



FOREVER HOME INSPECTION - OKLAHOMA

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RESIDENTIAL REAL ESTATE INSPECTION REPORT

1234 Main St. Beggs OK 74421

Buyer Name

06/12/2021 9:00AM



Agent

Agent Name

555-555-5555

agent@spectora.com

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1: MAIN DETAILS

Information

In what year was this property built? 1921	Who attended this inspection? Inspector, Client(s), Client's Agent	What direction is the front of the structure facing? S
What were the weather conditions on the day of the inspection? Clear	What was the temperature at the time of the inspection? 70	What type of building is the main structure? Single Family
	What other types of structures are present on the property? Detached Garage	

2: ROOF

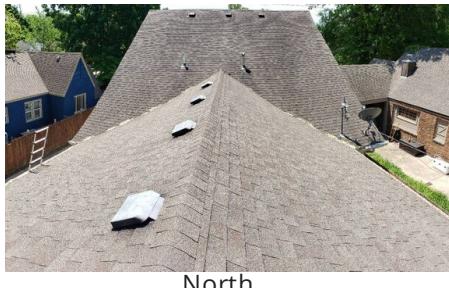
		INS	NOT	LIM	REC	HAZ
2.1	Roof Covering	X			X	
2.2	Roof Structure / Framing	X		X		
2.3	Roof Vents / Protrusions	X				
2.4	Roof Flashings	X			X	
2.5	Roof Gutters / Downspouts	X			X	

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

Information

Images

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



North



South

Inspection Method

Walked the Roof Where Possible

Roof Covering: Material

Architectural Composition
Shingles

Roof Structure / Framing:

Structure Type
Rafters / Ceiling Joists

Roof Flashings: Flashing - Defined

Flashing is a flat and thin material used to prevent water from entering the openings and cracks of a roof. It is placed underneath the shingles of your roof and it redirects the water to another location.

Limitations

Roof Structure / Framing

WALKED WHERE POSSIBLE - LOW CLEARANCE/OBSTRUCTIONS

This attic was physically walked where possible, but areas of low clearance to portions of the attic 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.



Recommendations

2.1.1 Roof Covering

SHINGLES-EXPOSED NAIL HEADS

NORTH, SOUTH

Exposed nail heads were present on the shingles in the referenced area(s). Sealing any exposed nail heads is recommended to be conducted by a qualified roofing professional to prevent the possibility of leaks.

Recommendation

Contact a qualified roofing professional.

Defect - Medium Concern



North



North



South



South

2.1.2 Roof Covering

ROOF SURFACE HOLDING WATER

EAST

The referenced surfaces appeared to have been holding water at one time. This may be due to improper pitch and can lead to water penetration. Recommend further evaluation and repair be a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



East



East



Defect - Medium Concern

2.4.1 Roof Flashings

APRON FLASHING- MISSING

SOUTH

The apron flashing was found to be missing. Recommend evaluation and repair be performed by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



South



Defect - Medium Concern

2.5.1 Roof Gutters / Downspouts

DOWNSPOUTS TERMINATING NEAR FOUNDATION

SOUTHEAST

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

Recommendation

Contact a qualified professional.



Defect - Medium Concern



Southeast



Southeast

2.5.2 Roof Gutters / Downspouts

GUTTERS FULL OF DEBRIS

EAST, WEST

A heavy amount of leaves and organic debris was present in the gutters. This can create blockages in the downspouts, allowing water to overflow the gutters. Cleaning/removal of any debris in the guttering is recommended by a qualified person as soon as possible.

Recommendation

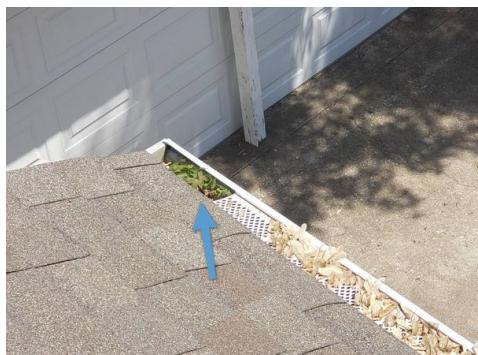
Contact a qualified professional.



West



West



Northeast



Northeast



Southeast



Southeast

3: EXTERIOR

		INS	NOT	LIM	REC	HAZ
3.1	Exterior Walls & Siding Materials	X			X	
3.2	Exterior Windows	X			X	
3.3	Exterior Doors	X			X	

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South



East



West



South

Exterior Walls & Siding Materials:

Siding Material

Vinyl

Recommendations

3.1.1 Exterior Walls & Siding Materials

DAMAGED SOFFIT PRESENT

EAST, WEST

Soffits was found damaged in the represented areas. It is recommended a qualified contractor repair/replace as necessary.

Recommendation

Contact a qualified siding specialist.





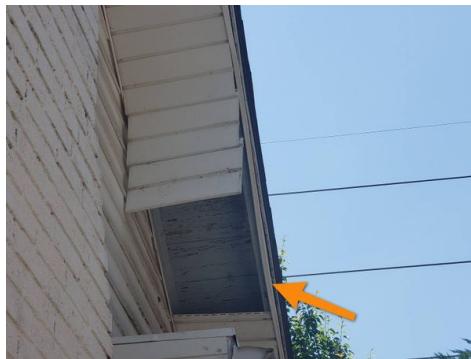
East



East



West



West



West



West

3.1.2 Exterior Walls & Siding Materials

VINYL SIDING DAMAGE

SOUTH, WEST, EAST

There was some degree of damage present to areas of the vinyl siding (holes, cracks, etc.). Repairs or replacement of damaged sections is recommended to be conducted as needed by qualified siding contractor.

Recommendation

Contact a qualified siding specialist.



Defect - Medium Concern



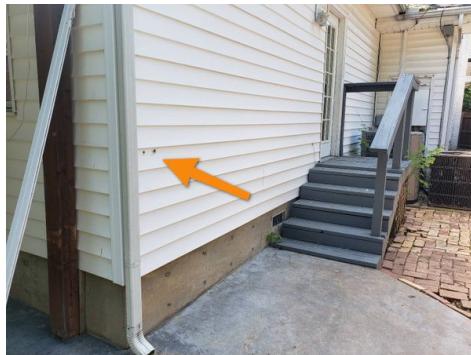
East



East



West



West



South



South

3.1.3 Exterior Walls & Siding Materials

VINYL SIDING-GAPS PRESENT



Defect - Medium Concern

EAST

The vinyl siding was not lapped properly in areas creating a gap between the pieces. This can allow for rainwater infiltration behind the siding. Repairs are recommended as needed by a qualified siding contractor to prevent water infiltration.

