



FOREVER HOME INSPECTION - OKLAHOMA

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<https://www.foreverhomeinspection.com>



RESIDENTIAL REAL ESTATE INSPECTION REPORT

1234 Main St. Tulsa OK 74108

Buyer Name

06/12/2021 9:00AM



Inspector

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Agent

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1: MAIN DETAILS

Information

In what year was this property built? 2017	Who attended this inspection? Inspector, Client(s), Client's Agent	What direction is the front of the structure facing? E
What were the weather conditions on the day of the inspection? Clear	What was the temperature at the time of the inspection? 75	What type of building is the main structure? Single Family
	What other types of structures are present on the property? Shed	

2: ROOF

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



Inspection Method

Walked the Roof Where Possible

Roof Covering: Material

3-Tab Composition Shingles

Roof Structure / Framing:

Structure Type

Rafters / Ceiling Joists, OSB Sheathing

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 - INSULATION COVERAGE

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





Recommendations

2.1.1 Roof Covering

SHINGLES-AREAS OF GRANULE LOSS/DAMAGE

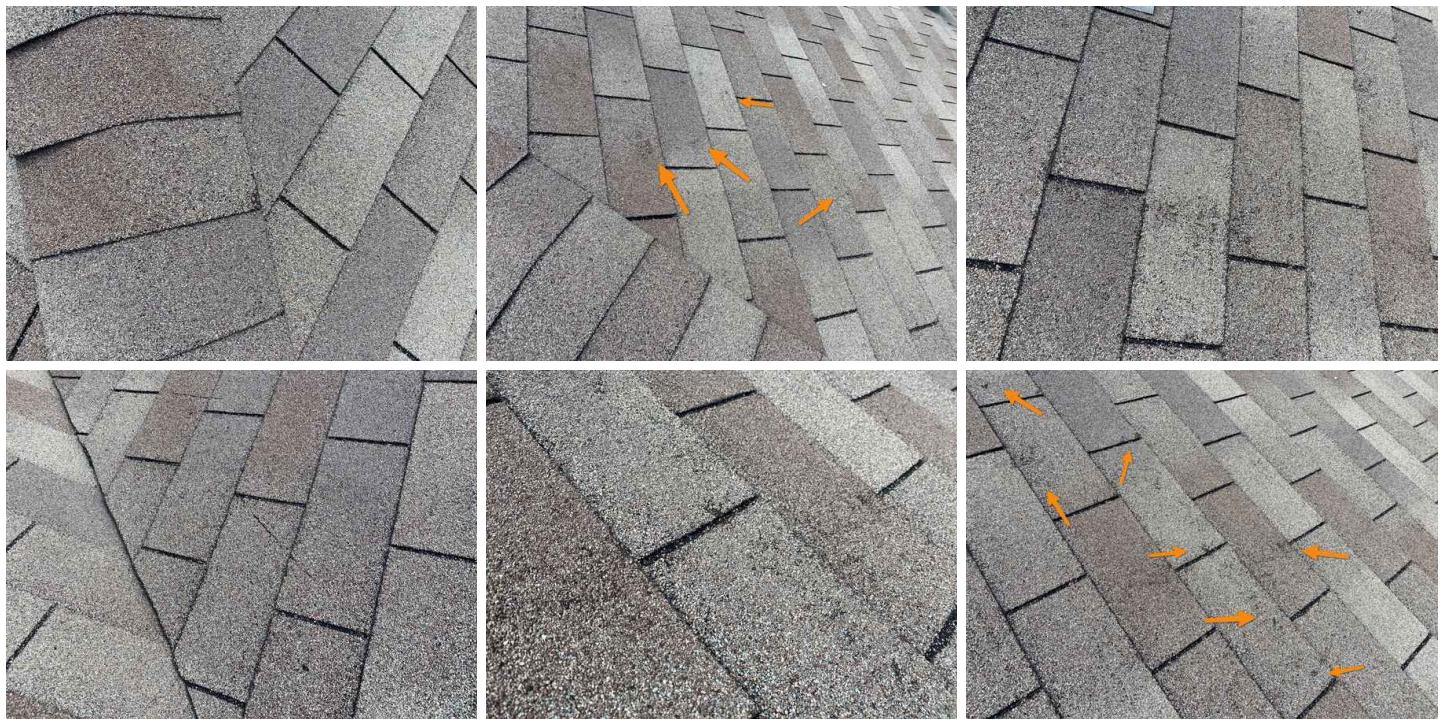
MULTIPLE SHINGLES ON THE ROOF

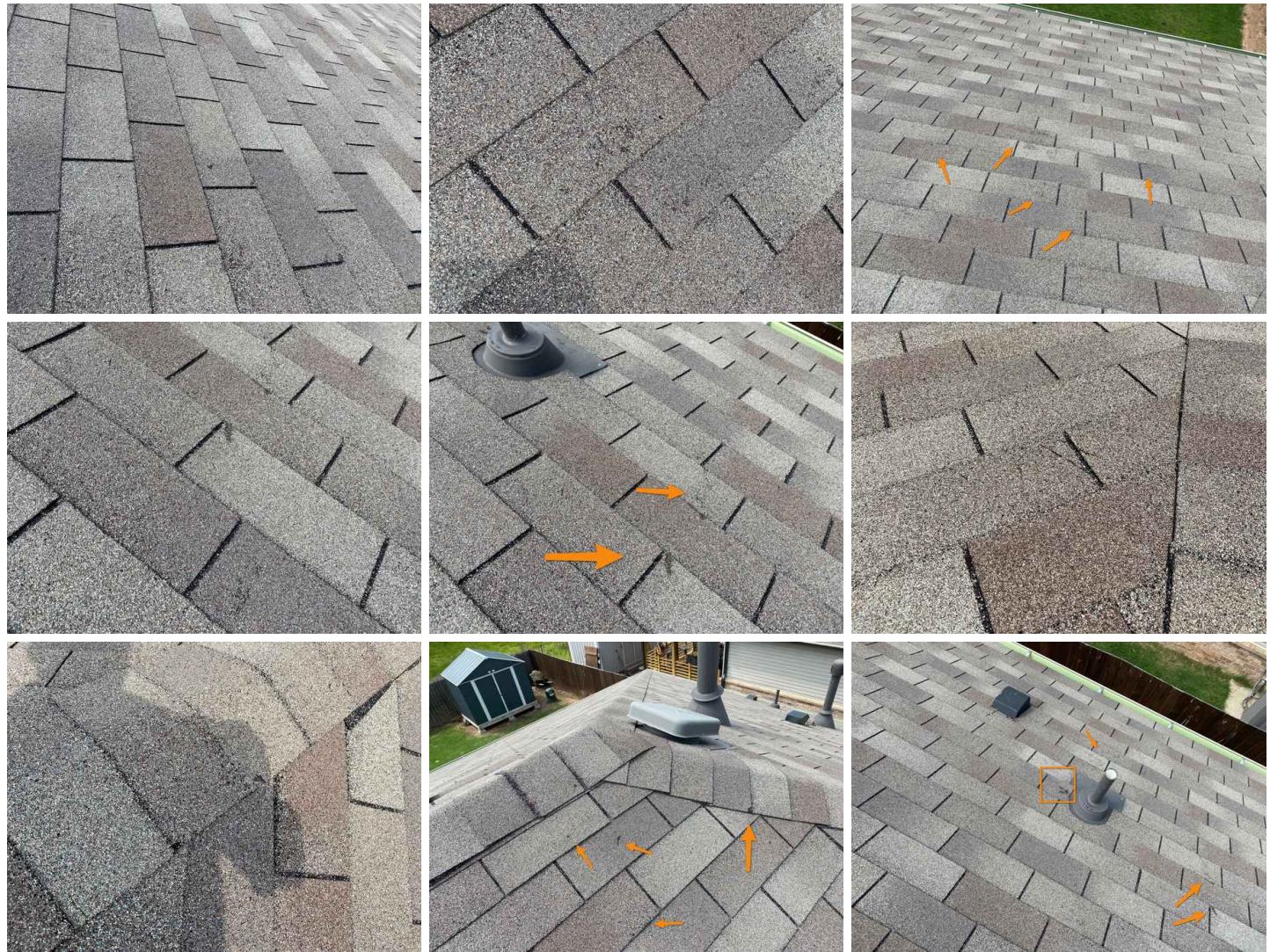
Defect - Medium Concern

There were shingles present with granule loss and/or physical damage in the referenced area(s). Future rainfall, wind, and/or freeze/thaw cycles will continue to displace the granules in these areas, exposing the asphalt below to UV and weather-related damage, decreasing the life of the shingle and possibly allowing for leaks. Further evaluation with repairs made as needed by a qualified roofing contractor is recommended.

Recommendation

Contact a qualified roofing professional.





2.1.2 Roof Covering

SHINGLES-EXPOSED NAIL HEADS

RIDGE SHINGLES ON ROOF

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.





2.1.3 Roof Covering

SHINGLES-LOSS OF ADHESION

MULTIPLE SHINGLES ON THE ROOF

Loss of adhesion was present on the shingles in the referenced area(s). loss of adhesion can allow wind to lift the shingle, bending it backwards, resulting in damage. Further evaluation of the shingles with repairs to properly seal the affected shingles is recommended to be conducted by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.3.1 Roof Vents / Protrusions

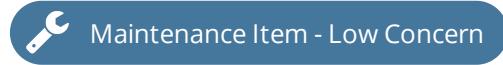
BOOT-EXPOSED NAIL HEADS

