caught early.

Chimney: Chimney Flue Vent Information

The chimney flue vent was inspected by looking for proper flashing at its penetration point through the roofing material (if applicable), its clearance, and looking for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Gutters / Downspouts: Gutters Information

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 or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Gutters / Downspouts: Downspouts Information

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.

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.

Recommendations

3.3.1 Roof Surface Condition

REPAIRS PRESENT - SEALING OF SHINGLES

Previous repairs (sealing of shingles) have been conducted to areas of the roof surface. Shingles should prevent leaks without the use of sealant. An evaluation of this area with replacement of the affected shingles as needed is recommended to be conducted by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.

 Marginal



3.3.2 Roof Surface Condition

MISSING SHINGLES

There were missing shingle(s) present on the roof surface. Repairs are recommended to be conducted as needed by a roofing contractor or other qualified person.

Recommendation

Contact a qualified roofing professional.



3.3.3 Roof Surface Condition

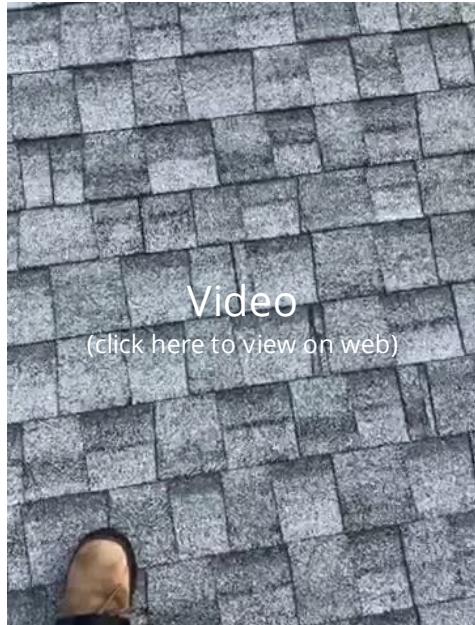
GRANULE LOSS IN AREAS

The shingles had granule loss in areas, this is a typical part of the aging process, and an indicator that the shingles are in the last third of their life.

Recommendation

Contact a qualified professional.





3.3.4 Roof Surface Condition

WAVY ROOF SURFACE

Marginal

FYI - The shingles had a "wavy" appearance to them in areas. This can be associated with two causes typically:

- Installing the shingles over wet or damp underlayment, which causes the underlayment to wrinkle, telegraphing through the shingle. (Excerpt from Certainteed included on this)
- Installing the roof decking (OSB) without letting it acclimate. When delivered the OSB will typically have a moisture content between 4-6%, if installed immediately the panels will reach equilibrium and a moisture content of 14-17% causing them to expand and buckle/lift at the joints.

When shingles are not laying "flat" they are much more susceptible to hail damage and other weather related damage, and the warranty is typically voided. An evaluation of the shingles is recommended to be conducted by a shingle manufacturer rep.

Recommendation

Contact a qualified professional.

INSTALLATION GUIDELINES FOR WATER-RESISTANT UNDERLAYMENTS

The following is a general guide for the installation of water-resistant shingle underlayment. These guidelines can be used regardless of the weight of the underlayment. However, always be sure to consider the local codes.

OVERNIGHT EXPOSURE

If underlayment has been exposed overnight, moisture from dew should be allowed to completely dry before shingling over. If this does not happen, the moisture will become trapped beneath the shingles. Wrinkling can telegraph through the shingle and make a good shingle job look terrible. The worse part is that the job can look good when you leave in the evening but the wrinkles can reappear the next morning when the homeowner will notice them.



3.4.1 Vents / Penetrations

FLASHING BOOT(S) HEAVILY SEALED- Marginal

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

Recommendation

Contact a qualified roofing professional.



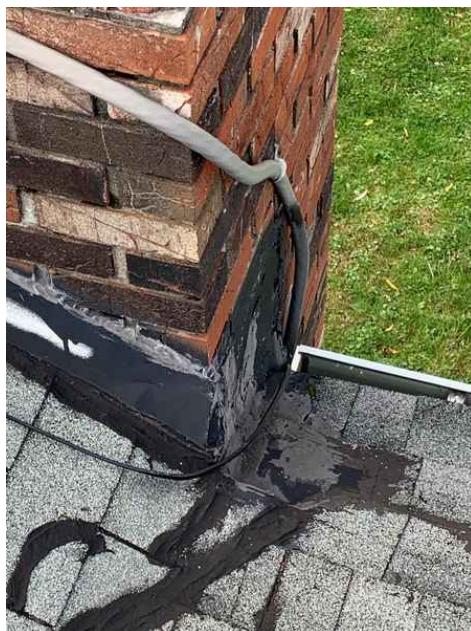
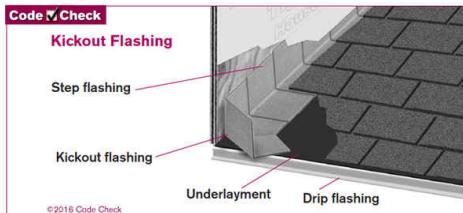
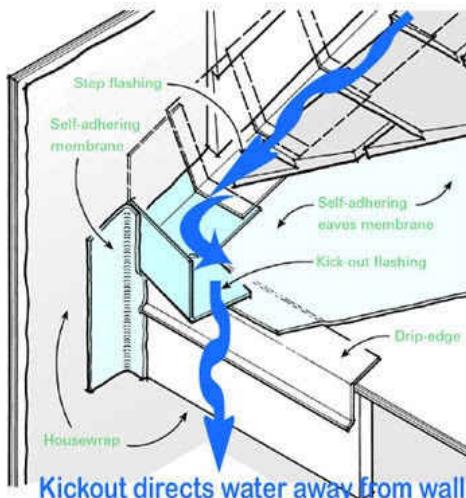
3.5.1 Roof Flashings

KICKOUT FLASHING MISSING- Marginal

Kickout flashing was not present in area(s) where guttering and/or fascia abutted a sidewall. The installation of kickout flashing is recommended to be performed by a roofing contractor at any areas where gutters or fascia meet a sidewall, preventing rain water from infiltrating between the end of the gutter/fascia and the wall. Hidden damage may exist in areas where kickout flashing is missing and this should be investigated during the installation of kickout flashing.

Recommendation

Contact a qualified roofing professional.



3.6.1 Chimney

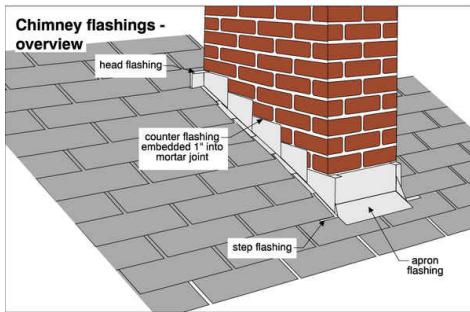
COUNTER FLASHING SEALED - HEAVILY

- Marginal

The counter flashing was sealed over with mastic or roofing tar, this is typically done as a temporary means of addressing a leak in the area. This mastic or roofing tar will eventually crack, allowing for water infiltration. The counter flashing (if installed properly) is intended to prevent water infiltration on its own. An evaluation of the flashing here with repairs made as needed is recommended to be conducted by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



3.6.2 Chimney

HEAVY BRICK SPALLING

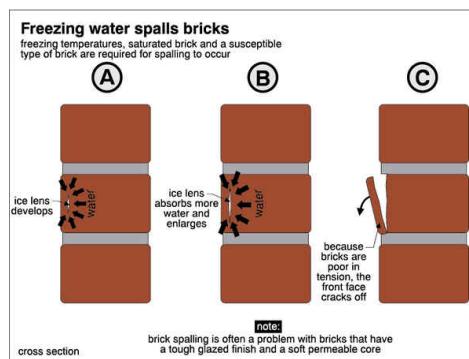


Significant/Major

Heavy spalling and/or damage of the masonry was present on the chimney. This is indicative of moisture intrusion into the masonry, and as this moisture freezes and expands in winter months, damage to the brick occurs. Evaluation and repairs as needed are recommended to be conducted by a qualified mason.

Recommendation

Contact a qualified masonry professional.



3.6.3 Chimney

EFFLORESCENCE ON BRICK



Marginal

Efflorescence was present on the brick in areas. This is indicative of moisture intrusion into the masonry, and damage can occur as this moisture freezes and expands during winter months. Further evaluation is recommended by a mason.

Recommendation

Contact a qualified masonry professional.



3.6.4 Chimney

HEAVY SEALANT AT CRICKET AREA

Heavy sealant usage was present at cricket/saddle area behind chimney. This is typically an indication of a previous leak that was repaired. Recommend evaluation by a qualified roofer.

Recommendation

Contact a qualified roofing professional.



3.6.5 Chimney

VEGETATION GROWING IN CHIMNEY MORTAR

Vegetation growth was noted in the mortar of the chimney. This can cause mortar deterioration of the chimney and allow for moisture intrusion. Recommend removal of vegetation and evaluation/repair of mortar by qualified chimney repair contractor.