Recommendation

Contact a qualified siding specialist.



East



East

3.2.1 Exterior Windows

SCREENS-MISSING/DAMAGED



Maintenance Item - Low Concern

WEST, SOUTH

Multiple windows were observed with damaged and/or missing screens. Replacement of screens are recommended as needed.

Recommendation

Contact a qualified professional.



West



West



West



West



South

3.3.1 Exterior Doors

LIGHT VISIBLE AROUND DOOR

KITCHEN

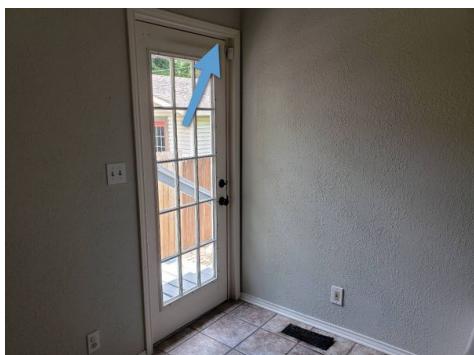
Light was visible around the door(s) while closed. Adjustments or modifications are recommended to be conducted as needed to eliminate any visible light for energy efficiency by a qualified person. This may require the addition of weatherstripping and/or re-setting of the door.

Recommendation

Contact a qualified handyman.



Kitchen



Kitchen

4: GROUNDS

		INS	NOT	LIM	REC	HAZ
4.1	Grading & Lot Drainage	X				
4.2	Driveway & Walkway	X				
4.3	Trees & Vegetation	X			X	

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Information

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South



North

Recommendations

4.3.1 Trees & Vegetation

TREES-LIMBS CONTACTING ROOF SURFACE

EAST

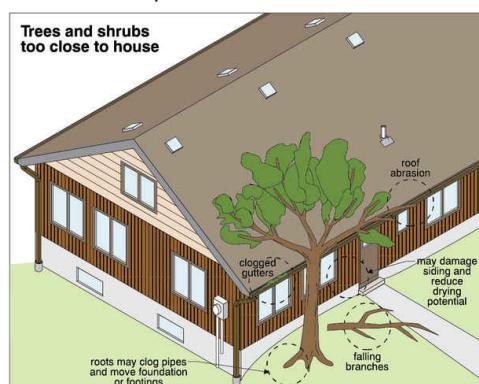
Tree were contacting the roof surface. These limbs can abrade the shingles causing damage, as well as holding moisture against the roof surface. Recommend a qualified tree contractor evaluate further for repair.

Recommendation

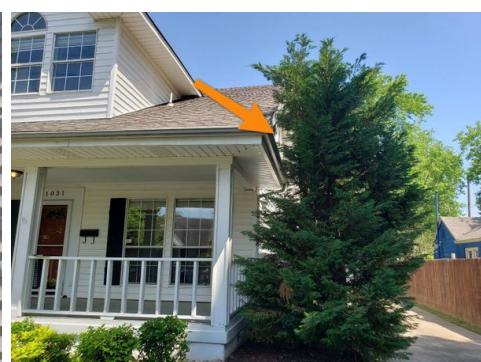
Contact a qualified tree service company.



Defect - Medium Concern



East



East

5: FOUNDATION, CRAWLSPACE, & BASEMENT

		INS	NOT	LIM	REC	HAZ
5.1	Foundation & Structure	X			X	
5.2	Crawl Space / Basement Combo	X			X	

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Information

Images

Crawlspace

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Foundation Type

Pier and Beam, Partially Finished Basement

Foundation & Structure:

Foundation Wall Material & Images

Poured Concrete

Foundation & Structure: Subfloor Material

Diagonal 1X

Crawl Space / Basement Combo: Inspection Method

Entire crawlspace was accessed

Limitations

Crawl Space / Basement Combo

GENERAL OBSTRUCTIONS / SAFETY CONCERNS

Evidence of Moisture, HVAC Ductwork



Recommendations

5.1.1 Foundation & Structure

STRUCTURE - CRACKING PRESENT

CRAWLSPACE SOUTHEAST



Defect - Medium Concern

Cracks were present in the foundation at the referenced areas.

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

Recommendation

Contact a qualified structural engineer.



Crawlspace East



Crawlspace South



Crawlspace Southeast

5.2.1 Crawl Space / Basement Combo

VENTS - CLOSED OPENINGS

EAST, WEST

There were closed or blocked off ventilation openings present in the crawl space. At least one sq. ft of ventilation is recommended for every 150 sq. ft of crawl space area, this can be reduced to one sq. ft for every 1500 sq. ft with a continuous vapor barrier installed. Opening or removing blockages of the ventilation openings is recommended to be conducted by a qualified person.

Recommendation

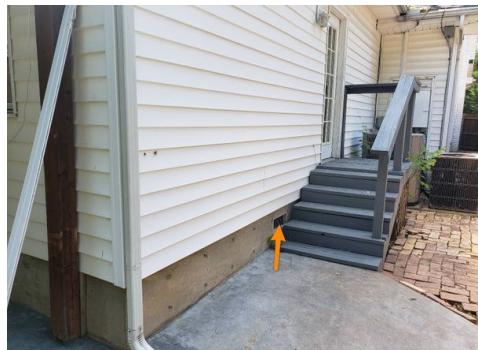
Contact a handyman or DIY project



Defect - Medium Concern



East



West

5.2.2 Crawl Space / Basement Combo

ACTIVE LEAK

CRAWLSPACE EAST

There was an active leak from an unknown source at the time of inspection. Presumed from 1st Floor Bathroom. Recommend evaluation and repair by a qualified plumbing contractor.

Recommendation

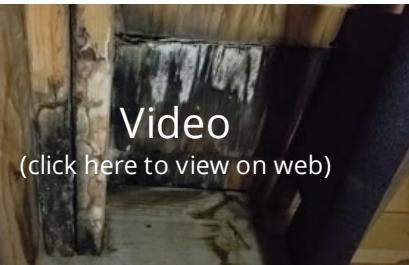
Contact a qualified plumbing contractor.