MULTIPLE PENETRATION FLASHINGS

Exposed nail heads were present on the rain boot(s). Proper sealing of any exposed nail heads is recommended by a qualified person to prevent the possibility of leaks.

Recommendation

Contact a qualified professional.



2.5.1 Roof Gutters / Downspouts

DOWNSPOUTS TERMINATING NEAR FOUNDATION**ALL DOWNSPOUTS**

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.



Northeast



Southeast



Southwest



Northwest

3: EXTERIOR

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

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Information

Exterior Walls & Siding Materials:**Siding Material**

Brick Veneer, Vinyl

Recommendations

3.1.1 Exterior Walls & Siding Materials



Maintenance Item - Low Concern

MISSING/FAILED SEALANT

LOWER EDGE OF VINYL ON MULTIPLE SIDES

There were area(s) in need of sealant to prevent moisture and/or insect infiltration. The application of exterior grade sealant at any gaps into the wall cavity is recommended by a qualified person.

Recommendation

Contact a qualified professional.



Southwest

3.1.2 Exterior Walls & Siding Materials



Defect - Medium Concern

CRACKING PRESENT

ABOVE GARAGE DOOR, SOUTHEAST AND NORTHWEST CORNER

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

Recommendation

Contact a qualified masonry professional.



Garage



Southeast



Northwest

3.1.3 Exterior Walls & Siding Materials



Defect - Medium Concern

RUST ON STEEL LINTEL

ABOVE GARAGE DOOR

Surface rust was present on the steel lintel over the garage door, steel lintels support the weight of the brick overhead of the openings, and rust may compromise the integrity of the lintels over time. Current standards require for steel lintels to be painted with a shop coat primer for protection. Sanding and painting the lintels as needed is recommended by a qualified person.

Recommendation

Contact a qualified professional.



Garage

3.1.4 Exterior Walls & Siding Materials

DECK ROOF/PERGOLA ATTACHED OVER VINYL SIDING

BACK DECK ROOF/PERGOLA

The back deck pergola/roof was observed to be secured to the side of the structure over the vinyl siding. While no damage or warping of the vinyl was observed at the time of inspection, vinyl siding will expand and contract with temperature change which can result in warping or buckling of the surrounding vinyl over time. Evaluation of this areas is recommended by a qualified contractor with repairs made as needed to prevent warping or damage to the vinyl siding as needed.

Recommendation

Contact a qualified professional.



