



TF HOME INSPECTION
9084633423
tfhomeinspectionllc@gmail.com
<https://www.tfhomeinspection.com>



TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name
12/07/2020 9:00AM



Inspector
Thomas Filippone

NJ LIC# 24GI00185100
9084633423
tfhomeinspectionllc@gmail.com



Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

1: Inspection Details	6
2: Roofing	9
3: Exterior	15
4: Interior	21
5: Plumbing System	25
6: Electrical System	29
7: Heating System	39
8: Built-In Appliances	43
9: Insulation & Ventilation	46
10: Structural Components	50
Standard of Practice	56

TF Home Inspection

SUMMARY

- 🟡 2.1.1 Roofing - Coverings: Multiple Layers
- 🔧 2.2.1 Roofing - Roof Drainage Systems: Downspouts Drain Near House
- 🔧 2.4.1 Roofing - Skylights, Chimneys & Other Roof Penetrations: Chimney Rain Cap Missing
- 🔧 2.4.2 Roofing - Skylights, Chimneys & Other Roof Penetrations: Chimney Repoint Needed
- 🔧 3.1.1 Exterior - Wall Covering, Flashing & Trim: Possible Asbestos Containing Wall Cladding
- 🔧 3.1.2 Exterior - Wall Covering, Flashing & Trim: Damage
- 🔧 3.3.1 Exterior - Exterior Windows: Window Trim Termite Damage
- 🔧 3.5.1 Exterior - Eaves, Soffits & Fascia: Soffit - Damaged
- 🔧 3.5.2 Exterior - Eaves, Soffits & Fascia: Fascia Flashing Missing
- 🔧 3.5.3 Exterior - Eaves, Soffits & Fascia: Soffit Missing
- 🟡 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Pest Intrusion Burrow Holes Observed
- 🟡 4.1.1 Interior - Ceilings: Moisture Damage
- ⚠️ 4.4.1 Interior - Steps, Stairways & Railings: No Handrail
- 🔧 4.5.1 Interior - Windows (representative number): Damaged
- 🔧 4.5.2 Interior - Windows (representative number): Caulking/Painting
- 🔧 4.6.1 Interior - Doors (representative number): Door Contacts Ground
- 🔧 5.1.1 Plumbing System - Water Supply, Distribution Systems & Fixtures: Exterior Spigot Leaking
- ⚠️ 5.3.1 Plumbing System - Hot Water Systems, Controls, Flues & Vents: Temperature/Pressure Relief Valve Extension Missing
- 🔧 6.1.1 Electrical System - Service Entrance Conductors: Drip Loop Defect
- ⚠️ 6.2.1 Electrical System - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Empty Breaker Cover Missing
- 🔧 6.2.2 Electrical System - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
- ⚠️ 6.2.3 Electrical System - Main & Subpanels, Service & Grounding, Main Overcurrent Device: No Exterior Ground Wire Observed
- ⚠️ 6.3.1 Electrical System - Branch Wiring Circuits, Breakers & Fuses: Neutral Double Tap
- ⚠️ 6.4.1 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Cover Plate Loose
- ⚠️ 6.4.2 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Exposed Wiring Connections
- 🔧 6.4.3 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Lights Inoperable
- ⚠️ 6.4.4 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Loose Receptacles
- 🔧 6.4.5 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: No Power at Receptacles
- ⚠️ 6.4.6 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Improperly Wired
- ⚠️ 6.5.1 Electrical System - GFCI & AFCI: GFCI Improperly Wired
- ⚠️ 7.2.1 Heating System - Equipment: Extend TPR Valve Pipes to 6 Inches from Floor
- 🔧 7.5.1 Heating System - Distribution Systems: Valve Damaged
- ⚠️ 7.5.2 Heating System - Distribution Systems: Possible Asbestos Containing Insulation on Piping

-
- 🔑 9.3.1 Insulation & Ventilation - Attic Insulation: Loose Insulation
 - 🔑 9.4.1 Insulation & Ventilation - Insulation under floor system: Not Present
 - 🔑 9.6.1 Insulation & Ventilation - Ventilation (Attic and Foundation Areas): Attic Ventilation Insufficient
 - 🔑 10.1.1 Structural Components - Foundation: Foundation Cracks
 - ⚠️ 10.1.2 Structural Components - Foundation: Termite Mud Tubes
 - 🔑 10.1.3 Structural Components - Foundation: Seal Old Penetrations
 - ⚠️ 10.7.1 Structural Components - Roof Structure & Attic: Damaged Nailing Strips
 - 🔑 10.7.2 Structural Components - Roof Structure & Attic: Open Penetration

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Vacant

Services
WDI/WDO (Termite) Inspection,
Radon Test, Oil Tank Sweep

Style
Colonial

Type of Building
Detached, Single Family

Home Faces
East



Temperature (approximate)
48 Fahrenheit (F)

Weather Conditions

Clear



New Or Recently Remodeled Homes

The client should be aware that a break-in period occurs during the first year or two after a building is constructed. Some amount of settlement and shrinkage is inevitable as temperature and humidity varies during the seasons. Systems may need adjustment or repair after experiencing constant, prolonged and/or heavy usage. Overall performance of the building exterior has not yet been tested by a wide variety of weather conditions.

Limitations

General

GAS METER NOT INSTALLED

All gas appliances, systems and features were unable to be used or inspected at the time of inspection.



General

PERMITS

It is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality if you have questions regarding this aspect of your home purchase.