Defect - Medium Concern



Crawlspace East



		INS	NOT	LIM	REC	HAZ
6.1	Termite	X				
6.2	Other Wood Destroying Organism	X				
6.3	Rodent,Pests,Insects not WDO	X			X	

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Information

Accessing Your Termite Inspection (ODAFF) Report

See attached ODAFF1 Report

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

Termite: Conducive Conditions

No

Are there any visible conditions conducive to infestation by termite?

Limitations

Termite

INACCESSIBLE OR VISUALLY OBSTRUCTED AREAS

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

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

Recommendations

6.3.1 Rodent,Pests,Insects not WDO

ANIMAL FECES PRESENT

ROOF



Defect - Medium Concern

Presumed raccoon feces was present on the roof. Recommend evaluation by qualified pest control professional.

Recommendation

Contact a qualified pest control specialist.



South



South



North



North

6.3.2 Rodent,Pests,Insects not WDO

INDICATION OF RACCOON PRESENT IN WALL

EAST

There were indications of a Raccoon residing within a wall of the structure. Indications include heat signature within wall, audible vocalizations and movement, and hair/ tracks present near opening. Recommend evaluation and correction by a qualified pest control professional.

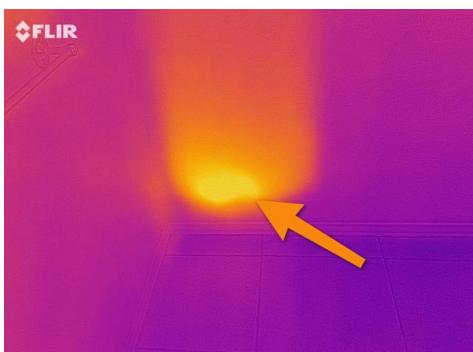
Recommendation

Contact a qualified pest control specialist.

Defect - Medium Concern



Possible Entrance



1st Floor Bathroom



1st Floor Living Room

7: GARAGE

		INS	NOT	LIM	REC	HAZ
7.1	Garage Door & Hardware	X				
7.2	Walls, Floors, Ceiling, Doors	X			X	
7.3	Garage Safety	X				

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Information

Images

Garage

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Garage

Parking Structure Types

Detached

Garage Door & Hardware: Notice

Automatic Garage Doors:

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The doors were examined for significant damage and installation related deficiencies.

Manual Garage Doors:

The manual garage doors were tested by opening and closing the doors manually. The door was examined for damage and installation related deficiencies.

Garage Door & Hardware: Type

Sectional Door

Walls, Floors, Ceiling, Doors:

Ceiling Material

Drywall

Garage Safety: Garage Separation - Safety Notice

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

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

Recommendations

7.2.1 Walls, Floors, Ceiling, Doors



Maintenance Item - Low Concern

DRYWALL JOINT CRACKING

Crack(s) were present at drywall joints on the ceiling and/or walls In the garage. This can be caused by expansion and contraction of building materials, or standard settlement. If a concern have a drywall contractor to evaluate for repair.

Recommendation

Contact a qualified drywall contractor.



Garage

7.2.2 Walls, Floors, Ceiling, Doors

GARAGE DOOR- HEADER SAGGING

- Defect - Medium Concern

The framing above the garage door opening appeared to be sagging. Presumed previous owners propped up with post. Recommend further evaluation by Structural Engineer.

Recommendation

Contact a qualified structural engineer.



Garage

8: ELECTRICAL

		INS	NOT	LIM	REC	HAZ
8.1	Service Entrance	X				
8.2	Service Disconnect	X				
8.3	Service Equipment / Electrical Panel	X				
8.4	Subpanels	X			X	
8.5	Service Grounding / Bonding	X				
8.6	Branch Wiring	X			X	
8.7	Wall Receptacles	X			X	
8.8	GFCI Protection	X				
8.9	Ceiling Fans & Lighting	X			X	
8.10	Detectors & Alarms	X				

INS = INSPECTED

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Information

Low Voltage Systems - Not Inspected

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

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

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

Service Entrance: Type

West

Overhead Service Drop

SERVICE ENTRANCE DEFINED:

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



West



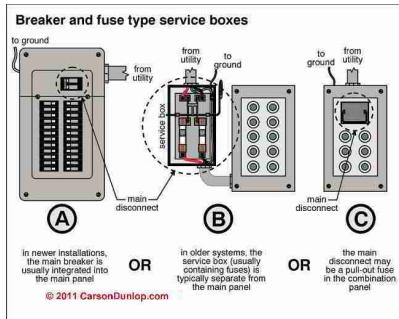
West

Service Disconnect: Main Disconnect - Location

West

Exterior West, Main Service Panel

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



Main Disconnect



West

Service Equipment / Electrical Panel: Location

Exterior West

Service Equipment / Electrical Panel: Manufacturer

West

Eaton



West

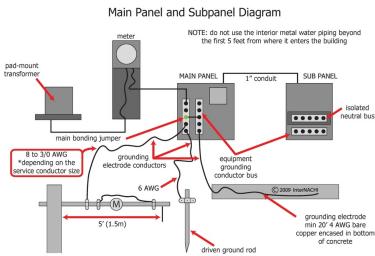


West

Subpanels: Location

Exterior West

Electrical subpanels act as a waypoint between the main panel and other circuits connected to your household. The subpanels can be defined as a mini service panel that does many of the tasks of the main panel. In fact, the structures of both subpanels and main panels are very similar. The real difference between a subpanel and main panel is where the wires of system lead and the power of volts it provides.