3.3.1 Exterior Doors

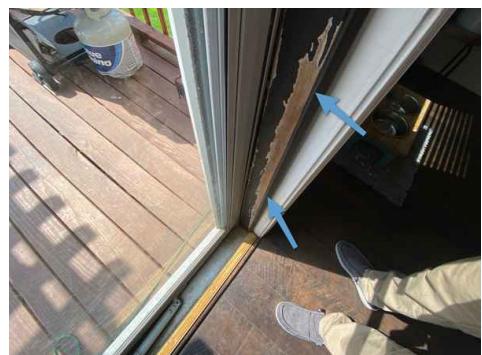
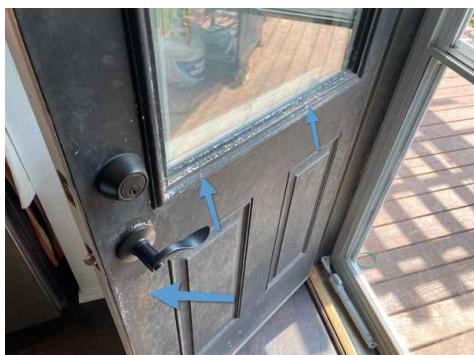
DOOR - PAINT/FINISH DAMAGE

BACK DOOR

The paint or finish on the exterior doors was damaged. Repainting/finishing the door is recommended by a qualified person as needed for water and UV protection.

Recommendation

Contact a qualified professional.



4: GROUNDS

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

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Recommendations

4.3.1 Trees & Vegetation



Maintenance Item - Low Concern

VEGETATION- AGAINST/NEAR THE HOME

EAST SIDE

There was vegetation in contact or close contact with the home. Pruning or removal is recommended to be conducted by a qualified person to eliminate pathways of wood-destroying insects, and to avoid damage due to moisture retention, or abrasion.

Recommendation

Contact a qualified professional.



East

4.4.1 Decks



Defect - Medium Concern

WOOD TO SOIL CONTACT PRESENT

BACK PATIO/DECK

Wood to soil contact was present on areas of the deck(s). This can encourage decay of the framing members and be susceptible to wood destroying insect activity. Evaluation for repair or corrections to remove any soil around the deck supports and ensure they are properly based on or in concrete is recommended by a qualified professional.

Recommendation

Contact a qualified professional.



4.4.2 Decks

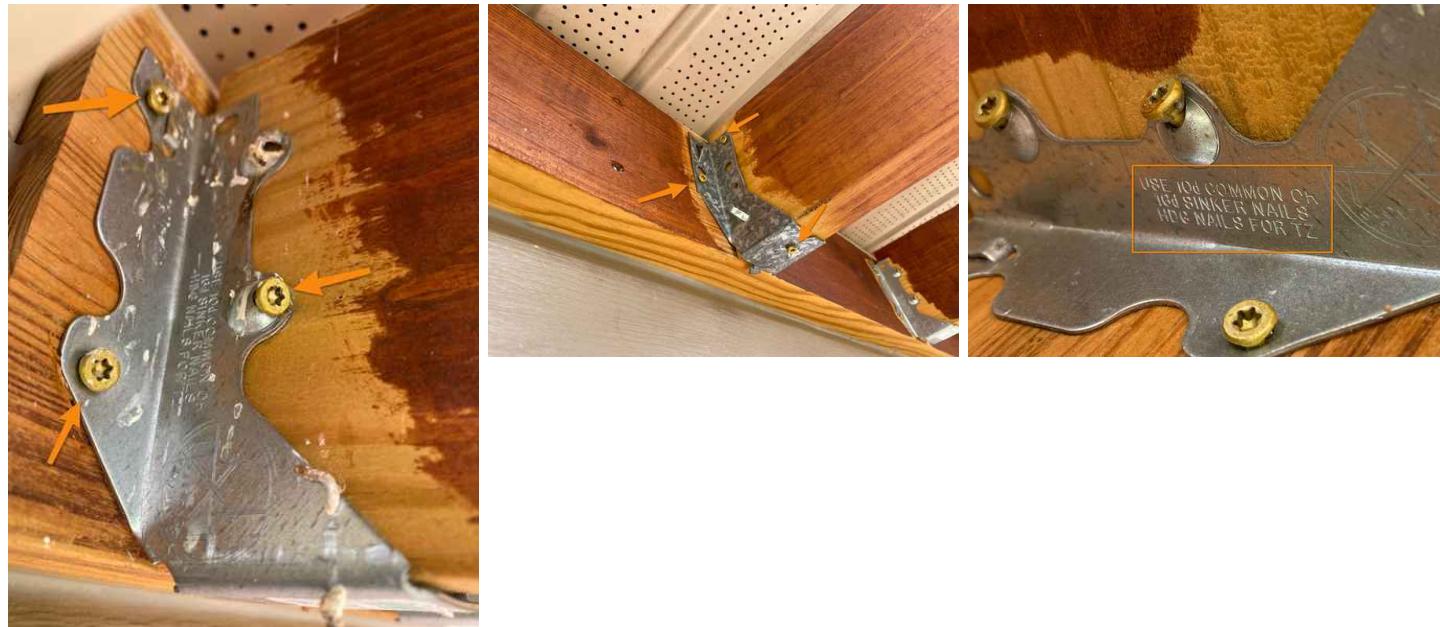
HANGERS - IMPROPER FASTENERS PRESENT

BACK PATIO/PERGOLA ROOF

The joist/rafter hangers were observed with improper fasteners. Hangers should be installed with approved nails as recommended by the hanger manufacturer. Screws or other unapproved fasteners will not have adequate shear strength, which can result in the head of the fastener breaking off. Replacement of the screws with manufacturer recommended fasteners is recommended by a qualified professional.

Recommendation

Contact a qualified professional.



4.4.3 Decks

STAIRS - HANDRAIL NOT PRESENT

BACK PATIO/DECK

A handrail was not present for the stairs. Stairs four or more risers in height are recommended to have a handrail installed on at least one side for safety. The installation of a proper handrail is recommended to be conducted by a qualified person for safety.

Recommendation

Contact a qualified professional.