Recommendation

Contact a qualified chimney contractor.





3.6.6 Chimney

ASH DUMP NOT SECURE

The ash dump cover in the rear of the chimney was not secure to the chimney, nor did the door close properly. This can allow moisture penetration into the chimney, as well as an entrance for pests. Recommend securing the cover to the chimney.

Recommendation

Contact a qualified chimney contractor.



Marginal



3.7.1 Gutters / Downspouts

DOWNSPOUTS TERMINATING NEAR FOUNDATION

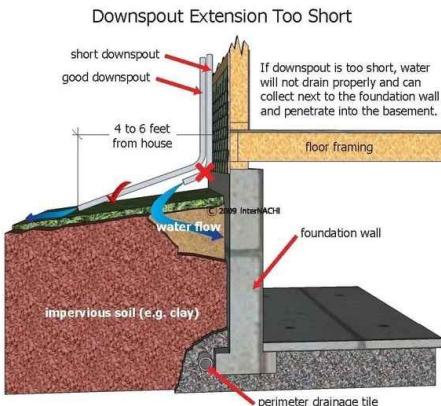
There were downspouts present that were discharging within five feet of the foundation of the home. Current standards require downspouts to be diverted at least five feet from the foundation of the home to prevent the grounds surrounding the foundation from becoming saturated. Saturated grounds can allow water / moisture to enter basement and crawl space areas, and in extreme cases can allow for settlement of the home. Properly extending all downspouts at least five feet away from the home is recommended to be conducted by a gutter contractor or other qualified person.

Recommendation

Contact a qualified gutter contractor



Marginal



4: EXTERIOR

		IN	NI	NP	R
4.1	General Info	X			
4.2	Walls / Cladding	X			X
4.3	Window Exteriors	X			
4.4	Wall Flashings	X			
4.5	Overhangs / Soffit / Fascia	X			X
4.6	Sealant / Paint Overall	X			X
4.7	Exterior Doors / Doorbell	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Walls / Cladding: Wall Covering
Material

Brick Veneer, Aluminum Siding

Walls / Cladding: Wall Covering
Condition

Acceptable

Walls / Cladding: Wall Crack(s)
Present?

Not at Visible Portions, Hairline

Walls / Cladding: Vegetation
Obscuring Wall(s) Visibility?

Partial

Walls / Cladding: Exterior
Foundation Wall Material

Masonry Block

Walls / Cladding: Exterior
Foundation Condition

Good Condition

General Info: Representative Number Inspected

The InterNACHI Standards of Practice states that a representative sample of exterior components shall be inspected on each side of the home when multiple pieces make up an item or component (i.e. cladding, windows, overhangs, etc.). I try to ensure that all portions are inspected but height from the ground, vegetation, or other factors may prevent full accessibility or visibility of some items.

General Info: Probing of Wood

The InterNACHI Standards of Practice do NOT require any areas of wooden trim, siding, or other wood components to be probed. As a courtesy to you we will probe representative samples of wood if water damage or wood rot is suspected. Any photos of a screwdriver or awl stuck into wood represents water damage/wood rot to some extent. Hidden damage is always a possibility at these areas. These areas of damage will require further evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a qualified contractor.

General Info: Detached Structure

Detached structure noted. Detached structures are not included in a home inspection and are hereby excluded.

Walls / Cladding: Wall and Cladding Information

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.

Walls / Cladding: Cracks and Movement Information/Limitations

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 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 1/4", 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 1/4" 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 the 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 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.

Walls / Cladding: Cracking in Brick No Visual Settlement

Cracking was present in the brick veneer. Brick veneer is independent of the foundation wall, and does not always indicate a structural problem. No lateral displacement or visible settlement was observed with the crack(s) at the time of inspection. I recommend sealing these areas with a masonry sealant, and monitoring periodically for movement. If further movement occurs, repairs may be needed. If a concern have a foundation contractor or structural engineer to evaluate.

Window Exteriors: Windows 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 visibly present at the time of inspection unless otherwise noted in this report.

Overhangs / Soffit / Fascia: Soffit / Fascia Information

The 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.

Sealant / Paint Overall: Caulking - General Maintenance

FYI - As general maintenance, we recommend properly sealing / caulking all utility penetrations, dried caulking, areas around windows and doors, and all other potential penetration points. This should be considered yearly maintenance/.

Exterior Doors / Doorbell: Doors Information

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

Exterior Doors / Doorbell: Handleset Information

Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to the misalignment of the door only, preventing them from latching or locking properly.

Recommendations

4.2.1 Walls / Cladding

DAMAGED CORNER TRIM



Minor/Maintenance/FYI Item

A piece of corner trim had minor damage. Repairs and repainting this area is recommended by a qualified person to prevent damage from moisture.

Recommendation

Contact a qualified professional.



4.2.2 Walls / Cladding

CRACKED ROWLOCK BRICK

Cracked rowlock brick was present below a window. Repairs are recommended as needed by a qualified mason.

Recommendation

Contact a qualified masonry professional.



4.5.1 Overhangs / Soffit / Fascia

WATER DAMAGE PRESENT

Some degree of water damage was present on the overhangs and/or fascia in areas. Repairs or replacement of any damaged wood is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.





4.6.1 Sealant / Paint Overall

FLAKING PAINT - WEATHERED WOOD

DOOR JAMBS AND WIDOW TRIM

Flaking paint and weathered wood was present at the referenced area(s). Scraping, sanding, and repainting is recommended to be conducted by a painting contractor as needed. Any damaged wood found during this process should be repaired or replaced at this time.

Recommendation

Contact a qualified painting contractor.



Marginal



4.6.2 Sealant / Paint Overall

SEALANT NEEDED

BACK ENTRY DOOR

The referenced area(s) were in need of sealant application. A low modulus sealant is recommended for sealing areas consisting of different building materials. The application of sealant at any areas in need is recommended to be conducted by a qualified contractor.

Recommendation

Contact a qualified professional.



Marginal



4.7.1 Exterior Doors / Doorbell

WATER DAMAGE TO WOOD

Some degree of water damage was present at the bottom of the door jambs, door slab, and/or brick moulding of the referenced door(s). Repairs or replacement to correct any damaged wood is recommended to be conducted as needed by a contractor or other qualified person, with sealing or modifications made to prevent further/future damage.

Recommendation

Contact a qualified professional.



Marginal



5: KITCHEN

		IN	NI	NP	R
5.1	General Info	X			
5.2	Cabinets, Countertops	X			
5.3	Electrical / Heat	X			
5.4	Sink(s)	X			
5.5	Spray Wand	X			
5.6	Undersink Plumbing - Kitchen	X			X
5.7	Caulking/Grouting	X			
5.8	Oven/Range	X			X
5.9	Refrigerator	X			
5.10	Exhaust Fan	X			X
5.11	Microwave	X			
5.12	Island	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Undersink Plumbing - Kitchen:
Undersink Plumbing Visibly Obstructed?

No

Undersink Plumbing - Kitchen:
Supply Material

Copper

Undersink Plumbing - Kitchen:
Drain Material

PVC, Galvanized

Oven/Range: Energy Source

Gas

Oven/Range: Range Anti-tip Bracket Present

No

Oven/Range: Range/Oven Brand

Samsung

Oven/Range: Operated Range and Found:

All Burners Working

Oven/Range: Oven

Part of Stove

Oven/Range: Operated Oven and Found:

Gave off Heat

Refrigerator: Brand

Samsung

Exhaust Fan: Fan Type

Not Present

General Info: Kitchen View**Cabinets, Countertops: Countertop/Cabinets Information**

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.

Electrical / Heat : Kitchen Electric Information

Each accessible outlet within the kitchen is tested with an outlet tester. Outlets within 6 feet of a water source are checked for GFCI protection. No reportable conditions were present unless otherwise noted in this report.

Electrical / Heat : Heat Information

The heat source in the kitchen is inspected for its presence and any significant deficiencies. No reportable conditions were present unless otherwise noted in this report.

Sink(s): Kitchen Sink Information

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.

Spray Wand: Spray Wand Information

The spray wand, whether standalone or attached to the faucet, was operated looking for proper flow and to ensure no leaks were present. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Kitchen: Plumbing Information

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.

Caulking/Grouting: Caulking / Grout Information

The caulking and grout, if present, was inspected looking for any significant deficiencies. Replacement of caulking is considered routine maintenance and should be assessed during your yearly home maintenance inspection. No reportable conditions were present unless otherwise noted in this report.

Oven/Range: Heating Elements Information

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

Oven/Range: Oven Information

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.