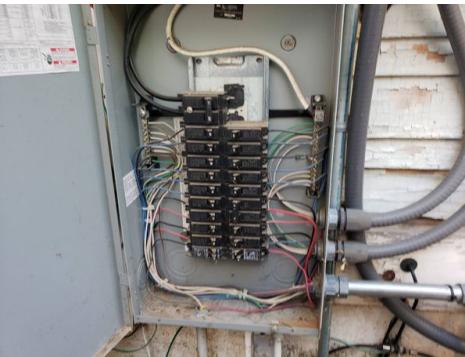
Subpanels: Manufacturer

West

Culter Hammer



West



West

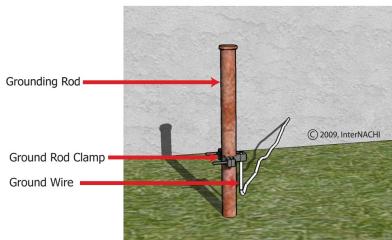


West

Service Grounding / Bonding: Service Grounding - Defined

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

Grounding Rod

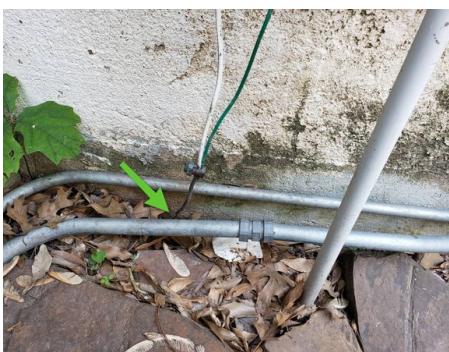
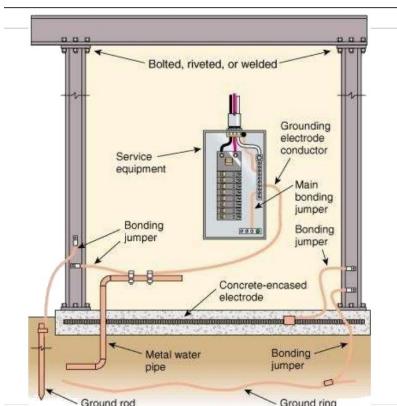


Service Grounding / Bonding: Grounding Electrode Conductor (GEC) - Type West

Not Visible

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

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



West



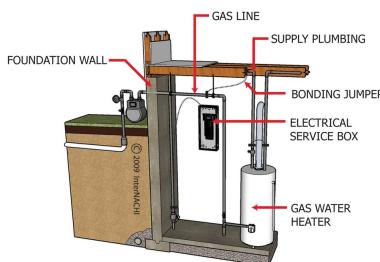
West

Service Grounding / Bonding: Gas Pipe Bonding - Present

Not Visible

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

BONDING THE GAS PIPING



Branch Wiring : Conductor Type

Copper, Multi-Strand Copper

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

Electric wires are typically made of aluminum or copper.

Branch Wiring : Sheathing Material

Polyvinyl Chloride (Romex-like)

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

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

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

GFCI Protection: Appliance Notice

If an appliance or machine is present and plugged in at the GFCI location, we assume the GFCI outlet is functioning properly. FHI does not operate any appliance or machine to evaluate the functionality of the GFCI outlets.

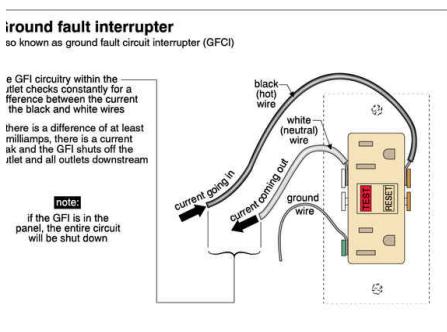
The condition of this area is excluded from this inspection.

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

GFCI Protection: GFCI - Safety Mechanism

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

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



Detectors & Alarms: Smoke Alarms - Notice

FHI does not inspect smoke alarms.

The condition of this area is excluded from this inspection.

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

Detectors & Alarms: CO Detectors - Notice

FHI does not inspect CO detectors.

The condition of this area is excluded from this inspection.

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

Recommendations

8.4.1 Subpanels

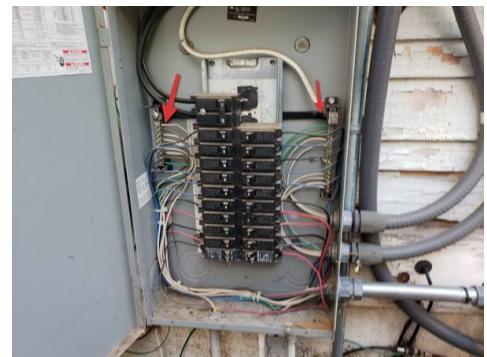


NEUTRALS AND GROUNDS NOT ISOLATED

The grounded "neutral" conductors and grounds (EGC'S) were not isolated in the distribution panel(s). The grounds should be on a separate terminal bar that is bonded to the enclosure, and the neutrals should be on a second "floating" terminal bar that is not in contact with the panel. The current configuration can allow current to run on the ground wires if a fault was to occur, possibly creating a shock hazard on appliances. Repairs are recommended to be conducted as needed by a licensed electrician for safety.

Recommendation

Contact a qualified electrical contractor.



West

8.4.2 Subpanels



MISSING SCREW LOCATIONS

WEST

There were screw hole location(s) that secure the panel cover to the panelboard that were missing. Repairs are recommended as needed to allow for proper securing of the panel cover by a qualified person.

Recommendation

Contact a qualified electrical contractor.



West, Sub Panel

8.6.1 Branch Wiring



ELECTRICAL BOX - MISSING COVER

ATTIC, CENTRAL SCUTTLE HOLE

There were electrical box(es) present without a cover. This is a potential electrocution hazard, and can be a fire hazard when the box is located near combustibles, due to the possibility of arcing. The installation of UL listed cover(s) is recommended to be conducted by a licensed electrician on any and all electrical boxes in the home missing covers.

Recommendation

Contact a qualified electrical contractor.



Attic

8.6.2 Branch Wiring

WIRING - CONNECTIONS MADE OUTSIDE OF ELECTRICAL BOX

KITCHEN

There were wiring connection(s) present that were made outside of an electrical box. This can be a potential fire or electrocution hazard. Any wiring connections made outside of an electrical box in the home are recommended to be made in a proper box by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Kitchen



Kitchen



Kitchen



Kitchen

8.7.1 Wall Receptacles

FOREIGN OBJECT IN RECEPTACLE SLOT

2ND FLOOR WEST BEDROOM CLOSET

A foreign object was present in a receptacle slot. Repairs are recommended as needed by a licensed electrician for proper operation of the receptacle.

Recommendation

Contact a qualified electrical contractor.

- Defect - Medium Concern


2nd Floor West Bedroom Closet

8.7.2 Wall Receptacles

RECEPTACLE LOOSE IN WALL

KITCHEN

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

Recommendation

Contact a qualified electrical contractor.

- Defect - Medium Concern



Kitchen



Kitchen

8.7.3 Wall Receptacles

- Defect - Medium Concern

RECEPTACLE NOT FUNCTIONAL

GARAGE

There were receptacle(s) present in the referenced areas that were not functional at the time of inspection. Evaluation for repairs or replacement as needed for proper operation is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Garage

8.9.1 Ceiling Fans & Lighting

- Defect - Medium Concern

IMPROPER INSTALLATION

Recommendation

Contact a qualified professional.