2: ROOFING

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method Ground	Roof Type/Style Gable	Coverings: Material Asphalt
Coverings: Roof Coverings Age Less then 5 years	Roof Drainage Systems: Gutter Material Aluminum	Flashings: Material Aluminum

Skylights, Chimneys & Other Roof Penetrations: Chimney (Exterior)
Masonry

Coverings: Considerations

This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Coverings: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Drainage Systems: Considerations

I inspected the downspouts. I attempted to check the overall general condition of the drainage system during the inspection and looked for indications of major defects.

Monitoring the drainage system during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Roof Drainage Systems: Homeowner's Responsibility

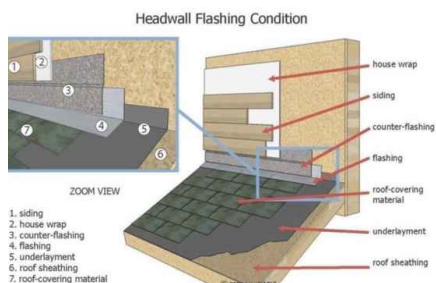
Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Flashings: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Flashings: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

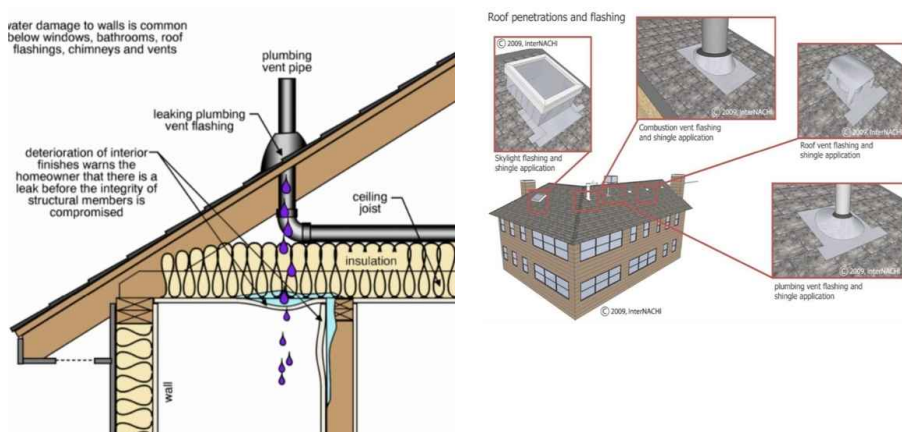
Skylights, Chimneys & Other Roof Penetrations: Maintenance Caulking around Chimney Flashing

Please be sure as a maintenance item to keep the flashing caulked/silicone sealed to prevent moisture intrusion behind the flashing.

Skylights, Chimneys & Other Roof Penetrations: Penetrations

As a homeowner you should monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof to leak. Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



Limitations

General

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

The area was also an authorization zone and drone flight was not permitted.

Roof Drainage Systems

COULDN'T CLOSELY REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Flashings

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Skylights, Chimneys & Other Roof Penetrations

COULDN'T REACH ALL PIPES AND PENETRATIONS

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Deficiencies

2.1.1 Coverings

MULTIPLE LAYERS

While it is common and permitted to have two layers of roofing, multiple layers of roofing can accelerate deterioration of the roofing materials, as well as add excess weight to the structure. The expected life expectancy for a roof is commonly 25 years, and a second layer can expect a 15-20 year additional life expectancy. The roof should be monitored

Recommendation

Contact a qualified roofing professional.



Evaluate or Monitor



2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

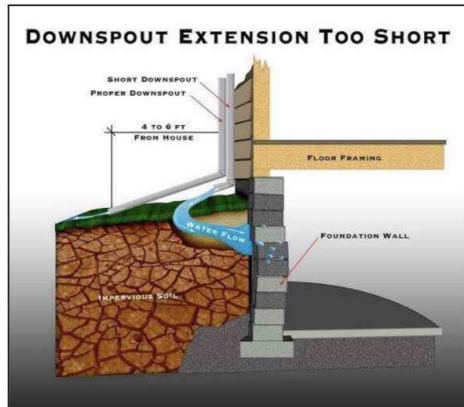
Repair and Replace

The downspouts need an extension and or a buried drain line to carry water away from the home at the front, rear and sides of home. Having the downspouts terminate at such a short distance can allow for water to penetrate the basement during heavy rain. This can cause damage to the interior finishes of the basement and the foundation. I recommend a qualified licensed contractor repair or replace as needed.

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

Recommendation

Contact a qualified gutter contractor



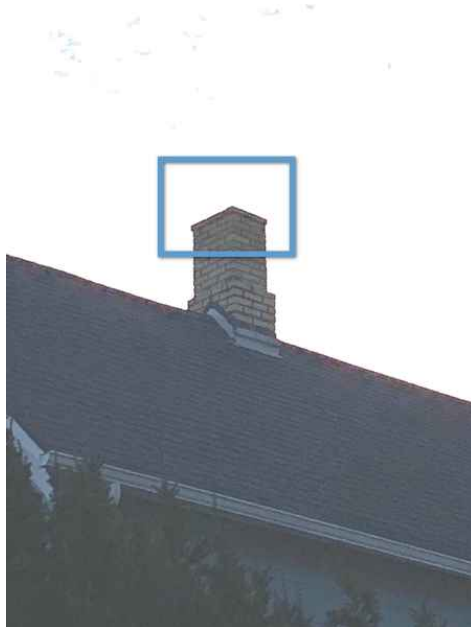
2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY RAIN CAP MISSING

A chimney rain cap is missing on the chimney. A rain cover on top of a chimney flue is designed to keep out rain (which can damage the flue or appliances it vents) and intended to reduce downdrafts in the chimney in windy conditions. A qualified licensed contractor should repair and replace as needed.