Defect - Medium Concern



5: FOUNDATION, CRAWLSPACE, & BASEMENT

		INS	NOT	LIM	REC	HAZ
5.1	Slab	X		X		

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Information

Foundation Type

Slab on Grade

Limitations

Slab

SLAB NOT INSPECTED - DUE TO FLOOR COVERINGS

All or a portion of the concrete slab inside home was not visible for evaluation due to floor coverings throughout 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 general contractor.

Slab

PERIMETER OF SLAB NOT VISIBLE - CLADDING TERMINATED AT GRADE

The perimeter of the slab was not visible due to wall cladding terminating at grade. The condition of the perimeter of the slab is excluded from this inspection.

**6: PEST/WDO**

		INS	NOT	LIM	REC	HAZ
6.1	Termite	X		X	X	

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Information**Accessing Your Termite Inspection (ODAFF) Report**

5/3/2021

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: Previous Treatment

Present

None

A previous treatment was present in the referenced areas.

Termite: Conducive Conditions

Yes

Are there any visible conditions conducive to infestation by termite?

Limitations

Termite

INACCESSIBLE OR VISUALLY OBSTRUCTED AREAS

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

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

Recommendations

6.1.1 Termite



CONDUCIVE CONDITIONS

SOUTHWEST CORNER

Wood to ground contact

Conducive conditions to wood destroying organisms/termites were present in the referenced areas. I recommend verifying that the deck support is based in concrete and removing soil away from the wooden support to prevent wood rot or wood destroying insects.

Recommendation

Contact a qualified professional.



7: GARAGE

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

INS = INSPECTED

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LIM = LIMITATIONS

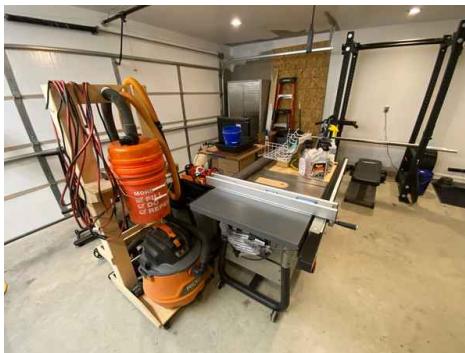
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Information

Images

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Parking Structure Types

Attached

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

Aluminum Sectional

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.

Limitations

Walls, Floors, Ceiling, Doors

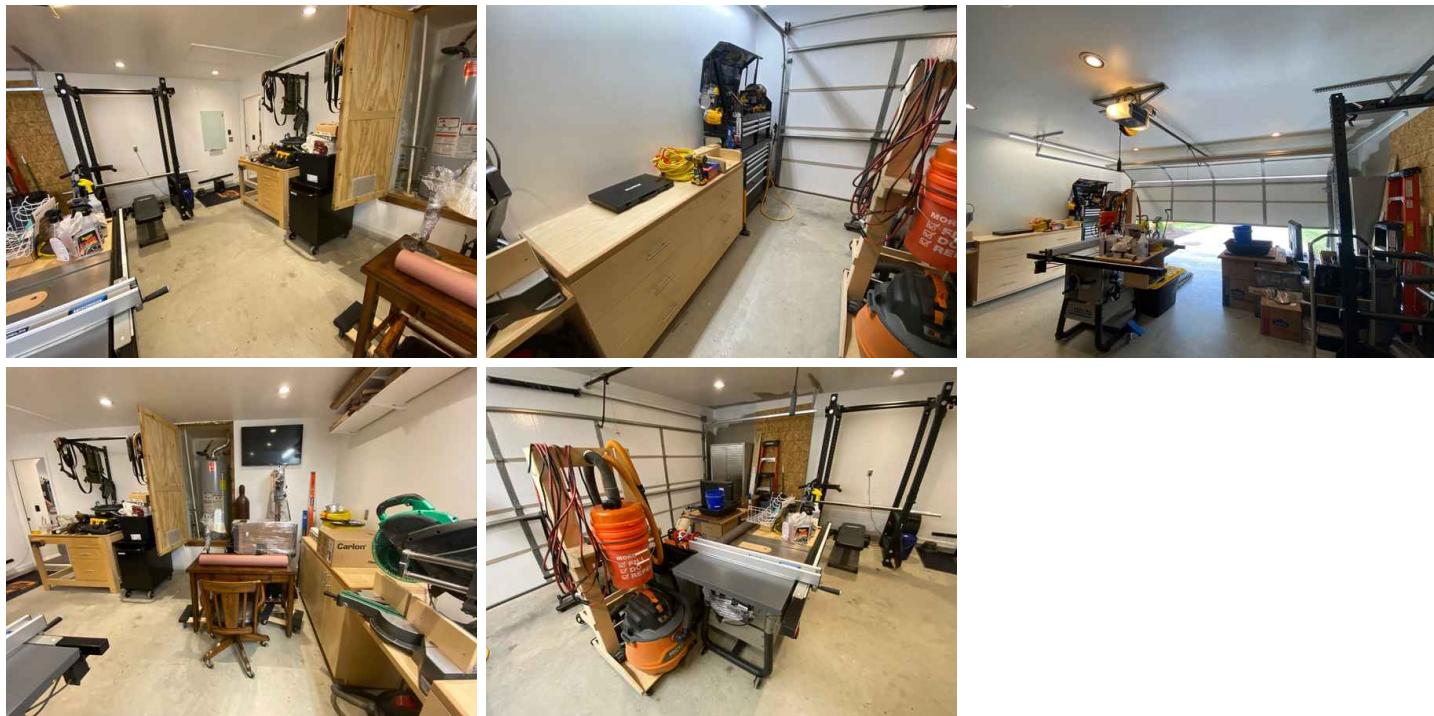
GENERAL OBSTRUCTIONS

The interior portions of the garage were inspected where accessible. Due to obstructions, which can include personal belongings, remodeling, vehicles,, being locked, etc.. the referenced areas were not inspected.

Items are never moved or rearranged for accessibility.

The condition of these area is excluded from this inspection.