8.9.2 Ceiling Fans & Lighting

- Defect - Medium Concern

EXTERIOR LIGHT NOT SECURED

SOUTHEAST

There were exterior light(s) present that were not secured properly. Repairs are recommended to be performed as needed to properly secure the fixture(s) by a licensed electrician or other qualified person.

Recommendation

Contact a qualified electrical contractor.



Southeast



Southeast

9: ATTIC & VENTILATION

		INS	NOT	LIM	REC	HAZ
9.1	Attic Entrance	X		X		
9.2	Attic Ventilation	X				
9.3	Attic Insulation	X			X	

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

Information

Images

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Inspection Method

Walked the Attic Where Possible

Attic Entrance: Attic Entrance Locations

2nd Floor. West Bedroom, Hall, East Bedroom Closet (sealed), Bathroom Closet

Attic Entrance: Entrance Types

Door(s), Scuttle Hole(s)

Attic Ventilation: Ventilation Types

Fixed Roof Deck Vents

Attic Insulation: Insulation

Amount (Average)

Undetermined

Attic Insulation: Insulation Information

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

Attic Insulation: Insulation Type

Fiberglass Batts, Cellulose

Limitations

Attic Overview

INSPECTED WHERE POSSIBLE - INSULATION COVERAGE

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

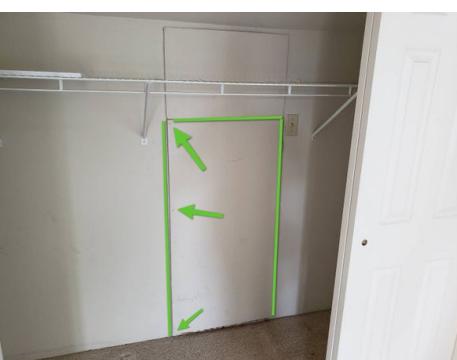
Attic Entrance

SEALED SHUT

2ND FLOOR EAST BEDROOM CLOSET

The attic access panel was sealed.

The condition of this area is excluded from this inspection.



2nd Floor East Bedroom Closet



2nd Floor East Bedroom Closet



2nd Floor East Bedroom Closet

Recommendations

9.1.1 Attic Entrance

SCUTTLE HOLE PANEL NOT INSULATED AND/OR WEATHERSTRIPPED

2ND FLOOR ATTIC

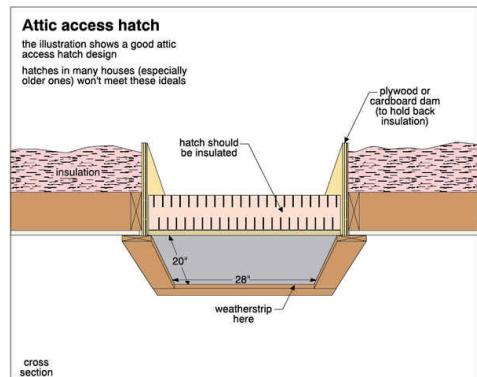
The scuttle panel was not insulated and/or weatherstripped around the opening. This can affect energy efficiency. I recommend placing weatherstripping around the attic opening, and adhering a batt of R-30 insulation or foamboard to the backside of the cover for energy savings.

Recommendation

Contact a handyman or DIY project



Maintenance Item - Low Concern



2nd Floor Attic

9.3.1 Attic Insulation

BATT INSULATION DISPLACED

ATTIC WEST, ATTIC EAST

There was displaced insulation on a sidewall in the attic. Replacement of this insulation is recommended for energy efficiency by a qualified person.

Recommendation

Contact a qualified professional.



Attic West



Attic East



Defect - Medium Concern

10: PLUMBING

		INS	NOT	LIM	REC	HAZ
10.1	Main Shut Off Valve	X				
10.2	Water Service Pipes	X				
10.3	Drains, Waste & Vent Lines	X				
10.4	Gas Meter & Pipes	X				

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

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Main Shut Off Valve : Location

Streetside Southeast

Streetside Southeast

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



Streetside Southeast



Main Water Shut Off

Main Shut Off Valve : Notice

The inspection method of the main shut off valve includes:

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

Water Service Pipes: Service Pipe

Material - Visible Portions

PVC

Water Service Pipes: Hose Bibs - Notice

The inspection method for the hose bibs includes:

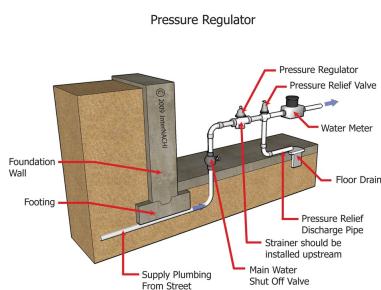
- testing its operation
- evaluating its attachment to the home
- evaluating for leaks or damage
- looking at the presence of anti-siphon



Water Service Pipes: Water Pressure Regulator - Present

Unknown

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



Water Service Pipes: Water Pressure - Notice

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

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



Drains, Waste & Vent Lines: Main

Clean Out - Location

Crawlspac East

Crawlspac East



Crawlspac East

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

PVC

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

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

PVC

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

Gas Meter & Pipes: Fuel Source -

Location

Southeast

Exterior Southeast

Gas Meter & Pipes: Fuel Source

Southeast

Gas Meter



Southeast



Gas Shut Off Valve

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

Black Iron

Limitations

Water Service Pipes

GENERAL OBSTRUCTIONS

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

The condition of this area is excluded from this inspection.

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

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

Drains, Waste & Vent Lines

GENERAL OBSTRUCTIONS

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

The condition of this area is excluded from this inspection.

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

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

Gas Meter & Pipes

GAS METER & PIPES - OBSTRUCTIONS

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

The condition of this area is excluded from this inspection.

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

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

Recommendations

10.2.1 Water Service Pipes



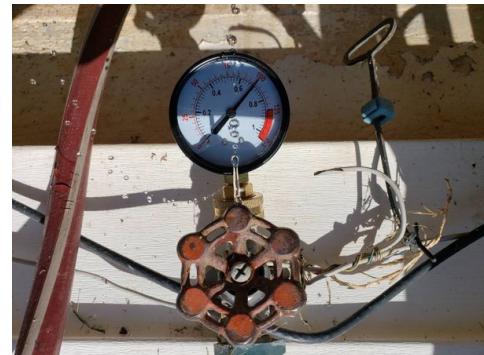
Maintenance Item - Low Concern

ELEVATED WATER PRESSURE

The water pressure tested greater than 80psi at the time of inspection. 80 psi is the maximum pressure recommended to protect water distribution pipes from leaking due to pressure (60-70psi is preferred). Pressure regulators are only adjustable from 25-75psi, and any pressure readings over 75psi are typically from a defective regulator (if present).