Oven/Range: Gas Burners Information

All gas burners were ignited and were functional at the time of inspection. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Refrigerator: Fridge/Freezer Information

The refrigerator and freezer was operated by opening each of the doors and feeling if the unit felt cool. Temperature calibration and other functions are not tested for. The ice and water dispenser, if applicable were simply pressed to see if they produced ice and water, respectively. Various options were not tested. 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: Refrigerators Not Inspected

Refrigerators are not included in a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore their water line and power receptacle are not visible and excluded from this inspection. If the refrigerator is a concern, I recommend having it evaluated by an appliance repair company or other qualified person prior to closing.

Exhaust Fan: Exhaust Fan Information

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection if not otherwise noted in this report.

Exhaust Fan: Kitchen Exhaust Fan Not Present

A kitchen exhaust fan was not present. Installation is recommended as desired by a licensed electrician.

Microwave: No Mounted Microwave Present

No mounted microwave was present in the kitchen. Only attached microwaves are inspected during a home inspection. Standalone microwaves are not moved to look at the condition of items below or around them.

Island: Kitchen Island Information

The kitchen island was inspected looking for any significant deficiencies. No reportable conditions were present unless otherwise noted in this report.

Recommendations

5.6.1 Undersink Plumbing - Kitchen



INDICATIONS OF PAST LEAK

FYI - There were indications of a past leak present from the referenced sink(s). I could not replicate the leak at the time of inspection. I recommend consulting with the seller(s) as to what repairs were carried out here to address the leak.

Recommendation

Contact the seller for more info



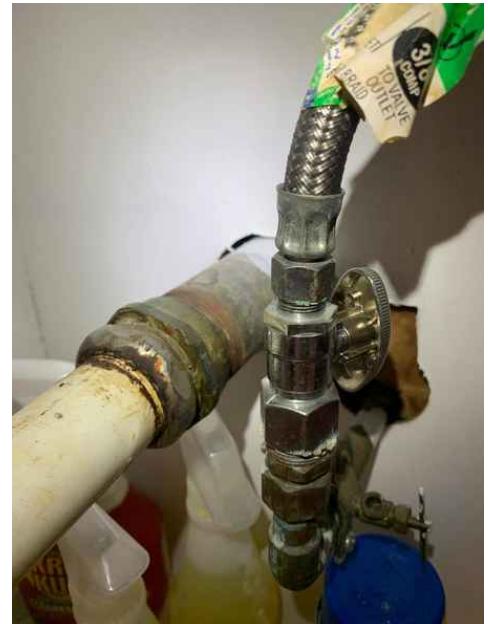
5.6.2 Undersink Plumbing - Kitchen

RUST/CORROSION PRESENT ON PIPES

Rust and/or corrosion was present on portions of the plumbing pipes. This is typically an indicator that the pipes are nearing the end of their useful life due to inner wall damage of the pipes. Evaluation and replacement as needed is recommended by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



5.6.3 Undersink Plumbing - Kitchen

CRACKED FITTING

Plumbing connection for the drain waste line was cracked. No active leak was noted at time of inspection, but an active leak could develop at any time. Recommend replacement by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.





5.12.1 Island

NO ELECTRIC ON ISLAND



Minor/Maintenance/FYI Item

No electric outlet was present on the kitchen island. Current building standards require an electrical outlet on an island to ensure kitchen appliance cords are not ran across the kitchen and to deter the use of extension cords. Recommend installation of an outlet by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

6: BATHROOM(S)

		IN	NI	NP	R
6.1	General Info	X			
6.2	Cabinets, Countertops	X			
6.3	Mirror(s)	X			
6.4	Ventilation	X			
6.5	Sink(s)	X			
6.6	Undersink Plumbing - Bathroom	X			X
6.7	Shower(s)	X			X
6.8	Caulking / Grout	X			
6.9	Shower Walls	X			
6.10	Bathtub(s)	X			
6.11	Electrical	X			
6.12	Toilet(s)	X			
6.13	Wall & Ceilings	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Ventilation: Ventilation Sources

Ventilation Fan(s)

Sink(s): Hot Water on Left of
Faucet

Noted

Undersink Plumbing - Bathroom:
**Undersink Plumbing Visibly
Obstructed?**

Partially

Undersink Plumbing - Bathroom:
Supply Material

Copper

Undersink Plumbing - Bathroom:
Drain Material

Plastic, Galvanized, Flex

Undersink Plumbing - Bathroom:
Functional Flow Test

Acceptable Drop in Pressure


Shower Walls: Shower Diverter

Water Rerouted to Shower Head

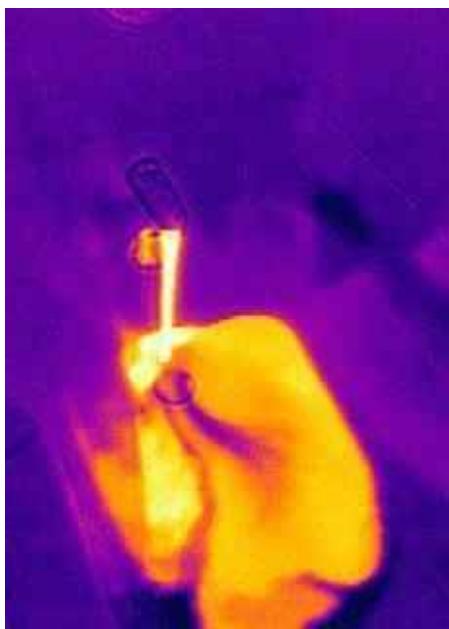
Bathtub(s): Tub Drain Stopper

Tested and held water

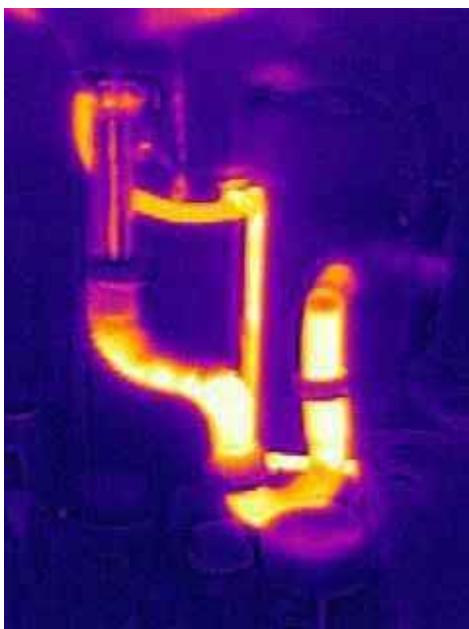
Electrical: Type

Unlnown



General Info: Bathroom View(s)

Reverse Hot/Cold on Tub

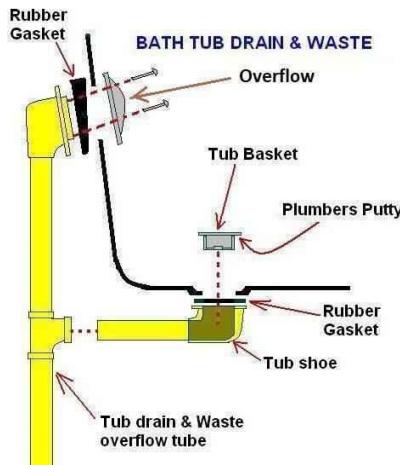
**General Info: Tub and Shower Drain Information**

Water was ran through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging 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.

General Info: Tub and Sink Overflow Limitations

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



Cabinets, Countertops: Cabinet & Countertop(s) Information

The cabinets and countertops were inspected by looking for significant defects. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Mirror(s): Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ventilation: 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.

Sink(s): Sinks Information

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.

Undersink Plumbing - Bathroom: 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.

Shower(s): Showers Information

The shower(s) were 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.

Caulking / Grout: Caulking / Grout Information

The caulking and grout, if present, was inspected looking for any significant deficiencies. Replacement of caulking is considered routine maintenance and should be assessed during your yearly home maintenance inspection. No reportable conditions were present unless otherwise noted in this report.

Shower Walls: Shower Walls Information

The shower 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.

Bathtub(s): Bathtub(s) Information

The bathtub(s) were 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.

Electrical: Electric Information

Each accessible outlet within the bathroom is tested with an outlet tester. Outlets within 6 feet of a water source are checked for GFCI protection. No reportable conditions were present unless otherwise noted in this report.

Toilet(s): Toilet(s) Information

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Recommendations

6.6.1 Undersink Plumbing - Bathroom



Minor/Maintenance/FYI Item

INDICATIONS OF PAST LEAK

FYI - There were indications of a past leak present from the referenced sink(s). I could not replicate the leak at the time of inspection. I recommend consulting with the seller(s) as to what repairs were carried out here to address the leak.