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



Recommendations

7.2.1 Walls, Floors, Ceiling, Doors



Maintenance Item - Low Concern

DAMAGED DRYWALL

PRESENT

GARAGE CEILING

Damaged drywall was present in the garage. Repairs to any damaged drywall is recommended by a qualified drywall contractor as needed.

Recommendation

Contact a qualified drywall contractor.



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	Service Grounding / Bonding	X		X		
8.5	Branch Wiring	X		X		
8.6	Wall Receptacles	X		X	X	
8.7	GFCI Protection	X			X	
8.8	Ceiling Fans & Lighting	X			X	
8.9	Detectors & Alarms	X			X	

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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

Underground Service Lateral

SERVICE ENTRANCE DEFINED:

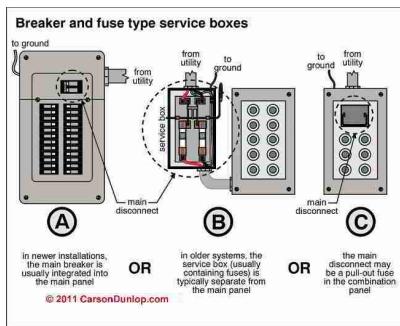
Power enters through the service entrance. The service entrance includes the electric meter that measures the amount of energy delivered to the home and the service panel that houses the circuit breakers or fuses. The service panel also distributes power to the various circuits in the house. [To learn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



Service Disconnect: Main Disconnect - Location

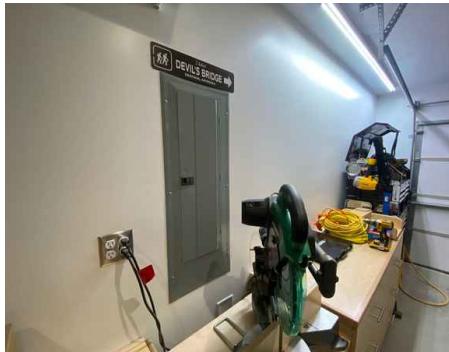
Main panel - Garage

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.



Service Equipment / Electrical Panel: Location

Garage



Service Equipment / Electrical Panel: Manufacturer

Eaton

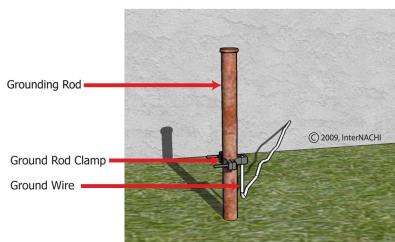
Service Equipment / Electrical Panel: AFCI Breaker - Notice

The AFCI (arc-fault circuit interrupters) breakers are not tested in the electrical panel due to the home being occupied. Testing (or "tripping") these breakers shuts down power to the circuits, which resets modems, routers, PC's, clocks, etc.

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

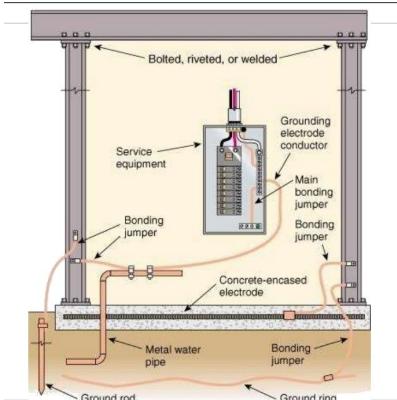


Service Grounding / Bonding: Grounding Electrode Conductor (GEC) - Type

Not Visible

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

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

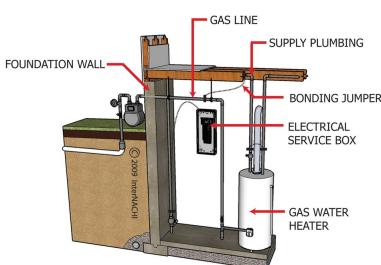


Service Grounding / Bonding: Gas Pipe Bonding - Present

Yes

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

BONDING THE GAS PIPING



Branch Wiring : Conductor Type

Copper

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

Romex

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.

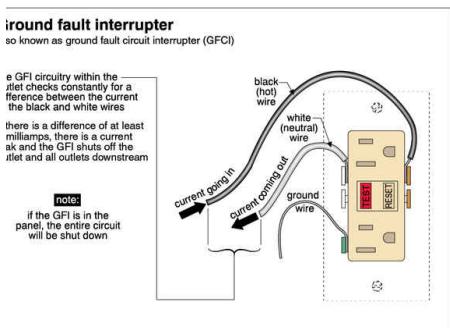
The condition of this area is excluded from this inspection.

- 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 - Location

Living Room, Bedrooms, Hallways

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



Detectors & Alarms: Smoke Alarms - Notice

FHI does not inspect smoke alarms.

The condition of this area is excluded from this inspection.

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

Detectors & Alarms: CO Detectors - Location

None Found

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

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



Detectors & Alarms: CO Detectors - Notice

FHI does not inspect CO detectors.

The condition of this area is excluded from this inspection.

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

Limitations

Service Grounding / Bonding

GENERAL OBSTRUCTIONS

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

The condition of this area is excluded from this inspection.

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



Branch Wiring

GENERAL OBSTRUCTIONS

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

The condition of the areas not visible or accessible are 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.

Wall Receptacles

GENERAL OBSTRUCTIONS

The wall receptacles were inspected where accessible. Due to obstructions, which can include personal belongings, remodeling, furniture, electronics plugged in, etc..

The condition of the areas not accessible are excluded from this inspection.

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



Recommendations

8.6.1 Wall Receptacles

MISSING WEATHERPROOF COVER(S)

BACK PATIO/DECK



There were exterior receptacle(s) that had damaged/missing weatherproof covers. Replacement of any damaged or missing covers is recommended to be conducted by a licensed electrician or other qualified person as needed.

Recommendation

Contact a qualified electrical contractor.



West

8.6.2 Wall Receptacles

MISSING COVER PLATE(S)

- Defect - Medium Concern

MASTER BEDROOM CLOSET

A switch was present with a missing cover plate(s). This is a safety hazard, as someone could be shocked by touching live wires. The installation of new plates is recommended to be conducted by a qualified person on any and all plates that are missing throughout the home.