Recommendation

Contact a qualified chimney contractor.



2.4.2 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. Repointing is the restoration of the mortar joints in the masonry. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified chimney contractor.



Repair and Replace





3: EXTERIOR

		IN	NI	NP	D
3.1	Wall Covering, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Exterior Windows	X			X
3.4	Walkways, Patios & Driveways	X			
3.5	Eaves, Soffits & Fascia	X			X
3.6	Decks, Balconies, Stoops, Porches, Railings & Steps	X			
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Visual

Exterior Doors: Exterior Entry Door

Wood, Bilco



Wall Covering, Flashing & Trim: Material

Fiber Cement

Decks, Balconies, Stoops, Porches, Railings & Steps: Appurtenance

Front Porch



Wall Covering, Flashing & Trim: Style

Clapboard

Decks, Balconies, Stoops, Porches, Railings & Steps: Material

Wood

Considerations

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Wall Covering, Flashing & Trim: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Please be sure to keep all openings and cracks in the exterior surfacing material well sealed to prevent moisture entry to substrate materials.

Keep all holes and penetrations at siding sealed to prevent moisture entry to substrate.

Exterior Doors: Maintenance

The exterior trim around doors would benefit from maintenance painting to prevent future weather deterioration of interior materials.

Walkways, Patios & Driveways: Maintenance

Filling in the cracks and sealing the surface of the driveway and sidewalks will help extend its useful life.

Eaves, Soffits & Fascia: Eaves, Soffits and/or Fascia were Inspected

I inspected the fascia board. I was not able to inspect every detail, since a home inspection is limited in its scope and the height of the structure preventing close observation.

Vegetation, Grading, Drainage & Retaining Walls: Info

Please be sure to keep all trees and landscaping trimmed off the property as this condition, if left unattended, has been known to create conditions conducive to moisture and wood destroying insect infestation as well as to prevent the designed drainage of water.

Please be sure to monitor and clean out all drains/drainage on the exterior of the home and to keep them free of debris so proper drainage can occur.

Limitations

Wall Covering, Flashing & Trim

RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Eaves, Soffits & Fascia

RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Deficiencies

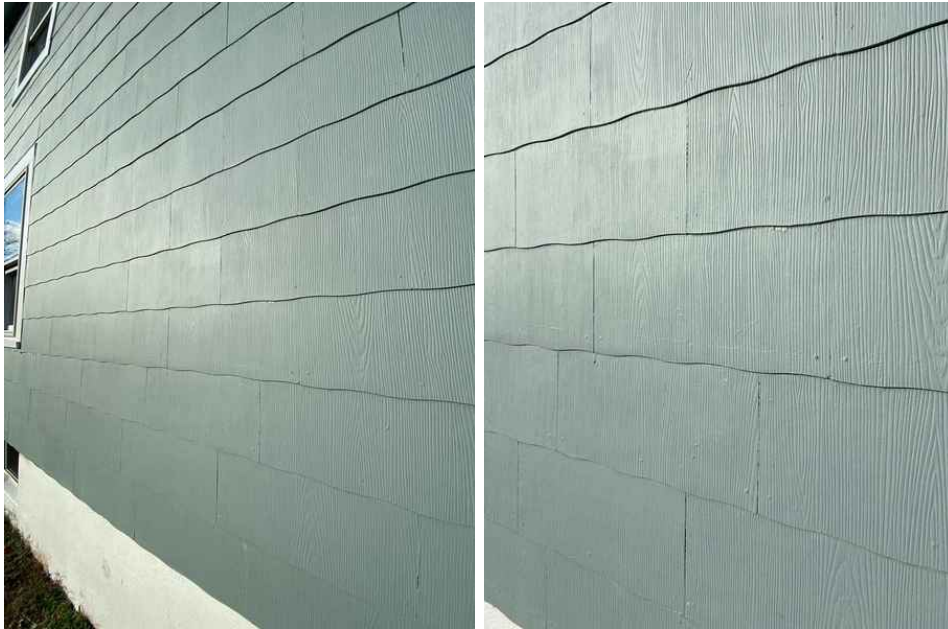
3.1.1 Wall Covering, Flashing & Trim

POSSIBLE ASBESTOS CONTAINING WALL CLADDING

The wall covering of the home appeared to be an older material that could potentially contain asbestos. Asbestos, when disturbed, is a health hazard to breath. A qualified licensed asbestos testing company should assess and test as necessary, before any work is performed as fas as removal or disturbance of the material.

Recommendation

Contact a qualified professional.



3.1.2 Wall Covering, Flashing & Trim

DAMAGE

Damage to the wall covering was observed at the time of inspection. This is unsightly, and also can allow moisture to penetrate the covering and damage interior finishes of the home. A qualified licensed professional should repair and replace and seal all areas as necessary.

Recommendation

Contact a qualified siding specialist.





3.3.1 Exterior Windows

WINDOW TRIM TERMITE DAMAGE



Repair and Replace

The basement window trim was observed to show signs of termite damage. A qualified licensed pest control company should evaluate and advise as necessary for treatment.

Recommendation

Contact a qualified pest control specialist.