Recommendation

Contact a qualified plumbing contractor.



11: WATER HEATER

		INS	NOT	LIM	REC	HAZ
11.1	Water Heater	X				
11.2	Water Pipes	X				
11.3	Temperature Pressure Relief Valve (TPRV)	X				

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

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Water Heater : Location

Basement

Water Heater : Type

Tank

Water Heater : Manufacturer

Bradford White

Water Heater : Manufactured

Year

2020

Water Heater : Capacity

50

Water Heater : Energy Source

Electric

Recommended Water Heater Tank Size

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

© 2009, InterNACHI

Water Heater : Temperature

Not Tested

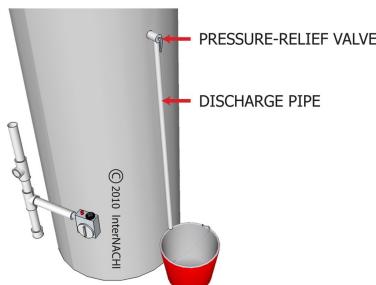
[Click here for a helpful article regarding temperature settings on water heaters.](#)**Temperature Pressure Relief Valve (TPRV): TPR Valve - Notice**

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

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

[Click here for more information.](#)

DISCHARGE PIPE ON TPR VALVE

**Temperature Pressure Relief Valve (TPRV): TPRV - Discharge Tube Material**

Aquapex

12: COOLING

		INS	NOT	LIM	REC	HAZ
12.1	System Information	X				
12.2	System Operation	X				

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NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

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



System Information: System Type

Electric Condensing Unit (Heat Pump)

Here is a [helpful article](#) on understanding the difference between an AC Unit and a Heat Pump Unit.

System Information: System

Brand

American Standard

System Information: System Age

2016, 2003

[Click here for the InterNachi Life Expectancy Chart](#)

The age is determined by data plates posted on the equipment.

System Operation: Return Air Temperature

1st Floor, 2nd Floor

66, 75



System Operation: Service Air Temperature

1st Floor, 2nd Floor

55, 70



13: HEATING & DUCTWORK

		INS	NOT	LIM	REC	HAZ
13.1	System Information	X				
13.2	System Operation		X	X		
13.3	Ductwork					

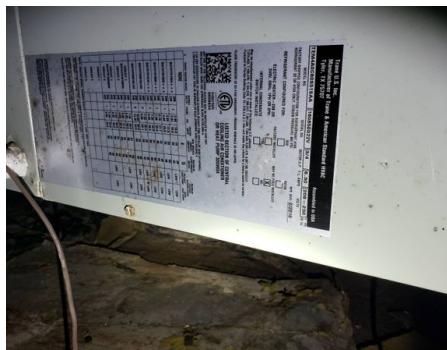
INS = INSPECTED NOT = NOT INSPECTED LIM = LIMITATIONS REC = RECOMMENDATIONS HAZ = SAFETY HAZARDS

Information

Images

Attic, Crawlspace

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



1st Floor



1st Floor



2nd Floor



2nd Floor

System Information: System Type

Fan-Induced Draft

Brand

American Standard

System Information: System Age

2016 (1st Floor)

[Click here for the InterNachi Life Expectancy Chart](#)

The age is determined by data plates posted on the equipment.

System Information: Energy Source

Electric Forced Air

System Information: Vent Termination Point

Not Present

System Operation: Thermostat Locations

Hall

System Operation: Filter Locations

Living Room

Ductwork: Finished Construction - Notice

Finished ceilings, walls, and flooring, as well as insulation prevent visual accessibility of the ductwork. The condition of concealed ductwork is excluded from this inspection.

Limitations

System Operation

EXTERIOR TEMPERATURE- NOT TESTED

Testing the heating system is NOT recommended when the exterior temperature is **ABOVE 65 degrees Fahrenheit**.

The condition of this area is excluded from this inspection.

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

14: FIREPLACE

		INS	NOT	LIM	REC	HAZ
14.1	Chimney	X				
14.2	Fireplace(s)	X				
14.3	Chimney	X				

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

Information

Fireplace(s): Fireplace Flue

Termination Point

(Capped Off)

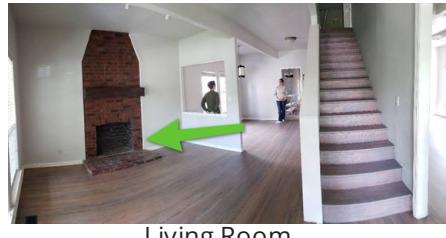
Fireplace(s): Fireplace Information

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.

Fireplace(s): Fireplace Location(s)

Living Room

Living Room



Living Room

Fireplace(s): Fireplace Type(s)

Inoperable/Decorative Fireplace



Fireplace(s): Shallow Depth Firebox

Living Room

A shallow depth fireplace was present. These were common in older homes, when homes actually relied on fireplaces for the homes main heating source. These shallow depth fireplaces allowed for a hotter, more efficient fire. Today's fireplaces have a deeper firebox that produces a longer lasting fire. Modifications may have to be made for these fireplaces to convert to a gas log style. <https://www.curbed.com/2016/3/24/11300930/rumford-fireplace-design-historic-home>



Living Room

Recommendations

14.1.1 Chimney



CHIMNEY/FLUE(S) SEALED OFF AT TOP

The chimney flue(s) or top of the chimney was sealed off at the top and the fireplace is considered inoperable. The fireplace(s) should not be used until inspected for safety by a qualified chimney contractor.

Recommendation

Contact a qualified chimney contractor.



South

14.2.1 Fireplace(s)

NOT IN USE

LIVING ROOM

The fireplace was not in use and should not be attempted to be used until evaluation and repairs have been conducted as deemed necessary by a qualified chimney sweep.

Recommendation

Contact a qualified fireplace contractor.



Defect - Medium Concern



Living Room



Living Room



Living Room

14.3.1 Chimney



Defect - Medium Concern

CHIMNEY UNLINED

The chimney was unlined at visible portions. Though common in older homes, an unlined chimney can affect proper drafting, efficiency, damage masonry, and increase the likelihood of a house fire. An evaluation of the chimney with the installation of a liner made as needed is recommended by a qualified chimney sweep. More information can be found at this link:<https://american-chimney.com/problems-due-unlined-chimney/>

Recommendation

Contact a qualified chimney contractor.