Recommendation

Contact a qualified electrical contractor.



Master closet

8.7.1 GFCI Protection

GFCI NOT PRESENT ON ALL GARAGE RECEPTACLES

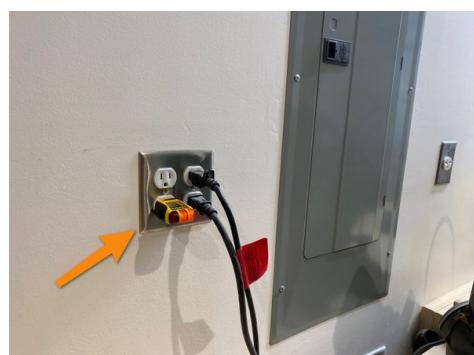
- Defect - Medium Concern

MULTIPLE GARAGE RECEPTACLES

GFCI protection was not present on all garage receptacles. All garage receptacles are recommended to have GFCI protection for safety. Repairs are recommended as needed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



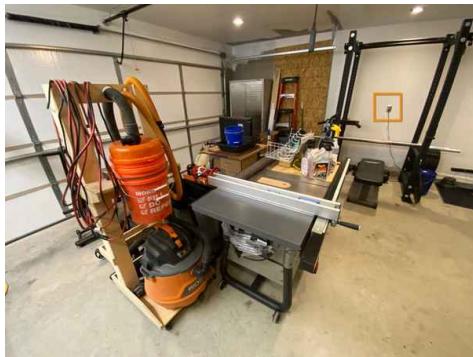
Garage



Garage



Garage



Garage

8.8.1 Ceiling Fans & Lighting



Maintenance Item - Low Concern

EXTERIOR LIGHT FIXTURE - GLOBE MISSING

BACK PATIO/DECK

Exterior light(s) were present that were missing a globe. This can potentially allow for water to reach electrical components causing damage. The installation of globes is recommended by a qualified person.

Recommendation

Contact a qualified professional.



8.9.1 Detectors & Alarms

CO ALARM(S) NOT PRESENT AT RECOMMENDED LOCATIONS

Defect - Medium Concern

OUTSIDE SLEEPING AREAS

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

9: ATTIC & VENTILATION

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

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Inspection Method

Walked the Attic Where Possible

Attic Entrance: Attic Entrance Locations

Garage

Attic Entrance: Entrance Types

Pull Down Stair(s)

Attic Ventilation: Ventilation**Types**

Soffit Inlet Vents, Fixed Roof Deck Vents 12"+

Attic Insulation: Insulation**Amount (Average)****Attic Insulation: Insulation Information**

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

Attic Insulation: Insulation Type

Blown-in Fiberglass

Limitations

Attic Insulation

GENERAL OBSTRUCTIONS

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

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



10: PLUMBING

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

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

Information

Main Shut Off Valve : Location

Meter - Front Yard / Garage By Water Heater

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



Main Shut Off Valve : Notice

The inspection method of the main shut off valve includes:

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

Water Service Pipes: Service Pipe

Material - Visible Portions

Aquapex

Water Service Pipes: Hose Bibs - Notice

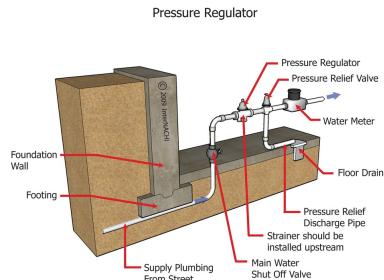
The inspection method for the hose bibs includes:

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

Water Service Pipes: Water Pressure Regulator - Present

Yes

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



Drains, Waste & Vent Lines: Main Clean Out - Location

Under Back Patio/Deck



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

Exterior North



Gas Meter & Pipes: Fuel Source

Gas Meter

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.

Water Service Pipes

HOSE BIB - WATER SHUT OFF

The hose bibs were not inspected due to the water being shut-off.

The condition of this area is excluded from this inspection.

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

Water Service Pipes

MOST PORTIONS NOT VISIBLE - SLAB

Most portions of the water distribution lines were not visible due to a slab foundation and/or finished walls. The inspection is limited to visual portions only, any items not visible are excluded from this inspection.

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.

Drains, Waste & Vent Lines

MOST PORTIONS NOT VISIBLE - SLAB

Most portions of the waste and drain pipes were not visible due to them being in the slab and/or finished walls. The inspection is limited to visual portions only, and any areas not visible are excluded from this inspection.

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

**HOSE BIB - DAMAGED**

EXTERIOR NORTH

The hose bib was observed to be damaged at the time of inspection. The water was shut off to the exterior hose bibs so functionality was not inspected, but the hose bib when turned in the full closed position would continue to turn. This can indicate stripped threads on the valve/seal assembly. Repairs or replacement is recommended by a licensed plumber as needed for proper operation.

Recommendation

Contact a qualified plumbing contractor.



North

11: WATER HEATER

		INS	NOT	LIM	REC	HAZ
11.1	Water Heater	X				
11.2	Water Pipes	X			X	
11.3	Gas Pipes	X			X	X
11.4	Venting	X			X	
11.5	Temperature Pressure Relief Valve (TPRV)	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.



Water Heater : Location

Garage

Water Heater : Type

Tank

Water Heater : Manufacturer

State

Water Heater : Manufactured Year

2017

Water Heater : Capacity

50 gallons

Water Heater : Energy Source

Gas

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

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Water Heater : Temperature

110-120 Degrees

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



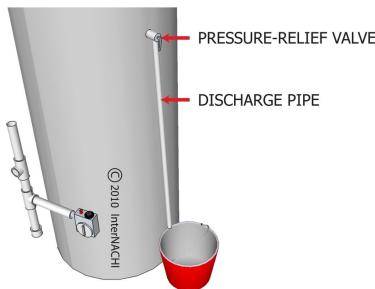
Temperature Pressure Relief Valve (TPRV): TPR Valve - Notice

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

CPVC

Recommendations

11.2.1 Water Pipes

RUST / CORROSION ON WATER PIPES

ABOVE WATER HEATER

Corrosion and/or rust was present on the water pipes in the area of the water heater. This can indicate that a past or present leak at the connection. Evaluation, and repairs are recommended to be conducted as needed by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Defect - Medium Concern



Garage

11.3.1 Gas Pipes

GAS LEAK PRESENT

WATER HEATER IN GARAGE

A gas leak was found at the gas pipe near the water heating unit. Evaluation and repairs to the leak is recommended by a licensed plumber for safety.