3.5.1 Eaves, Soffits & Fascia

SOFFIT - DAMAGED



Repair and Replace

One or more sections of the soffit are damaged. This can allow moisture or pest penetration into the home. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified roofing professional.



3.5.2 Eaves, Soffits & Fascia

FASCIA FLASHING MISSING

Areas of the aluminum flashing for the fascia are missing. This is a maintenance issue that will prevent water intrusion causing damage and rot. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.





3.5.3 Eaves, Soffits & Fascia

SOFFIT MISSING

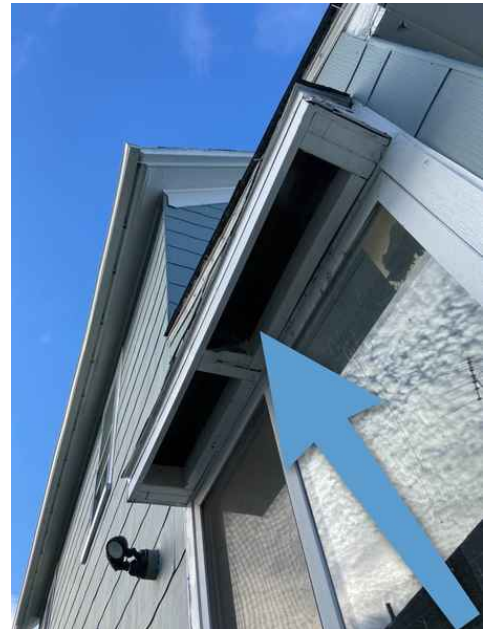


Repair and Replace

One or more sections of the soffit are missing. This can allow pest intrusion into the roof structure of the home and water penetration causing rot and damage. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified roofing professional.



3.7.1 Vegetation, Grading, Drainage & Retaining Walls



Evaluate or Monitor

PEST INTRUSION BURROW HOLES OBSERVED

Large burrow holes were observed on the exterior of the home. A qualified licensed pest control pro should evaluate and advise.

Recommendation

Contact a qualified pest control specialist.



4: INTERIOR

		IN	NI	NP	D
4.1	Ceilings	X			X
4.2	Walls	X			
4.3	Floors	X			
4.4	Steps, Stairways & Railings	X			X
4.5	Windows (representative number)	X			X
4.6	Doors (representative number)	X			X
4.7	Countertops & Cabinets (representative number)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Ceilings: Ceiling Material

Gypsum Board

Steps, Stairways & Railings: Reminder

As a reminder, please be sure keep railings secured at all times.

Countertops & Cabinets (representative number):

Cabinetry

Wood

Walls: Wall Material

Gypsum Board

Windows (representative number): Window Type

Double-hung

Countertops & Cabinets (representative number):

Countertop Material

Granite

Floors: Floor Coverings

Hardwood, Tile

Doors (representative number): Material

Hollow-Core

Maintenance

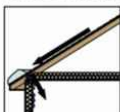
Exterior trim around doors would benefit from maintenance painting to prevent future weather deterioration of interior home materials.

Suggest keeping windows and exterior doors well caulked to prevent moisture and air intrusion to the interior.

Sources of interior water damage



heating leaks



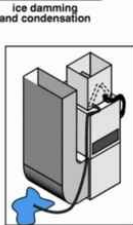
ice damming and condensation



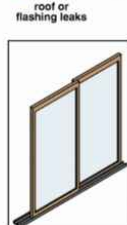
roof or flashing leaks



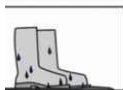
plumbing leaks



air conditioning leaks



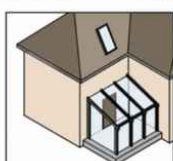
door leaks



melting snow



accidental spills



wall, window, solarium and skylight leaks

Windows (representative number): Maintenance Caulking

Suggest keeping windows well caulked to prevent moisture and air intrusion to the interior.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Deficiencies

4.1.1 Ceilings

MOISTURE DAMAGE



Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion. Recommend further examination by a qualified contractor to evaluate if this is an active leak, or the problem has been resolved. Furthermore, a qualified licensed contractor should repair and replace the damaged wall as necessary.

Recommendation

Contact a qualified professional.



4.4.1 Steps, Stairways & Railings

NO HANDRAIL

Staircases had no handrails. This is a safety hazard. A qualified licensed contractor should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified carpenter.



4.5.1 Windows (representative number)

DAMAGED

LIVING ROOM

Window was cracked. A qualified licensed professional should replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



4.5.2 Windows (representative number)

CAULKING/PAINTING

 Repair and Replace

Windows trim was in need of maintenance painting/caulking in areas. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation
Contact a qualified professional.



4.6.1 Doors (representative number)

DOOR CONTACTS GROUND

 Repair and Replace

The front entrance door when swung open makes contact with the ground and has damaged the tile/the bottom of the door. This is in need of adjusting. A qualified licensed professional should repair and replace as necessary.

Recommendation
Contact a qualified professional.



5: PLUMBING SYSTEM

		IN	NI	NP	D
5.1	Water Supply, Distribution Systems & Fixtures	X			X
5.2	Drain, Waste, & Vent Systems	X			
5.3	Hot Water Systems, Controls, Flues & Vents		X		
5.4	Fuel Storage & Distribution Systems		X		
5.5	Bathroom Toilets	X			
5.6	Sinks, Tubs & Showers	X			
5.7	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Water Source

Public


Filters

None

Water Supply, Distribution Systems & Fixtures: Main Water Shut Off Location

Basement

The main shut off is the yellow lever. This is for your information.