Recommendation

Contact the seller for more info



6.6.2 Undersink Plumbing - Bathroom

FLEX DRAIN PIPE PRESENT



Minor/Maintenance/FYI Item

A flex drain pipe was present. 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. Replacement of the flex pipe(s) is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

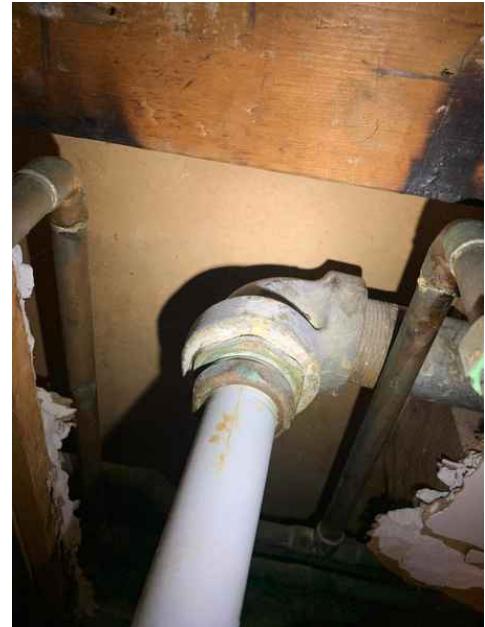
6.6.3 Undersink Plumbing - Bathroom

RUST/CORROSION PRESENT ON PLUMBING PIPES

Rust and / or corrosion was present on the plumbing pipes. This is an indicator that the pipes are nearing the end of their life due to inner wall damage. Repairs or replacement of any rusted/corroded drain pipes is recommended to be conducted by a licensed plumber as needed.

Recommendation

Contact a qualified plumbing contractor.



6.7.1 Shower(s)

HOT AND COLD REVERSED

The hot & cold water supplies were reversed. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. We suggest contacting a qualified plumbing contractor to repair.

Recommendation

Contact a qualified plumbing contractor.

 Marginal

6.13.1 Wall & Ceilings

INDICATIONS OF POSSIBLE PREVIOUS FIRE

There were framing components with what appeared to be smoke damage present and wood blistering. I recommend consulting with the seller(s) about this and/or obtaining past insurance claim information. An evaluation of this area is also recommended by a qualified contractor.

Recommendation

Contact a qualified professional.

 Marginal



7: ATTIC, ROOF STRUCTURE, & VENTILATION

		IN	NI	NP	R
7.1	General Info/Limitations	X			X
7.2	Inspection Method	X			X
7.3	Attic Access	X			X
7.4	Ventilation	X			X
7.5	Roof Structure / Framing	X			X
7.6	Insulation	X			X
7.7	Exhaust Fan(s)	X			X
7.8	Plumbing Stack Vents	X			X
7.9	Chimney	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

General Info/Limitations: Attic View(s)
Inspection Method: Inspection Method
Inspection Method: Amount of Attic Physically Accessible

From Access Opening, Walked Where Possible

30-40%

Inspection Method: Amount of Attic Visually Accessible

70-80%

Inspection Method: Attic Accessibility Hindrances/Limitations
Inspection Method: Areas of Attic Not Visibly Accessible or Fully Accessible

HVAC Ductwork, Framing, Insulation Level, Low Headroom at Opening

Rear Of Home

Attic Access: Access Location(s)

Hallway

Attic Access: Access Type(s)

Pull Down Stair(s)

Ventilation: Ventilation Types

Ridge Exhaust Venting, Soffit Inlet Vents

Roof Structure / Framing: Roof Structure Type

Rafters / Ceiling Joists

Roof Structure / Framing: Indications of Condensation Present

Not at Visible Portions

Roof Structure / Framing: Indications of Leak(s) Present?

Not at Visible Portions

Insulation: Insulation Type

Cellulose, Presumed, Fiberglass

Insulation: Insulation Amount (Average)

4 - 6"

Exhaust Fan(s): Exhaust Fan Vent(s) Termination Point(s)

Through Roof

General Info/Limitations: Accessibility Limitations

Attics are navigated as best I can; levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. The amount of the attic that was able to be safely physically and visually inspected will be listed as an approximate percentage above. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

Inspection Method: Physical Limitations Information

The referenced physical obstructions listed above may block or hinder physical accessibility of the attic or portions of the attic, the percentage of the attic that was able to be safely traversed will be listed above. The inspection of the attic area and roof structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection.

Inspection Method: Walked Where Possible - Obstructions Present

The attic was walked and/or crawled where possible, but accessibility was limited due to obstruction(s) referenced at the top of the attic section of this report. The inspection of the attic area is limited to visual portions only, and hidden damage may exist in areas that were not visible from accessible areas.

Inspection Method: Walked Where Possible - HVAC Ductwork

This attic was physically walked where possible, but areas of HVAC ductwork limited safe accessibility to all areas. The inspection of the attic is limited to visible portions only, any areas or items not visible are excluded from this inspection.

Attic Access: Attic Access Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection of the above designated 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.

The attic and roof cavity ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 sq ft of ventilation for every 150 sq ft of attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is a wild over-simplification of the subject. As a good guiding principle the most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting.
- Upper roof cavity venting is less important and if over-installed can exacerbate heat loss into the attic from the living space.
- Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.

For more information, please see: <https://www.greenbuildingadvisor.com/article/lstibureks-rules-for-venting-roofs>

Roof Structure / Framing: Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

Roof Structure / Framing: H Clips Not Present

"H clips" were not present between the sheathing. Current building standards require the use of H clips to strengthen the roof structure, and prevent deflection while walking the roof. Most homes built prior to the early 2000's don't contain H clips.

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.

Exhaust Fan(s): Exhaust Fan(s) Information

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.

Plumbing Stack Vents: Vent Stack Information

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.

Chimney: Not Visible From Accessible Portions

The chimney was not visible from accessible portions of the attic. The condition of the portion of the chimney and surrounding wood and framing components in the attic are excluded from this inspection.

Recommendations

7.4.1 Ventilation

UNBALANCED VENTILATION PRESENT



FYI - Unbalanced ventilation was present. Ideally you should have 60% of your ventilation intake from your eaves (soffit vents), and 40% of your ventilation exhaust from your ridge area (ridge or gable vents). When more exhaust ventilation is present than intake ventilation, negative pressure will allow more conditioned air from living areas to be drawn into the attic area, affecting energy efficiency to some degree. More importantly is the increased possibility of the formation of fungal growth in the attic area due to conditioned air condensing on framing members and sheathing when the dew point is favorable. In summer months this imbalance can prevent a proper exchange of attic air, leading to warmer temperatures in the attic which can shorten the life of shingles in extreme cases.

An evaluation of the ventilation with repairs made as needed is recommended to be performed by a qualified contractor familiar with ventilation methods and building science. More information can be found here:

<https://www.proremodeler.com/balanced-approach-roof-ventilation>

Recommendation

Contact a qualified professional.

7.6.1 Insulation

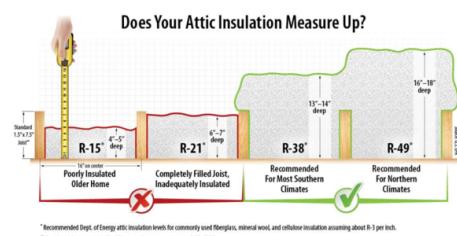
TYPICAL FOR AGE - MORE RECOMMENDED



The insulation level was typical for when the home was built, but current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. The installation of additional insulation is recommended for comfort and energy efficiency by an insulation contractor.

Recommendation

Contact a qualified insulation contractor.



8: INTERIOR AREAS

		IN	NI	NP	R
8.1	General Info	X			
8.2	Windows	X			X
8.3	Closets	X			X
8.4	Interior Doors	X			
8.5	Fireplace(s)	X			
8.6	Stairs, Handrails, & Guardrails	X			
8.7	Surfaces - Overall	X			
8.8	Wall Condition	X			X
8.9	Ceiling Condition	X			X
8.10	Floor Condition	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows: Window Material
Wood, Vinyl

Closets: Closet Surfaces Visually Obstructed?
Partially

Fireplace(s): Fireplace Type(s)
Wood Burning Fireplace

Fireplace(s): Fireplace Flue Termination Point
Chimney

Ceiling Condition: Moisture Stains Present on Ceilings
Not at Visible Portions

General Info: Room Views



General Info: Bedroom Locations

Bedrooms are determined by starting with the Master, after walking out of the master bedroom, bedroom 2 will be the first bedroom you come to, bedroom 3 the next, and so on.

Windows: Windows 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.

Windows: Glass Seal Failure Limitations

Reporting on double pane glass seal failure is not required by the InterNACHI 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.

Windows: Satisfactory - Aged

The windows that were operated, were functional and in satisfactory condition with respect to their age. These windows are older and may need detailing in areas for smooth operation, and to remain open. No broken glass was observed, and all windows locked and latched properly. Any exceptions will be listed below.

Closets: Closets Information

The closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Interior Doors: Interior Doors Information

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.

Interior Doors: Missing Door Stops

A door stop was not present. Door stops are recommended for any doors that may damage walls or other items during their operation.

Fireplace(s): Fireplace Information

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). **An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period.** This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner. No significant deficiencies were observed at visual portions unless otherwise noted in this report.