Recommendation

Contact a qualified plumbing contractor.



Safety Hazard - High Concern



11.4.1 Venting

INADEQUATE CLEARANCE TO INSULATION

ATTIC ABOVE THE WATER HEATER

The water heater vent pipe was in contact with insulation. Although insulation is not considered "combustible" it does trap and transfer heat to nearby combustibles. The minimum water heater Type-B vent pipe clearance from combustible materials or insulation is 1 inch. The installation of an insulation collar extending in height at least two inches above the insulation level is recommended to be installed by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Defect - Medium Concern



12: COOLING

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



System Information: System Type

Electric AC Unit

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

System Information: System

Brand

Lennox

System Information: System Age

2017

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

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

System Operation: Return Air

Temperature

68 F



System Operation: Service Air Temperature

59 F Average

**13: HEATING & DUCTWORK**

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

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

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System Information: System Type

Fan-Induced Draft

System Information: Brand

Lennox

System Information: System Age

2017

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

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

System Information: Energy Source

Gas Forced Air

System Information: Vent Termination Point

Roof

System Operation: Return Air Temperature

74 F



System Operation: Service Air Temperature

100 F Average



System Operation: Thermostat**Locations**

South Hallway

System Operation: Filter**Locations**

South Hallway

**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

Ductwork

ATTIC DUCTWORK: NOT FULLY VISIBLE / INACCESSIBLE

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

The condition of this area is excluded from this inspection.

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



14: INTERIOR

		INS	NOT	LIM	REC	HAZ
14.1	Interior Windows & Interior Doors	X		X	X	
14.2	Interior Walls & Ceiling	X		X	X	
14.3	Interior Floor Coverings	X		X		

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Interior Windows & Interior

Doors: Window Construction

Double Pane, Vinyl

Interior Walls & Ceiling: Cracking - Notice

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

How to proceed and what to know:

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

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

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

Interior Floor Coverings: Defined

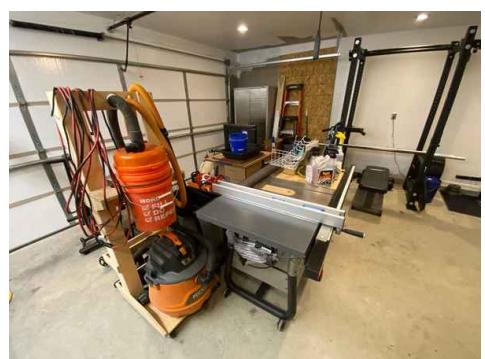
The floor coverings section is limited to the cosmetic flooring features only. This section does not speak to the floor foundation, to view information of the foundation navigate to the "Foundation, Crawlspace, & Basement" section.

Limitations

Interior Overview

HIGH VOLUME OF PERSONAL BELONGINGS PRESENT

There was a high volume of personal belongings present in the home at the time of inspection which can obstruct the inspector's ability to perform a full visual inspection. These personal belongings were not moved or altered in any way. These belongings did block the visual accessibility of multiple areas and components throughout the home such as walls, flooring, receptacles, 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 these areas for defects during the final walkthrough or at some point after personal belongings have been removed, as reportable conditions could be present in these areas.



Interior Windows & Interior Doors

GENERAL OBSTRUCTIONS

The interior doors and/or windows were inspected where accessible. Due to obstructions, which can include personal belongings, remodeling, etc.. the referenced areas were not inspected.

Items are never moved or rearranged for accessibility.

- 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 Walls & Ceiling

GENERAL OBSTRUCTIONS

The interior walls and/or ceilings were inspected where accessible. Due to obstructions, which can include personal belongings, remodeling, etc.. the referenced areas were not inspected.

Items are never moved or rearranged for accessibility.

The condition of these areas is excluded from this inspection.

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

Interior Floor Coverings

GENERAL OBSTRUCTIONS

The floor coverings were inspected where accessible. Due to obstructions, which can include personal belongings, remodeling, etc.. the referenced areas were not inspected.

Items are never moved or rearranged for accessibility.

The condition of these areas are excluded from this inspection.

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

Recommendations14.1.1 Interior Windows & Interior
Doors

Maintenance Item - Low Concern

DOORS - HANDLE/LATCH STICKING

SOUTHWEST BEDROOM

The handle hardware was sticking when the referenced doors were tested. Repairs or replacement of the hardware as needed is recommended by a qualified person for proper operation.

Recommendation

Contact a qualified handyman.



14.2.1 Interior Walls & Ceiling

WALLS - DRYWALL DAMAGE

HALLWAY OPENINGS/DINING ROOM

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.



14.2.2 Interior Walls & Ceiling

WALLS - DAMAGE FROM DOORKNOB

OUTSIDE OF LAUNDRY ROOM

Wall covering damage was present from a doorknob at the referenced area(s). Repairs are recommended to the wall covering as needed by a drywall contractor or other qualified person.

Recommendation

Contact a qualified professional.



Maintenance Item - Low Concern



15: KITCHEN

		INS	NOT	LIM	REC	HAZ
15.1	Kitchen Appliances	X				X
15.2	Kitchen Cabinets & Countertops	X				
15.3	Sink & Hardware (Above Countertop)	X		X		
15.4	Sink & Hardware (Below Countertop)	X		X		
15.5	Exhaust Fan	X				

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

Information

Images

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



Kitchen Appliances: Appliances Present

Range, Dishwasher, Built-in Microwave

Kitchen Appliances: Range Energy Source

Gas

Exhaust Fan: Type
Microwave Recirculating

Limitations

Kitchen Cabinets & Countertops

GENERAL OBSTRUCTIONS

The cabinets and countertops were inspected where accessible. Due to obstructions, which can include personal belongings, 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 general contractor.