Water Supply, Distribution Systems & Fixtures: Distribution Material (inside home)

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material (into home)

Copper

Drain, Waste, & Vent Systems: Material

Iron, Inaccessible

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

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

Gas

Sump Pump: Location

Not Present

Water Company - Water and Sewer Line Protection Program

I recommend inquiring with the water company about there water and sewer line protection program.

Sewer Scope Recommended

It is recommended to have a sewer scope performed by a qualified licensed plumber of the main underground sewer line to ensure the condition of the main sewer line is adequate. This is not a visible or inspectable item of a home inspection, that must be done with a special camera.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford White

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

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

Hot Water Systems, Controls, Flues & Vents: Water Heater System

The Water heater Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2019 and has a life expectancy of 7-12 years.

**Bathroom Toilets: Toilets Operational**

I flushed all of the toilets. All toilets were operational at the time of inspection.

Sinks, Tubs & Showers: Homeowner's Responsibility

Please be sure to keep the bathtub and/or insert well sealed to minimize chance of leaking or moisture entry to wall and flooring materials.

Please be sure to keep the shower/shower insert well sealed to minimize chance of future water seepage to wall and flooring materials.

Please be sure to keep the sink well sealed to minimize chance of future water seepage.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Water Supply, Distribution Systems & Fixtures

LIMITATIONS

Due to finished areas and stored items, all of interior water supply and distribution could not be inspected.

Drain, Waste, & Vent Systems

LIMITATIONS

Due to finished areas and stored items, all of interior water drainage piping cannot be inspected.

Hot Water Systems, Controls, Flues & Vents

GAS SHUT OFF

The gas was shut off and I was unable to check if the water heater was operational.

Deficiencies

5.1.1 Water Supply, Distribution Systems & Fixtures

EXTERIOR SPIGOT LEAKING

The exterior spigot was leaking. This will waste water and put excessive water at the foundation exterior. A qualified licensed professional must repair and replace.

Recommendation

Contact a qualified professional.



5.3.1 Hot Water Systems, Controls, Flues & Vents

TEMPERATURE/PRESSURE RELIEF VALVE EXTENSION MISSING



Safety Hazard

The temperature/pressure relief valve (TP or TPR) lets water escape if the temperature or pressure is too high. This valve should be connected to a tube that discharges no more than six inches above floor level so hot water is not sprayed on to anyone nearby. A qualified licensed plumber should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



6: ELECTRICAL SYSTEM

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			X
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
6.3	Branch Wiring Circuits, Breakers & Fuses	X			X
6.4	Lighting Fixtures, Switches, Wiring & Receptacles	X			X
6.5	GFCI & AFCI	X			X
6.6	Smoke Detectors		X		
6.7	Carbon Monoxide Detectors		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors:
Electrical Service Conductors
 Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Shut Off
 100 AMP

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



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
 Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
 Not present

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
 Copper

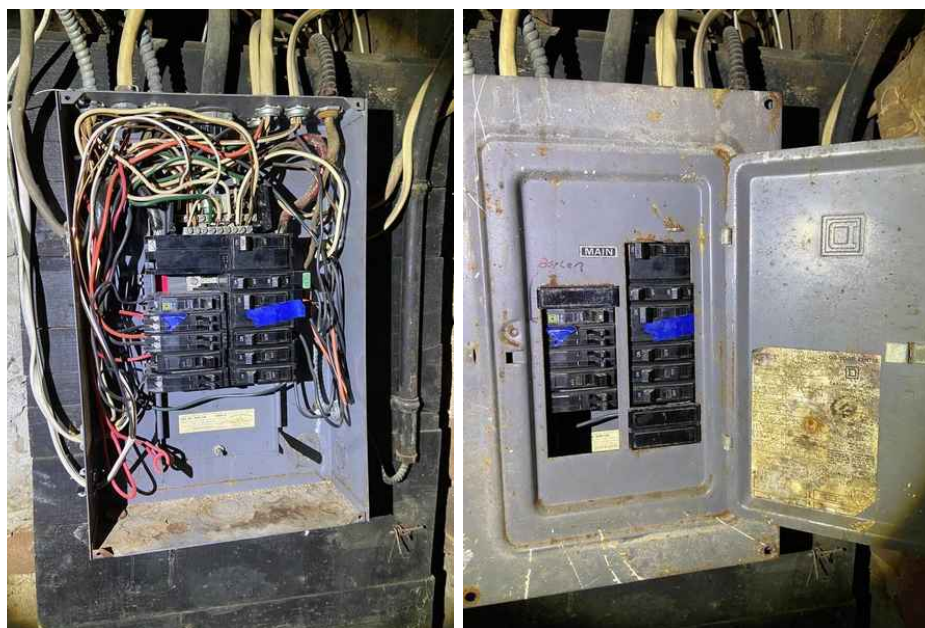
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
 Romex, BX, Non Metallic Sheathed Cable

Carbon Monoxide Detectors:
Recommend
 We also recommend a carbon monoxide detector for personal safety.