Stairs, Handrails, & Guardrails: Stairs Information

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

Surfaces - Overall: Surfaces Information

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Wall Condition: Walls 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 Condition: Ceilings Information

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.

Ceiling Condition: Moisture Stains Information

The ceilings throughout the home were inspected looking for moisture stains from roof leaks, plumbing leaks, or other sources. No moisture stains were present on the ceilings at the time of inspection unless otherwise noted in this report.

Floor Condition: Floors 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.

Floor Condition: Deflection Present

Laundry to kitchen

Deflection was noticed while walking the floors in areas. If a concern have a structural engineer or contractor to evaluate further as this is beyond the scope of a home inspection.



Recommendations

8.2.1 Windows

CONDENSATION PRESENT ON GLASS

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

Recommendation

Contact a qualified professional.

Marginal



8.3.1 Closets

DOOR BINDING

The closet door was binding / rubbing on the jamb or floor or not latching properly. Recommend adjustments / modifications as needed for proper operation.

Recommendation

Contact a qualified handyman.



8.3.2 Closets

CLOSET DOOR DAMAGED

The closet door was damaged. Repairs or replacement as needed is recommended by a qualified person.

Recommendation

Contact a qualified handyman.



8.8.1 Wall Condition

DRYWALL DAMAGE

Physical damage was present to an area of the drywall. Repairs are recommended to be conducted as desired by a qualified person.

Recommendation

Contact a qualified drywall contractor.



8.10.1 Floor Condition

TRIP HAZARD(S) PRESENT

Changes in elevation between adjacent floor covering materials, transition strips, or other items were present at the referenced area(s) resulting in trip hazards. Repairs are recommended to be conducted at these area(s) as needed for safety by a qualified contractor.

Recommendation

Contact a qualified professional.



Marginal



9: LAUNDRY

		IN	NI	NP	R
9.1	General Info	X			
9.2	Visible Plumbing - Laundry	X			
9.3	Dryer Vent	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General Info: Laundry View



General Info: Dryer Energy Source Dryer Vent: Dryer Vent Gas

Termination Point
Exterior

Visible Plumbing - Laundry: Plumbing Information - Washer Present

The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.

Visible Plumbing - Laundry: Not Fully Visible - Partially Behind Wall

The water supply pipes and valves, and the washer standpipe were primarily enclosed in the wall between the laundry area and garage and were not fully visible for inspection. No deficiencies were observed at visible portions. The installation of a washer outlet box is recommended here so that these connections are visible.

Dryer Vent: Dryer Vent Information

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.

10: ELECTRICAL

		IN	NI	NP	R
10.1	General Info	X			X
10.2	Service Entrance	X			X
10.3	Service Disconnect	X			
10.4	Service Amperage	X			X
10.5	Service Equipment / Electrical Panel	X			X
10.6	Service Grounding / Bonding	X			
10.7	Breakers	X			X
10.8	Branch Wiring	X			X
10.9	Smoke Alarms / Detectors	X			
10.10	CO Detectors	X			X
10.11	Receptacles	X			X
10.12	Switches, Lights	X			
10.13	GFCI Protection	X			
10.14	Ceiling Fans	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Service Entrance: Service Entrance Type

Overhead Service Drop

Service Disconnect: Main Breaker / Service Disconnect Location

At Main Breaker in the Electrical Panel

Service Amperage: Service Entrance Conductors Type

4/0 Aluminum

Service Amperage: Service Amperage

100amps 120/240VAC

Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Location

Utility Room

Service Equipment / Electrical Panel: Electrical Panel Manufacturer

Square D

Service Grounding / Bonding: GEC Present

Presumed

Service Grounding / Bonding: Grounding Electrode Type

Water Pipe, Undetermined

Service Grounding / Bonding: Water Pipe Bonding Present

Yes

Service Grounding / Bonding: Gas Pipe Bonding Present

Not Visible

Breakers: AFCI Breakers Present

No

Breakers: Breakers in Off Position

0

Branch Wiring : Visible Branch Wiring Type

Braided Cloth NM, Not Fully Visible, Polyvinyl Chloride (Romex-like)

Branch Wiring : 15 & 20amp Branch Wiring Metal Type

Copper

Smoke Alarms / Detectors: Smoke Alarms Present at All Required Locations

Missing in Sleeping Areas, Missing in Fireplace Room

CO Detectors: CO Alarms Present at all Recommended Locations?

Undetermined, Missing in Fireplace Room

GFCI Protection: GFCI Protected Areas

Exterior, Kitchen

GFCI Protection: GFCI Missing/Damaged - Installation Recommended

None Found

GFCI Protection: GFCI Not Tested

Bathrooms

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.

General Info: 100 Amp Service

This home had 100amp service. This was common on some homes of this age, but may be insufficient for a home of this size in today's age with all of the electrical components used today. Evaluation of the service amperage's adequacy is recommended by a licensed electrician.

Service Entrance: Overhead Service Drop Information

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

Service Disconnect: Service Disconnect Information

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.

Service Amperage: Service Amperage

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 presumed. 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.

Service Amperage: SEC's Not Legibly Marked

The service entrance conductors were not legibly marked in regards to their size. The amperage or voltage was not tested, and is beyond the scope of a home inspection. The listed amperage is based on the amperage listed on the service panel.

Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Service Grounding / Bonding: GEC Present

The grounding electrode conductor (GEC) was present and connected in the service equipment panel. Typically the attachment point to a grounding rod, etc. is not visible. No indications of deficiencies were observed at visible portions.

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.

Breakers: AFCI Not Present

FYI - AFCI breakers were not present in the electrical panel and were not required on homes built prior to 2004-2008, depending on the local municipality. The installation of AFCI breakers is recommended as a safety upgrade for circuits servicing bedrooms and living areas due to their ability to sense damage to wiring and "shut off" if an arc fault is detected in conductors, their connections, or items plugged into receptacles. A licensed electrician can be consulted for more information. It may not be possible to install AFCI breakers in some older panels - and upgrading the panel should be considered in these situations.

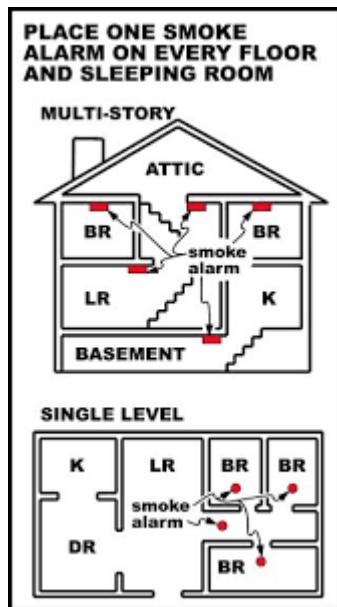
Branch Wiring : Branch Wiring Information

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.

Smoke Alarms / Detectors: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>



Smoke Alarms / Detectors: Smoke Alarms Testing Information

The smoke alarm(s) that were present were tested by depressing the "test" button. This, unfortunately only tests the functionality of the audible alarm, as a true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection. It is recommended to test the alarms as soon as you move in, and monthly thereafter, replace the batteries every six - twelve months, and replace the alarms themselves every five to ten years (manufacturer specific). If the home is older than 10 years old I recommend removing the smoke alarms to check the manufacturing date on the back, and replacing any found to be over 10 years of age.

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and their requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

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.

Receptacles: 220V/240V Receptacle(s) Not Tested

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

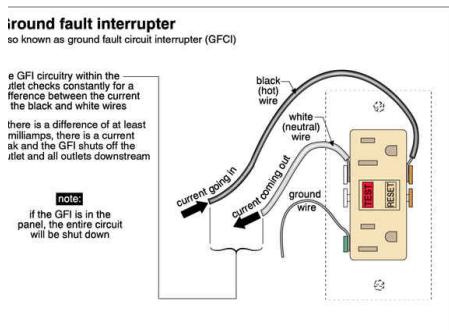
Switches, Lights: Lights Not Tested

Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

GFCI Protection: 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 millamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sink's edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection, unless otherwise noted in this report.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here: <https://prohitn.com/gfci-protection/>



GFCI Protection: Not able to confirm in bathroom

GFCI Protection was not able to be verified in bathroom due to multiple outlets plugged in and outlet covers.

Ceiling Fans: Ceiling Fan Information

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

Recommendations

10.4.1 Service Amperage

100AMP SERVICE



Minor/Maintenance/FYI Item

FYI - This home contained a 100amp electrical service. While common in older homes, it may be insufficient for a home of this size in today's age with all of the electrical components used today. An evaluation of the service amperage's adequacy along with load testing is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

10.8.1 Branch Wiring

BRAIDED CLOTH NM WIRING PRESENT



Marginal

FYI - Braided cloth NM wiring was present in this home. This is the predecessor for today's polyvinyl chloride (Romex-like) wiring. This wiring's insulating jacket, both external, and the individual jackets covering the conductors themselves become brittle with age, and can be damaged easily, particularly at securement points to studs and joists, in hot attics, and at bend points in the wiring. Typically this form of wiring does not contain an EGC (ground wire). Replacement of this wiring is recommended to be considered due to its age alone. For safety, AFCI breakers are recommended to protect the circuits with braided cloth NM wiring, as the breaker would trip if a damaged section of the wiring were to arc.