Sink & Hardware (Above Countertop)

GENERAL OBSTRUCTIONS

The kitchen was inspected where accessible. Due to obstructions, which can include personal belongings, 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.

Sink & Hardware (Below Countertop)

GENERAL OBSTRUCTIONS

The sink was inspected where accessible. Due to obstructions, which can include personal belongings, 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.

Recommendations

15.1.1 Kitchen Appliances



Maintenance Item - Low Concern

**RANGE - CONTROL KNOBS
DAMAGED/MISSING**

KITCHEN

The control knobs for the range burners were removed, missing and/or damaged. Repairs or replacement of the knobs is recommended by a qualified appliance repair professional as needed for proper operation.

Recommendation

Contact a qualified appliance repair professional.



15.1.2 Kitchen Appliances



Maintenance Item - Low Concern

RANGE - BASE NEEDS ADJUSTED

KITCHEN

The range was observed to move or rock side to side. This is likely due to the base or feet not being properly adjusted at the floor. Evaluating of the range with repairs or corrections made by a qualified person is recommended to ensure it is stable at the floor.

Recommendation

Contact a qualified professional.



16: BATHROOM

		INS	NOT	LIM	REC	HAZ
16.1	Cabinets & Countertops	X		X		
16.2	Sink & Hardware (Above Countertop)	X			X	
16.3	Sink & Hardware (Below Countertop)	X		X		
16.4	Ventilation	X				
16.5	Showers	X				
16.6	Bathtubs	X				
16.7	Toilets	X			X	

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

Information

Ventilation: Sources

Ventilation Fan(s)

Limitations

Cabinets & Countertops

GENERAL OBSTRUCTIONS

The bathrooms were inspected where accessible. Due to obstructions, which can include personal belongings, 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 general contractor.

Sink & Hardware (Below Countertop)

GENERAL OBSTRUCTIONS

The sinks were inspected where accessible. Due to obstructions, which can include personal belongings, 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.

Recommendations

16.2.1 Sink & Hardware (Above Countertop)



Defect - Medium Concern

HINDERED DRAINAGE

MASTER BATHROOM - LEFT SINK

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.



Master left

16.7.1 Toilets



Maintenance Item - Low Concern

TOILET LOOSE AT FLOOR

SOUTH HALLWAY BATHROOM

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

Recommendation

Contact a qualified plumbing contractor.



South Bathroom

17: LAUNDRY

		INS	NOT	LIM	REC	HAZ
17.1	Cabinets & Countertops	X		X		
17.2	Washing Machine Hook-Ups	X		X		
17.3	Dryer's Hook-Ups & Ventilation	X		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.

Washing Machine Hook-Ups: Notice

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

The condition of this area is excluded from this inspection.

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



Dryer's Hook-Ups & Ventilation:

Energy Source

Electric

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.



Limitations

Cabinets & Countertops

GENERAL OBSTRUCTIONS

The laundry rooms were inspected where accessible. Due to obstructions, which can include personal belongings, 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 general contractor.

Washing Machine Hook-Ups

GENERAL OBSTRUCTIONS

The plumbing elements at the washing machine were inspected where accessible. Due to obstructions, which can include personal belongings, 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.



Dryer's Hook-Ups & Ventilation

GENERAL OBSTRUCTIONS

The dryer's ventilation components and it's hook-ups were inspected where accessible. Due to obstructions, which can include personal belongings, 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.



Recommendations

17.3.1 Dryer's Hook-Ups & Ventilation

BUILD-UP OF LINT

DRYER VENT DUCT

Heavy Lint build-up was present at visible portions of the vent/duct. This can become a fire hazard if the vent becomes completely obstructed. Cleaning of the duct is recommended to be performed by a qualified person to ensure the vent is clear of lint.

Recommendation

Contact a qualified professional.



Defect - Medium Concern



18: 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.

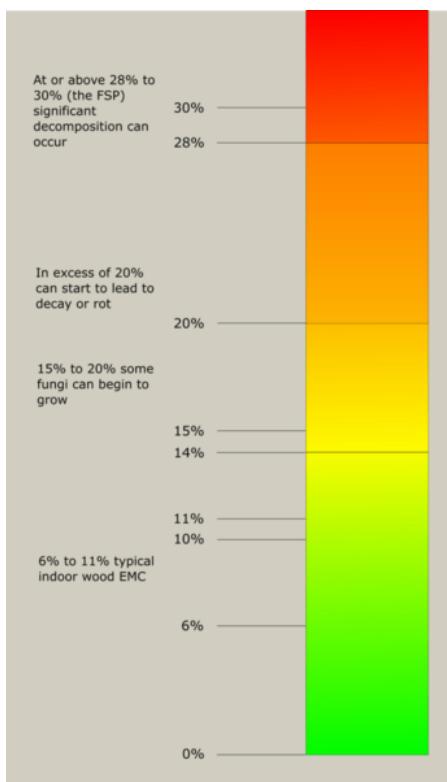
Rule of thumb reading are as follows:

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.

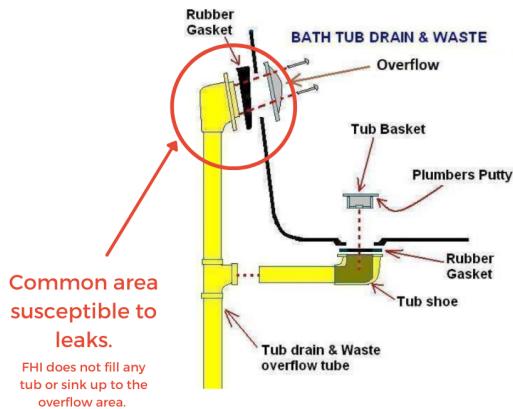
The condition of this area is excluded from this inspection.

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