Information

There are a wide variety of electrical systems with an even greater number of components, and which any one particular system may not conform to current standards or provide the same degree of service and safety. The most significant concern about a system is the fact that the NEC, National Electrical Code is not retroactive, and therefore many residential systems do not comply with the current standards. Regardless, we are not licensed electricians and do not perform load-calculations to see if the supply meets the demand. However in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be repaired as soon as possible by a licensed electrician before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades. We may typically recommend upgrading outlets to Ground Fault Circuit Interrupters (GFCI's) which are a relatively inexpensive but essential safety feature and have been around for approximately 30 years and have been required in specific locations. Similarly, AFCI, arc fault circuit interrupters are the very latest in circuit breaker technology and have been required in all bedroom receptacles since 2002, if your home does not have them we will recommend them because there are thousands of arc fault fires each year, another simple inexpensive upgrade every home should have.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Reminder

As a reminder, please be sure to use the circuit labeling as a guide until verified.

GFCI & AFCI: Consideration

Consider installing Ground Fault Circuit Interrupters (GFCI) in outlets near water supplies.

GFCI & AFCI: Exterior Outlets Inspected

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

GFCI & AFCI: GFCI-Protection Tested

As a reminder, the GFI outlet(s) operated as intended at this location. As a result, test monthly to insure proper operation.

Smoke Detectors: Information

Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufactures guidelines. Please remember that battery operated smoke detectors should have the batteries checked periodically and replaced as needed to insure continued good operation. We also strongly suggest that you have a fire drill when moving into the house to help prepare for any emergency after moving into the house. We also recommend a carbon monoxide detector for personal safety. For additional information please visit [Smoke Detector Information](#).

Smoke Detectors: Test Before Moving In

The smoke detectors should be tested at common hallway to bedrooms upon moving in to home.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Deficiencies

6.1.1 Service Entrance Conductors

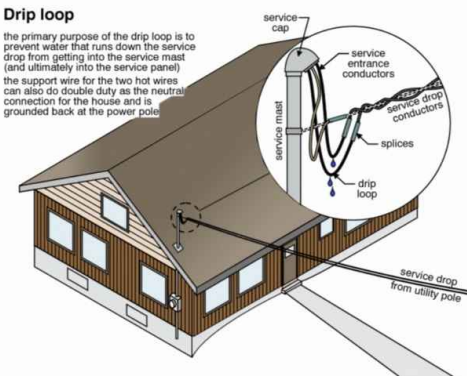
DRIP LOOP DEFECT

 Repair and Replace

No Drip Loop was observed at the service entrance suspended above. The service entrance wires should create a downward loop, to prevent moisture intrusion into the conduit, and down the electric panel. A qualified licensed electrician or the utility company should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

EMPTY BREAKER COVER MISSING

 Safety Hazard

An empty breaker slot in the main panel is missing a cover. This is a safety hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Repair and Replace

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. This is done to identify which breakers are responsible for the homes electrical power sources. A qualified licensed electrician should identify and map out locations on the panel clearly.

Recommendation

Contact a qualified electrical contractor.



6.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Safety Hazard

NO EXTERIOR GROUND WIRE OBSERVED

The ground wire was observed to be missing at the time of inspection. This is a safety issue. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.3.1 Branch Wiring Circuits, Breakers & Fuses

NEUTRAL DOUBLE TAP

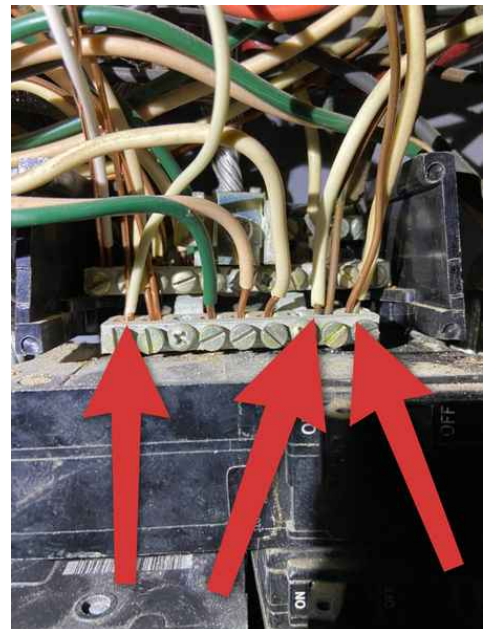
Double Tapping, or 2 wires entering one slot, was observed in the electric panel. This is a safety issue that can be dangerous. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



6.4.1 Lighting Fixtures, Switches, Wiring & Receptacles

COVER PLATE LOOSE

2ND FLOOR BATHROOM

One or more receptacles has a loose cover plate. This is a safety issue that poses a short and shock risk. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



6.4.2 Lighting Fixtures, Switches, Wiring & Receptacles

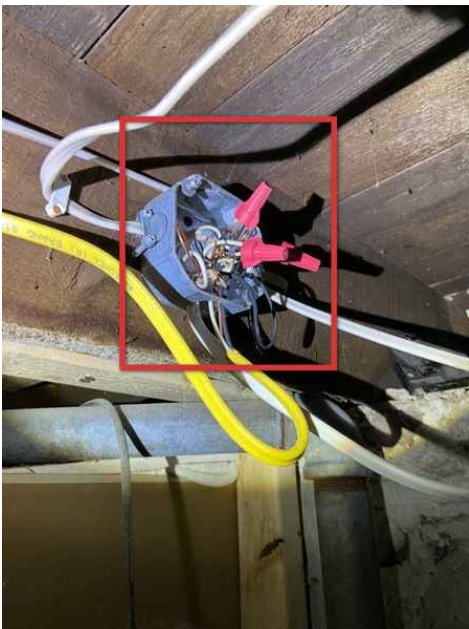
EXPOSED WIRING CONNECTIONS

BASEMENT ATTIC

Wiring connections were observed to be exposed. This can be a safety issue, and these connections should be secured in a junction box with a proper cover plate. A qualified licensed electrician should evaluate, and repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.