Living Room

15: INTERIOR

		INS	NOT	LIM	REC	HAZ
15.1	Interior Windows & Interior Doors	X				
15.2	Interior Walls & Ceiling	X				
15.3	Interior Floor Coverings	X				
15.4	Interior Stairs, Handrails, & Guardrails	X			X	

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REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

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Interior Windows & Interior Doors: Window Construction

Double Pane

Interior Walls & Ceiling: Cracking - Notice

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

How to proceed and what to know:

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

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

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

Interior Floor Coverings: Defined

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

Recommendations

15.4.1 Interior Stairs, Handrails, & Guardrails

CONTINUOUS HANDRAIL MISSING

2ND FLOOR, BASEMENT

A continuous handrail was not present. Current safety standards require that handrails are continuous for the full length of the flight of stairs, measured from a point directly above the top riser to a point directly above the lowest riser of the flight, and can only be interrupted by a newel post. Safety upgrades are recommended to be performed here by a qualified contractor for safety.

Recommendation

Contact a qualified professional.



Basement



2nd Floor

15.4.2 Interior Stairs, Handrails, & Guardrails

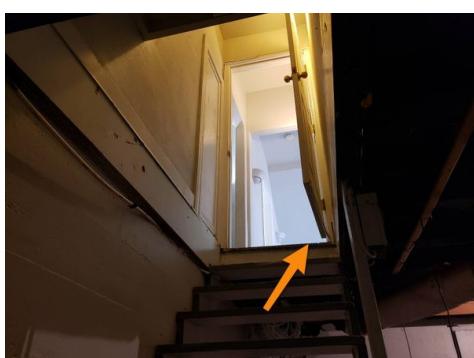
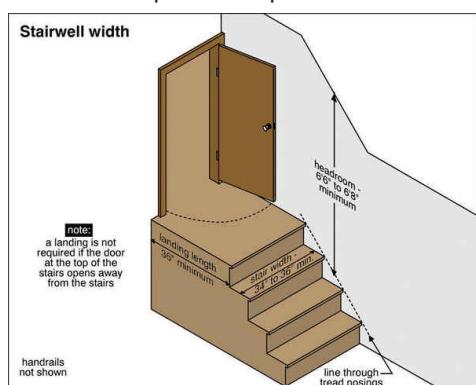
DOOR OPENED OVER STAIRS

BASEMENT

A door was present that swung open over the stairs. For the door to open in this orientation a 36 inch deep landing would have to be in place at the top of the stairs. A door that opens into the home (not over the stairs) is recommended to be installed by a qualified person for safety.

Recommendation

Contact a qualified professional.



Basement



Basement

16: KITCHEN

		INS	NOT	LIM	REC	HAZ
16.1	Kitchen Appliances	X				
16.2	Kitchen Cabinets & Countertops	X				
16.3	Sink & Hardware (Above Countertop)	X				
16.4	Sink & Hardware (Below Countertop)	X				
16.5	Exhaust Fan	X				
16.6	Disposal Unit	X			X	

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

Information

Images

Kitchen

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



Kitchen

Kitchen Appliances: Appliances

Present

Range, Built-in Microwave,
Dishwasher

Kitchen Appliances: Range Energy Source

Kitchen

Gas



Kitchen



Kitchen

Exhaust Fan: Type

Microwave Recirculating

Recommendations

16.1.1 Kitchen Appliances

RANGE - BURNERS WOULD NOT IGNITE

KITCHEN

The gas burners did not ignite for the range. Repairs are recommended as needed for proper operation by an appliance repair company or other qualified person.

Recommendation

Contact a qualified professional.



Defect - Medium Concern



Kitchen

16.6.1 Disposal Unit

IRREGULAR NOISE

Defect - Medium Concern

The garbage disposal unit made an irregular noise when operated. Repairs are recommended to be conducted as needed by a qualified person for proper operation.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

17: BATHROOM

		INS	NOT	LIM	REC	HAZ
17.1	Cabinets & Countertops	X				
17.2	Sink & Hardware (Above Countertop)	X			X	
17.3	Sink & Hardware (Below Countertop)	X				
17.4	Ventilation	X				
17.5	Showers	X			X	
17.6	Bathtubs	X				
17.7	Toilets	X				

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REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

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2nd Floor



1st Floor

Ventilation: Sources

Ventilation Fan(s)

Recommendations

17.2.1 Sink & Hardware (Above Countertop)

- Defect - Medium Concern

HINDERED DRAINAGE

2ND FLOOR BATHROOM

The referenced sink(s) were observed with slow or hindered drainage. Further evaluation for repairs are recommended to be performed as needed by a licensed plumber to achieve proper drainage.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Bathroom



2nd Floor Bathroom



2nd Floor Bathroom

17.5.1 Showers

- Defect - Medium Concern

NO SWEEP PRESENT AT BASE OF DOOR

No sweep or track was present at the base of the shower door. This can allow for water spillage while operating the shower. Repairs are recommended as needed by a qualified person to prevent any water spillage.

Recommendation

Contact a qualified professional.



1st Floor Bathroom

17.5.2 Showers

SHOWER WATER PIPE LOOSE

1ST FLOOR BATHROOM

The shower water supply pipe was loose at the wall. Proper securement of the water pipe is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Bathroom



1st Floor Bathroom



Defect - Medium Concern

17.5.3 Showers

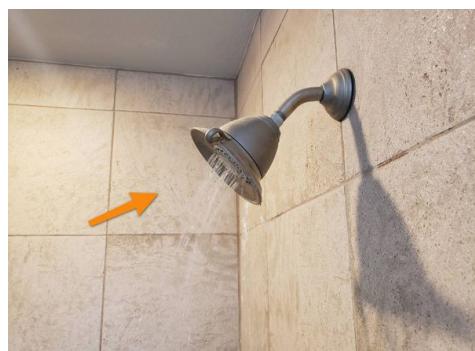
WEAK WATER FLOW

1ST FLOOR BATHROOM

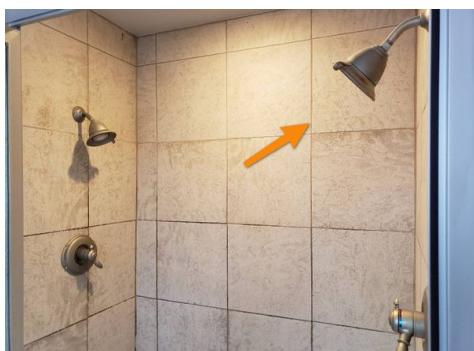
Weak water flow was present from the referenced shower head. Repairs are recommended to be performed as needed to achieve proper flow by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Bathroom



1st Floor Bathroom



Defect - Medium Concern

18: LAUNDRY

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

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

1st Floor, 2nd Floor

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



1st Floor



2nd Floor

Washing Machine Hook-Ups: Notice

1st Floor, 2nd Floor

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

The condition of this area is excluded from this inspection.