I also recommend that any electrical conductors over 40 years of age be evaluated by a licensed electrician to ensure they are performing safely and as intended. Below is a link to a great document by the Casualty Underwriters Association of America.

<https://www.cauinsure.com/Include/Documents/P11%20-%20Aging%20Electrical%20Systems.pdf>

Recommendation

Contact a qualified electrical contractor.

10.10.1 CO Detectors



Marginal

CO ALARM(S) NOT PRESENT AT RECOMMENDED LOCATIONS

CO alarms were not present at all locations required by today's standards (referenced above). CO alarms are recommended for any homes containing gas appliances or an attached garage. The installation of CO detectors is recommended to be conducted outside of sleeping areas by a qualified person, for safety.

Recommendation

Contact a handyman or DIY project

10.11.1 Receptacles



Significant/Major

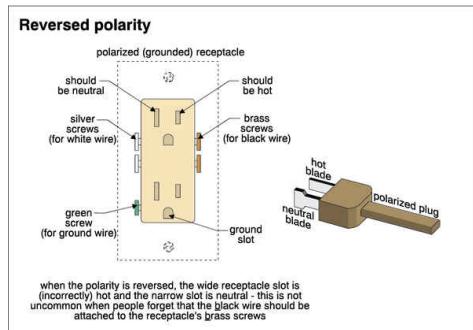
REVERSED POLARITY

KITCHEN

There were receptacle(s) present in the referenced areas that tested as being wired with reversed polarity (hot / neutral reversed). This is a potential shock hazard, as a wiring deficiency is present. Correction is recommended to be conducted by a licensed electrician as needed.

Recommendation

Contact a qualified electrical contractor.



11: HEATING, COOLING

		IN	NI	NP	R
11.1	General Info		X		
11.2	Exterior Unit(s) - Split System		X		
11.3	Interior Unit(s) - Split System	X			X
11.4	Auxiliary Drain Pan	X			
11.5	Condensate Drain Pipe	X			
11.6	Refrigerant Lines	X			
11.7	Venting	X			
11.8	Gas Pipe	X			
11.9	Air Return	X			
11.10	Air Supply	X			
11.11	Thermostat(s)	X			
11.12	Air Filter / Return Plenum	X			
11.13	HVAC Supply Registers	X			
11.14	Visible Ductwork	X			
11.15	Cooling Source Present in Each Room	X			
11.16	Heating Source Present in Each Room	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

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

Left side of home

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

Electric AC Unit

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

Undetermined



Exterior Unit(s) - Split System :
Exterior Unit Max Circuit Breaker Amperage
 30amps

Interior Unit(s) - Split System :
Interior Unit(s) Energy Source and Distribution
 Gas Forced Air

Exterior Unit(s) - Split System :
Exterior Unit Overcurrent Protection Amperage
 Undetermined, Locked

Interior Unit(s) - Split System :
Interior Unit Manufacturer
 Undetermined

Interior Unit(s) - Split System :
Interior Unit(s) Location
 Hallway Closet

Auxiliary Drain Pan: Auxiliary
Drain Pan Present
 Not Required



Condensate Drain Pipe:
Condensate Drain Termination Point

Off of Enclosure, Not Found



Venting: Venting Type
 Mechanical Vent

Venting: Vent Material
 PVC

Venting: Vent Termination Point
 Roof

Air Return: Return Air Temp
 68

Air Supply: Temperature Differential Cooling Mode
 Not Tested

Air Supply: Temperature Differential Heating Mode
 20+ Degrees

Thermostat(s): Thermostat Location(s)
 Hallway

Air Filter / Return Plenum: Filter Location(s)
 Hallway

Air Filter / Return Plenum: Filter Size	Cooling Source Present in Each Room: Cooling Source Present in Each Room	Heating Source Present in Each Room: Heating Source Present In Each Room
20 X 25	Yes	Yes

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive 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.

General Info: Split System HVAC Present

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat
- And Interior ductwork to distribute conditioned air throughout the home

General Info: HVAC Servicing Information

FYI - Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be performed by an HVAC contractor prior to the end of your inspection contingency period.

Exterior Unit(s) - Split System : Exterior Unit Manufacture Year

Undetermined

The typical life expectancy of exterior units is approximately 13-15 years.

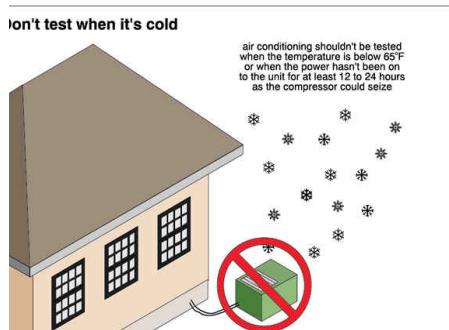
Exterior Unit(s) - Split System : Exterior Unit Information

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Exterior Unit(s) - Split System : AC Unit Not Tested - Temperature

The AC unit(s) were visually inspected with no indications of deficiencies observed at the time of inspection unless otherwise noted in this report. The AC function of the unit(s) was not tested due to temperatures below 60 degrees. The oil that lubricates the compressor is a heavier weight designed for use in summer weather, and this oil thickens in colder temperatures, and can't provide the proper protection for the compressor in cooler temperatures. The AC function shouldn't be initiated until the temperature rises to over 60 degrees, for several days. Therefore the cooling function of the unit is excluded from this inspection. I recommend consulting with the sellers in regards to the unit's past cooling performance, obtaining maintenance records, and if a concern that it wasn't able to be tested, having an HVAC contractor to evaluate the system. More information can be found at the link below:

<http://www.webhvac.com/2012/01/will-running-an-air-conditioner-in-cold-weather-damage-it/>



Interior Unit(s) - Split System : Interior Units Manufacture Year

2019

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

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

The interior unit(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Interior Unit(s) - Split System : Gas Forced Air Furnace Information

FYI - This house has a gas forced air furnace. The key to all combustion equipment like this is the heat exchanger. This is the welded clam-shell piece of metal inside the furnace that contains the products of combustion so that moisture, carbon monoxide and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are buried inside of heating equipment; they are not visible; and are specifically excluded from a home inspection. The risk of continuing to use older gas equipment is you could get a crack in the heat exchanger and never be aware of it. Be sure you have operable carbon monoxide alarms inside the house; have annual HVAC service performed; and consider updating these forced air furnaces on a roughly 15-20 year schedule.

Auxiliary Drain Pan: Auxiliary Drain Pan Information

The interior HVAC unit(s) were inspected for the presence of an auxiliary drain pan if they were located in or adjacent to finished areas. These pans may contain a float switch to sense when the pan fills with water, shutting the unit off; or may contain a drain pipe that will allow any accumulated water to drain to the exterior. The functionality of either the float switches or drain pipes are not tested for. No deficiencies were present at visible portions unless otherwise noted in this report.

Condensate Drain Pipe: Drain Pipe Information

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. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

Condensate Drain Pipe: Condensate Pump Information

A condensate pump was present to carry condensate from the air handler location to the exterior. Condensate pumps are not tested for functionality, as water would have to be poured into the unit to initiate a pump cycle. These units are inspected by looking for water spillage around the unit, which would indicate a failure of the unit. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Condensate Drain Pipe: Drain Termination Not Visible

The termination point for the condensate drain was not visible. Its termination point and possible repercussions are excluded from this inspection. Evaluation is recommended by an HVAC contractor, with repairs or modifications made as needed, to properly terminate the drain to the exterior of the structure.

Refrigerant Lines: Refrigerant Line Information

The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.

Venting: Vent Information

The furnace vent was inspected by reporting on its material, clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present at visible portion unless otherwise noted in this report.

Gas Pipe: Shut Off Valve / Sediment Trap Information

The gas pipe supplying the unit was inspected looking for the presence of a shut off valve and sediment trap, while also looking for damage. No deficiencies were observed at visible portions unless otherwise noted in this report.

Air Return: Temperature Reading

A temperature reading of the return air was taken at the time of inspection, to provide a baseline to compare output temperatures to, showing the system responded to normal operating controls.

Air Supply: Air Supply Information

An infrared camera was used to show the system responded to normal operating controls, at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection.** HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 10 - 20 degrees in cooling mode, and 15 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

Thermostat(s): Thermostat Information

The thermostat was operated and it initiated the HVAC system, at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

Air Filter / Return Plenum: Filter/Plenum Information

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. I recommend changing the filter every 30 days - 3 months depending on the style of filter used. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

HVAC Supply Registers: HVAC Supply Information

Conditioned air supply was present at the supply register(s) as seen with thermal imaging. CFM air flow is not inspected for. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Visible Ductwork: Ductwork Information

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Limitations

General Info

WALL MOUNTED SUPPLEMENTAL HEATING UNIT PRESENT

A stand alone supplemental heat unit was present at the referenced location. This unit was NOT tested due to unfamiliarity with the unit. Recommend asking seller how unit operates and test before the end of your contingency period. If seller does not know how unit works recommend seeking evaluation by original installer or manufacturer rep for more information regarding unit.