6.4.3 Lighting Fixtures, Switches, Wiring & Receptacles



Repair and Replace

LIGHTS INOPERABLE

The lights are not operating. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.4.4 Lighting Fixtures, Switches, Wiring & Receptacles



Safety Hazard

LOOSE RECEPTACLES

LIVING ROOM, 2ND FLOOR

Several electrical outlets are loose and not secured. This is a safety hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.4.5 Lighting Fixtures, Switches, Wiring & Receptacles

NO POWER AT RECEPTACLES

EXTERIOR, FRONT PORCH, 2ND FL BATHROOM

There was no power noted at one or more receptacles. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.4.6 Lighting Fixtures, Switches, Wiring & Receptacles

IMPROPERLY WIRED

KITCHEN

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.





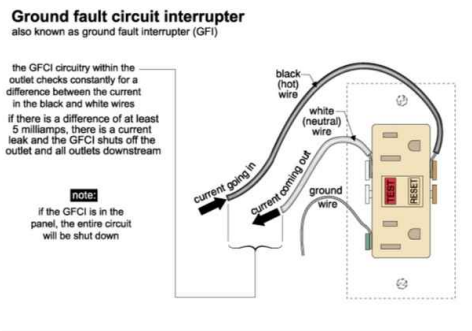
6.5.1 GFCI & AFCI

GFCI IMPROPERLY WIRED

 Safety Hazard

I observed a defect at the GFCI outlet. It was not properly wired. This is a safety hazard. A qualified licensed electrician should evaluate, repair and replace as necessary.

Recommendation
Contact a qualified electrical contractor.



7: HEATING SYSTEM

		IN	NI	NP	D
7.1	General		X		
7.2	Equipment		X		
7.3	Vents, Flues & Chimneys		X		
7.4	Normal Operating Controls		X		
7.5	Distribution Systems	X			X
7.6	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Steam Boiler, Radiators

Equipment: Electric Wall Heaters
Operational

Electric wall heater in the attic is operational at this time.

Distribution Systems: Boiler Heating Supply
Radiator

Distribution Systems: Distribution System
Insulated, Non-insulated, Piping

General: Information

It is strongly recommended that installed units are compatible for optimum performance. We are not able to verify or certify unit compatibility. Suggest having qualified HVAC/plumbing contractor evaluate and service units prior to closing.

Equipment: Unit
Force

The heating system was manufactured in 2019. The serial number is (Please see image) and model number is (Please see image) and has a 40 year life expectancy.



Equipment: Maintenance

A qualified licensed HVAC/plumbing professional should clean, service and certify the system annually.

[Here is a resource](#) on the importance of furnace maintenance.

Vents, Flues & Chimneys: Flue Piping

As a reminder, please be sure to keep furnace//boiler/water heater flue piping sealed at all times to prevent conditions conducive to backdrafting of Carbon Monoxide Gas.

Limitations

General

NO GAS METER/SERVICE

General

GENERAL LIMITATIONS

Inspection of furnace heat exchangers for the evidence of cracks or holes is beyond the SCOPE OF A GENERAL HOME INSPECTION, as this can only be done by dismantling the unit. This unit has a sealed heat exchanger which prevents us from being able to thoroughly inspect the heat chamber or interior components at this time. We suggest all heating equipment be cleaned and checked every few years to help maintain optimum performance. The inspector can not light pilot lights. Electronic air cleaners, humidifiers, and de-humidifiers are beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried is beyond the scope of this inspection. Normal service and maintenance is recommended on a yearly basis.

General

LIMITATIONS AND CONSIDERATIONS

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. We did not and can not measure/check for air flow quantity at all locations. It is recommended that qualified HVAC contractor evaluate complete system. The humidifier and electronic air cleaner were not tested and are beyond the scope of a standard home inspection. Recommend inspection by a qualified HVAC contractor to insure proper operation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Equipment

GAS SHUT OFF

The Heating system was unable to be tested due to the fact the gas was shut off.

Deficiencies

7.2.1 Equipment

EXTEND TPR VALVE PIPES TO 6 INCHES FROM FLOOR**Safety Hazard**

The Pressure Relief valves need to be extended down to at least 6 inches from the ground. This is a safety precaution if the system has a pressure issue and releases extremely hot water. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



7.5.1 Distribution Systems

VALVE DAMAGED**Repair and Replace**

One or more valves were observed to be damaged. This allows for the radiator to be opened/closed to control the heat distribution. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



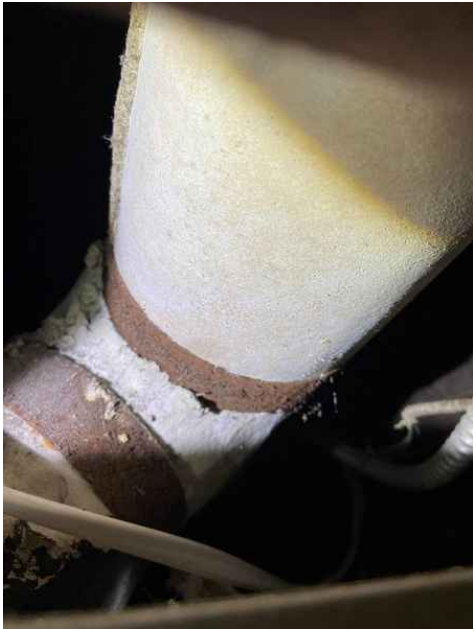
7.5.2 Distribution Systems

POSSIBLE ASBESTOS CONTAINING INSULATION ON PIPING**Safety Hazard**

Insulation of the steam heat supply piping was an older material in areas of the unfinished basement. Material of this type and age, could possibly contain asbestos, and is a health hazard when disturbed. A qualified licensed professional should remove the old insulation, and reinstate with newer modern insulation.