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



2nd Floor



1st Floor

Dryer's Hook-Ups & Ventilation: Energy Source

1st Floor, 2nd Floor

Electric



1st Floor



2nd Floor

Dryer's Hook-Ups & Ventilation: Notice

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

The condition of this area is excluded from this inspection.

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

19: FINAL CHECKLIST

Information

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

Yes

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

Yes

Confirmation that all lights were left as found upon arrival.

Yes

Photo confirmation of HVAC thermostat setting upon exit.



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

No

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

Buyer(s), Buyer's Realtor / Representative

20: HOW WE DO INSPECTIONS

Information

Terms and Definitions:

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

What is an inspection?

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

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

What is the purpose of a home inspection report?

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

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

How to read a home inspection report.

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

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

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



Maintenance
Item - Low
Concern



Defect - Medium
Concern



Safety Hazard -
High Concern

What is inspected?

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

What is a limitation?

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

What is a defect?

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

What an inspection IS NOT:

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

Further Evaluation Defined:

Home inspectors always recommend further evaluation, why?

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

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

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

What to expect from a further evaluation?

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

Thermal Imaging:

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

First, what is a thermography?

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

Thermography is used to determine:

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

Forever Home Inspection DOES use thermography.

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

Moisture Meter:

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

First, what is a moisture meter?

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

Moisture meters are used to determine:

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

Forever Home Inspection DOES use moisture meters.

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

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

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

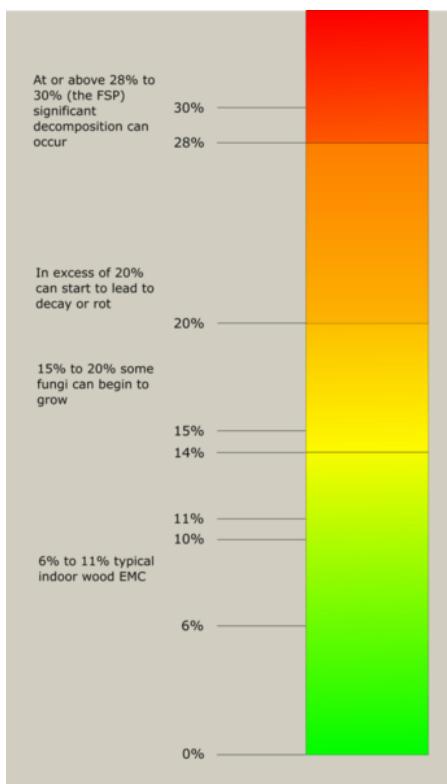
Rule of thumb reading are as follows:

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

20-26% - Wood decay has begun.

27%+ - Wood decay rapidly accelerates.

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



Inspection Exclusions:

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

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

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

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

A home inspector will not inspect:

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

Home inspectors will not:

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

Post TRR Re-Inspections:

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

First, what is a re-inspection?

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

Why we do NOT perform Post TRR Re-inspections:

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

3rd Party Notice:

Notice to third parties:

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

STANDARDS OF PRACTICE

Roof Accessibility Policy:

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

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

How Weather Affects Your Roof Inspection:

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

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

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

Exterior Accessibility Policy:

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

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

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

Grounds Accessibility Policy:

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

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

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Foundation, Crawlspace, & Basement Accessibility Policy:

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

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

Inspecting Visual Portions Only:

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

Damage and defects beyond surface coverings can include:

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

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

Garage Accessibility Policy:

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

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

Inspecting Visual Portions Only:

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

Damage and defects beyond surface coverings can include:

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

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE](#)

Electrical Accessibility Policy:

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

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

Inspecting Visual Portions Only:

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

Damage and defects beyond surface coverings can include:

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

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.7. Electrical](#)

Attic & Ventilation Accessibility Policy:

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

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

Inspecting Visual Portions Only:

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

Damage and defects beyond surface coverings can include:

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

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

Plumbing Accessibility Policy:

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

Inspecting Visual Portions Only:

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

Damage and defects beyond surface coverings can include:

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

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

Water Heater

Accessibility Policy:

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

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

Cooling

Accessibility Policy:

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

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

How Weather Affects Your HVAC Inspection:

Testing the cooling system is NOT recommended when the exterior temperature is ***BELOW 65 degrees Fahrenheit.***

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.5. Cooling](#)

Heating & Ductwork

Accessibility Policy:

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

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

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.4. Heating](#)

Interior

Accessibility Policy:

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

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

Inspecting Visual Portions Only:

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

Damage and defects beyond the sheetrock can include:

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

pest/pest damage

Damage and defects beyond the floor coverings can include:

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

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

Kitchen Accessibility Policy:

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

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

Bathroom Accessibility Policy:

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

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

FHI Does Not Test Shower Pans

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

The condition of this area is excluded from this inspection.

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

FHI Does Not Test Overflows

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

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

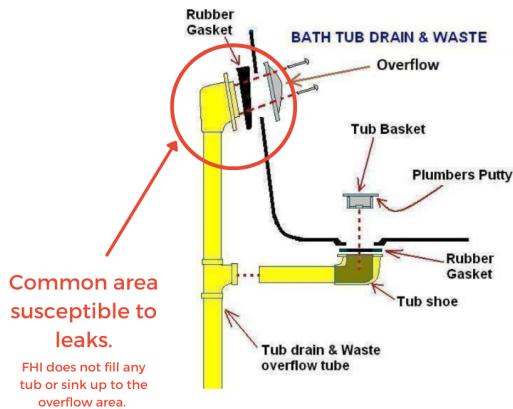
The condition of this area is excluded from this inspection.

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

Laundry Accessibility Policy:

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

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



Concerning the washer and dryer and their components.

FHI will inspect the following:

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

FHI will not inspect the following:

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

the inside of dryer vents
water valves