Recommendations

11.1.1 General Info

HVAC SERVICING DOCUMENTATION NOT PRESENT



Minor/Maintenance/FYI Item

HVAC servicing documentation was not present for the unit(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period.

Recommendation

Contact the seller for more info

11.3.1 Interior Unit(s) - Split System

SERVICE DISCONNECT NOT PRESENT



Marginal

A service disconnect or lock out clip was not present for the air handler at visible portions. This isn't a safety hazard for the occupants, but rather doesn't allow someone servicing the unit the means of shutting off power to the unit, when the electrical panel isn't in line of sight. Evaluation and the installation of a service disconnect or lock out clip for the breaker is recommended as needed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

12: WATER HEATER

		IN	NI	NP	R
12.1	Water Heater Condition	X			X
12.2	Combustion Chamber	X			
12.3	Venting	X			
12.4	Gas Pipe	X			X
12.5	TPR Valve	X			X
12.6	TPRV Discharge Pipe	X			X
12.7	Water Pipes	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Water Heater Condition: Water Heater Location
Hallway Closet

Water Heater Condition: Water Heater Manufacturer
Rheem

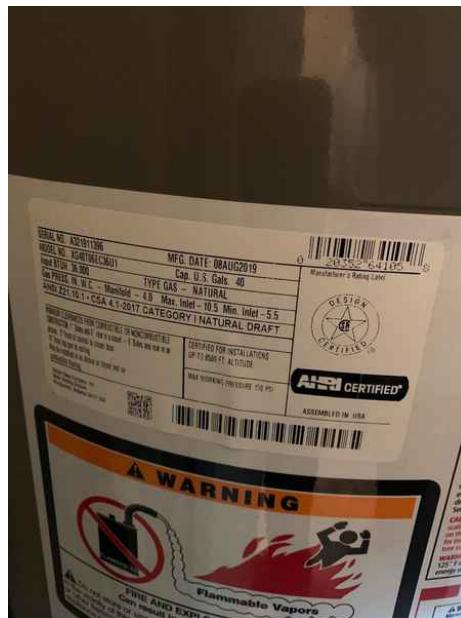
Water Heater Condition: Capacity
40 Gallons

Water Heater Condition:
Manufacture Year
2019

Water Heater Condition: Energy Source
Gas

Water Heater Condition: Water Temperature
130-140 Degrees

The typical life expectancy of a water heater is 13-15 years.



Combustion Chamber:
Combustion Chamber Not Accessible

The combustion chamber was not accessible/visible.

Venting: Venting Type

Direct Vent

Venting: Vent Material

Single Wall Galvanized

**Venting: Vent Termination Point**

Roof

TPRV Discharge Pipe: TPRV**Discharge Tube Material**

Not Present

Water Heater Condition: Water Heater Information

The water heater produced hot water at the time of inspection. No reportable deficiencies were observed with the unit unless otherwise noted in this report.

Water Heater Condition: Water Temp Information

FYI - The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve.

Combustion Chamber: Sealed Design - Not Inspected

The combustion chamber was a sealed design and was not visible for evaluation.

Venting: Venting Information

The vent was inspected at visible portions reporting on its material, its clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present unless otherwise noted in this report.

Gas Pipe: Gas Pipe / Sediment Trap Information

A gas shut-off valve and sediment trap was present. No deficiencies were observed unless otherwise noted in this report.

TPR Valve: TPR Valve Information

A TPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Recommendations

12.1.1 Water Heater Condition

WATER TEMP IN EXCESS OF 120 DEGREES



Minor/Maintenance/FYI Item

FYI - The hot water temperature was over 120 degrees.

The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water as faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve.

Recommendation

Contact a handyman or DIY project

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second



12.4.1 Gas Pipe

SEDIMENT TRAP MISSING



Marginal

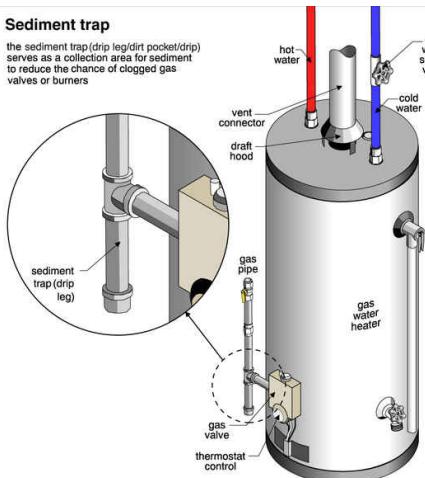
A sediment trap was not present on the gas pipe. A sediment trap is recommended to prevent sediment from blocking gas valves or damaging burners. The installation of a proper sediment trap is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Sediment trap

the sediment trap (drip leg/dirt pocket/drip) serves as a collection area for sediment to reduce the chance of clogged gas valves or burners



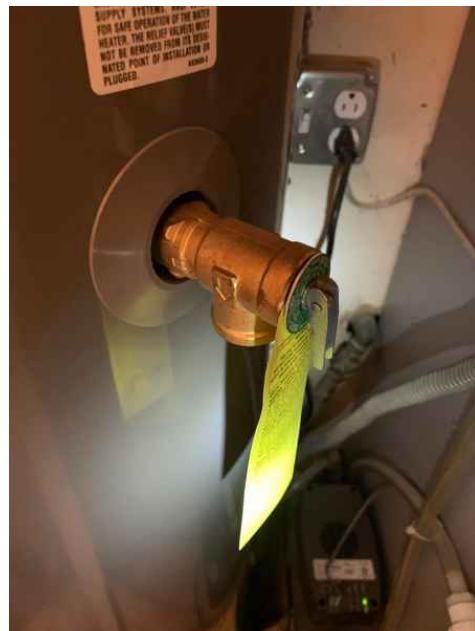
12.6.1 TPRV Discharge Pipe

TPRV DISCHARGE PIPE MISSING
- Marginal

A TPR valve discharge pipe was not present. A copper, CPVC, or Pex pipe with a 3/4 inch I.D. should be connected to the TPR valve and terminate no more than 6 inches from the floor. The installation of this pipe is recommended to be conducted by a licensed plumber or other qualified person.

Recommendation

Contact a qualified plumbing contractor.

DISCHARGE PIPE ON TPR VALVE

13: PLUMBING

		IN	NI	NP	R
13.1	General Info	X			
13.2	Main Shut Off Valve	X			X
13.3	Pressure Regulator	X			
13.4	Water Pressure	X			
13.5	Water Pipes	X			X
13.6	Drain, Waste, and Vent Pipes (DWV)	X			
13.7	Main Cleanout	X			
13.8	Functional Flow	X			
13.9	Functional Drainage	X			
13.10	Gas Pipes	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Main Shut Off Valve : Main Shut Off Valve Location Utility Room	Water Pressure: Water Pressure (Approx.) Not Tested	Water Pipes: Service Pipe Material (Visible Portions) Presumed, Iron
Water Pipes: Water Distribution Pipe Material (Visible Portions) Copper, Galvanized Steel	Water Pipes: Approx. Percentage of Water Distribution Pipes Visible 10-20%	Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions) Galvanized Steel
Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions) PVC, Presumed, Galvanized Steel	Drain, Waste, and Vent Pipes (DWV): Approx. Percentage of Drain/Waste Pipes Visible 10-20%	Main Cleanout: Cleanout Location Utility room
Functional Flow: Functional Flow Yes	Functional Drainage: Functional Drainage Yes	Gas Pipes: Gas Pipe Material Black Iron

General Info: Slab Foundation

The majority of the plumbing is not visible on homes with a slab foundation as the pipes are ran under the slab and behind finished walls. Any mention of water distribution pipes or waste and drain pipes relates to visual portions only.

Main Shut Off Valve : Main Shut Off Information

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 its functionality.

Water Pipes: Water Distribution Pipes Information

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

Drain, Waste, and Vent Pipes (DWV): 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 significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00, but can save thousands if a problem is found.

Main Cleanout: Cleanout Information

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

Functional Flow: Flow Information

Water was ran 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.

Functional Drainage: Drainage Information

Water was ran 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 lived-in usage (solids being flushed down the system, etc.).

Gas Pipes: Gas Pipes Information

Visible portions of the gas pipes appeared to be in satisfactory condition at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

Recommendations

13.2.1 Main Shut Off Valve

RUST/CORROSION PRESENT

- Marginal

The main shut off valve or immediate area contained areas of rust and/or corrosion. This is an indicator that the valve is at or nearing the end of its useful life. It is better to replace these items now, than waiting until a leak occurs. Replacement is recommended to be conducted by a licensed plumber.

Recommendation

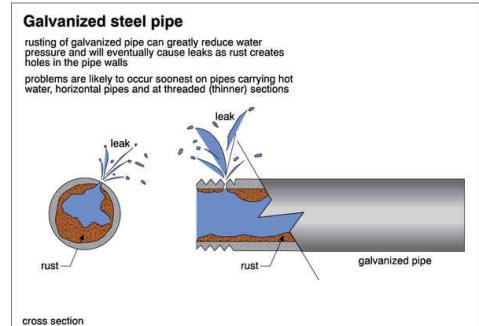
Contact a qualified plumbing contractor.

13.5.1 Water Pipes

🔧 Minor/Maintenance/FYI Item

AGED ITEMS - GALVANIZED DISTRIBUTION PIPES

FYI - Galvanized distribution pipes were present in the home. These pipes typically have a 50 - 60 year life and will eventually develop inner corrosion and rust that will lead to weakened water flow and pipe failure. These pipes will need to be monitored for their performance, with the understanding that major repairs or replacement will be needed at some point in the future due to their age.



Recommendation

Contact a qualified plumbing contractor.

13.5.2 Water Pipes

- Marginal

PATINA PRESENT ON COPPER PIPES - PINHOLE LEAKS?

There were localized areas of patina (copper oxidation) present on the copper distribution pipes. While common in the areas of fittings due to the flux that seals the fittings, areas of patina in other areas is typically indicative of pinhole leaks or other deficiencies. Evaluation, and repairs or replacement of the water pipes as needed, is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

13.5.3 Water Pipes



Marginal

RUST/CORROSION PRESENT ON DISTRIBUTION PIPES - GALVANIZED

Rust and/or corrosion was present on areas of the galvanized water distribution pipes and fittings. This is typically an indicator that the pipes are at, or nearing the end of their useful life. Evaluation, and repairs or replacement as needed, is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

14: BASEMENT(S) / CRAWLSPACE(S)

		IN	NI	NP	R
14.1	General Info	X			X
14.2	Floor / Slab Condition	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General Info: Foundation Type

Slab on Grade

General Info: Slab Foundation Information

The inspection of slab foundations is limited to visual portions of the slab only. When floor coverings are present I will look for sloping floors or cracking of tile floors which may be indicators of slab foundation problems. No deficiencies were observed at visible portion unless otherwise noted in this report.

Floor / Slab Condition: Slab Information

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 / Slab Condition: Not Visible - Floor Coverings

The portion of the concrete slab in the home was not visible for evaluation due to floor coverings throughout the home. The condition of the slab is excluded from this inspection.

Recommendations

14.2.1 Floor / Slab Condition

DISPLACEMENT PRESENT

Areas of displacement were present on the concrete slab. This can be a potential trip hazard. Repairs are recommended to these areas as needed for safety by a qualified person.

Recommendation

Contact a qualified professional.



Marginal

15: ENVIRONMENTAL CONCERNS

		IN	NI	NP	R
15.1	Odors Present	X			
15.2	Radon	X			
15.3	Asbestos	X			
15.4	Lead Based Paint	X			
15.5	Fungal Growth	X			
15.6	Pest/Insect/Wildlife Concerns	X			
15.7	Rodent/Vermin Concerns	X			
15.8	Oil Tank(s)	X			X
15.9	Radon Test Denied	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Odors Present: Odor(s) Present in Radon: Radon Level
the Home Not Tested

No Discernible Odors

Fungal Growth: Fungal Growth Present

Yes

Fungal Growth: Fungal Growth Sample(s) Taken

No

Fungal Growth: Air Testing Conducted

No

Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Asbestos: Asbestos Information

The possibility exists that homes built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos. In accordance with the InterNACHI 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 the end of your inspection contingency period.**

More information can be found at this link: <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos>

Lead Based Paint: Lead Based Paint Information

The possibility exists that homes built prior to 1978 may contain paint that was lead based. In accordance with the State of Tennessee 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 the end of your inspection contingency period and have additional inspections specializing in environmental hazards.**

Fungal Growth: Fungal Growth and Mold Information

In accordance with the State of Tennessee standards of practice reporting on the presence of mold is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present.** Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Fungal Growth: Fungal Growth Present at Home

FYI - There were visible area(s) of fungal growth and/or related pathogenic organisms found at the home. Any referenced area(s) of fungal growth should not be viewed as an all-inclusive listing of areas containing fungal growth, 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. **You are advised to have a mold inspection of the structure by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Fungal Growth: Mold Testing Information

I am certified as an IAC2 Mold Inspector (Cert# #IAC2-20-3252) and can conduct indoor air quality testing (which will determine if mold spores are present in the air of the home, and at what concentration), and/or surface sampling of visible fungal growth (which will determine if the fungal growth is mold and of what strain). This is a separate service from a Home Inspection, and will be accompanied by a separate agreement, report, and fee(s). This report will be notated if fungal growth was present at visible portions.



Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the InterNACHI Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

16: FINAL CHECKLIST

		IN	NI	NP	R
16.1	Oven Off	X			
16.2	Garage Refrigerator/Freezer	X			
16.3	GFCI Receptacles	X			
16.4	Thermostat Set Back	X			
16.5	Lights Off	X			
16.6	Doors Locked	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Oven Off: Oven Turned Off

Yes

Garage Refrigerator/Freezer:
Refrigerator/Freezer Powered

Yes

GFCI Receptacles : All GFCI
Receptacles Reset?

Yes

Thermostat Set Back: Thermostat Initial Setting

65

Thermostat Set Back: Thermostat Leaving Setting

65

Lights Off: All Lights Turned Off?

No

Lights Off: Lights Left as Found

All lights were on upon arrival and were left as found.

Doors Locked: All Exterior Doors Locked?

No

Doors Locked: Clients Remained at Property

The client(s) remained at the property after I had left. The client(s) stated they would lock the home once they left.

Doors Locked: Door Unlocked Upon Arrival

The referenced door was found unlocked upon arrival and was left as it was found - unlocked.

STANDARDS OF PRACTICE

Inspection Information

Grounds

In accordance with the InterNACHI Standards of Practice **the home 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 & Drainage

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

Exterior

In accordance with the InterNACHI Standards of Practice **the home 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.

Kitchen

In accordance with the InterNACHI Standards of Practice the Kitchen falls within the Interior section. See Interior for SOP's.

Bathroom(s)

In accordance with the InterNACHI Standards of Practice the Bathroom(s) falls within the Interior section. See Interior for SOP's.

Attic, Roof Structure, & Ventilation

In accordance with the InterNACHI Standards of Practice the **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 Areas

In accordance with the InterNACHI Standards of Practice **the home inspector shall inspect:** a representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. **The inspector shall describe:** a garage vehicle door as manually-operated or installed with a garage door opener. **The inspector shall report as in need of correction:** improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; photo-electric safety sensors that did not operate properly; and any window that was obviously fogged or displayed other evidence of broken seals. **The inspector is NOT required to:** inspect paint, wallpaper, window treatments or finish treatments, inspect floor coverings or carpeting, inspect central vacuum systems, inspect for safety glazing, inspect security systems or components, evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures, move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure, move suspended-ceiling tiles, inspect or move any household appliances, inspect or operate equipment housed in the garage, except as otherwise noted, verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door, operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards; operate any system, appliance or component that requires the use of special keys, codes, combinations or devices; operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights; inspect microwave ovens or test leakage from microwave ovens; 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; inspect elevators; inspect remote controls; inspect appliances; inspect items not permanently installed; discover firewall compromises; inspect pools, spas or fountains; determine the adequacy of whirlpool or spa jets, water force, or bubble effects; determine the structural integrity or leakage of pools or spas.

Fireplace(s)

In accordance with the InterNACHI Standards of Practice **the home 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.

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.

Heating, Cooling

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.

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.

Water Heater

In accordance with the State of Tennessee Standards of Practice the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down, or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

Plumbing

In accordance with industry standards **the home inspector shall observe at visible portions:** Interior water supply and distribution system, including: piping materials and supports; fixtures and faucets; functional flow; leaks; and cross connections. Interior drain, waste, and vent system, including: traps; drain and waste lines; leaks; and functional drainage.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; and Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Basement(s) / Crawlspace(s)

In accordance with the Tennessee standards of practice **the inspector will examine and report on the condition of:** the foundation walls, the framing (including probing of any framing that looks to have damage / deterioration), columns / piers, the crawl space access, and insulation, if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items to try and determine if moisture is or has infiltrated the basement / crawl space

area. But, can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.

Environmental Concerns

Items reported on in this section are beyond the scope of a home inspection and were included as a courtesy for your information, these items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended by qualified professionals in any environmental or pest related field prior to the end of your inspection contingency period.

Final Checklist

Final checklist showing the home was left as it was found, and was locked when complete.