Recommendation

Contact a qualified professional.



8: BUILT-IN APPLIANCES

		IN	NI	NP	D
8.1	General	X			
8.2	Dishwasher			X	
8.3	Range/Oven/Cooktop		X		
8.4	Built-in Microwave	X			
8.5	Exhaust Fan			X	
8.6	Refrigerator	X			
8.7	Clothes Dryer			X	
8.8	Clothes Washer			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Built-in Microwave: Operational

The microwave was operational at the time of inspection.



Refrigerator: Operational

The refrigerator was operational at the time of the inspection.



General: Information

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connections to facilitate testing. We do not predict the lifespan of any appliances as this is beyond the scope of the inspection. Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Clothes Washer: Did Not Inspect

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Range/Oven/Cooktop

NOT PLUGGED IN AND GAS TURNED OFF AT OVEN

The oven was not plugged in and the gas was turned off



Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

Clothes Washer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

9: INSULATION & VENTILATION

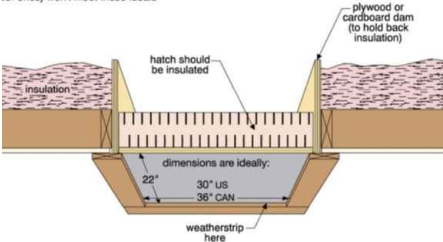
		IN	NI	NP	D
9.1	General	X			
9.2	Attic Access	X			
9.3	Attic Insulation	X			X
9.4	Insulation under floor system	X			X
9.5	Vapor Retarders (Crawlspace or Basement)	X			
9.6	Ventilation (Attic and Foundation Areas)	X			X
9.7	Venting Systems (Kitchen, Baths & Laundry)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Access: Type
Staircase

Attic access hatch
This illustration shows a good attic access hatch design. Hatches in many houses (especially older ones) won't meet these ideals.



oss
:tion

Attic Insulation: Insulation Type
Batt, Fiberglass

Insulation under floor system:
Type
Not Present

Ventilation (Attic and Foundation Areas): Ventilation Type
Windows

General: Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area. I report as in need of correction the general absence of ventilation in unfinished spaces.

Venting Systems (Kitchen, Baths & Laundry): Inspected Bath Exhaust Fans

Exhaust fan in the bathroom operational at this time. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Limitations

General
LIMITATIONS AND CONSIDERATIONS

The design of the attic, insulation, stored items, and/or access may limit the inspectors view of all the structural and mechanical components.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General

LIMITED ACCESS

Due to lack of floor boards and the design of the roof framing, not all of the roof structure, insulation and framing could be inspected. Therefore, consideration should be given to having further evaluation by a roofing contractor as deemed necessary. Pictures are representative of the readily available and accessible sections of attic at time of inspection.

General

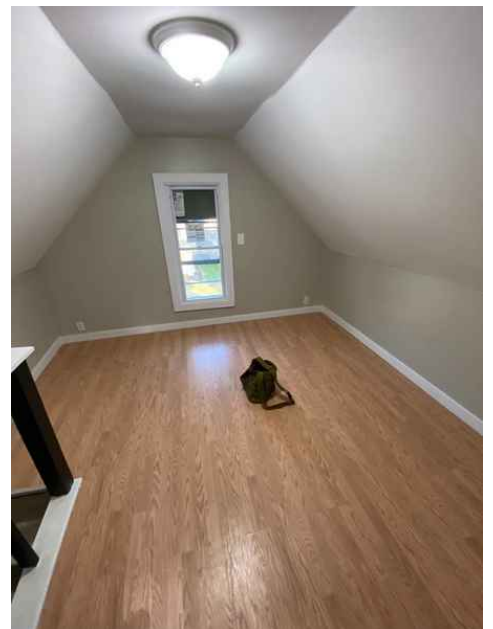
STORED PERSONAL ITEMS

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Attic Access

FINISHED SPACE

The "attic" area of the home was a finished portion of the home. I had limited access to the attic roofing structure.



Attic Access

LIMITED ACCESS

Due to lack of floor boards and the design of the roof framing, not all of the roof structure, insulation and framing could be inspected. Therefore, consideration should be given to having further evaluation by a roofing contractor as deemed necessary. Pictures are representative of the readily available and accessible sections of attic at time of inspection.

Insulation under floor system

FINISHED LIVING AREAS RESTRICTED

Finished Walls and Ceilings limited access to insulation under the flooring.

Vapor Retarders (Crawlspace or Basement)

FINISHED BASEMENT

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....). Suggest inquiring with current owners and/or local authorities of obtaining all documentation and permits that may exist. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

Ventilation (Attic and Foundation Areas)

INACCESSIBLE

I was unable to gain access deep enough into the attic due to the lack of clearance in areas.

Deficiencies

9.3.1 Attic Insulation



Repair and Replace

LOOSE INSULATION

Insulation was observed to be loose in areas of the knee wall attic. This can allow drafts and energy efficiency loss to occur. This is a maintenance item. A qualified licensed professional should secure the insulation properly, following the proper directions given on the insulation.

Recommendation

Contact a qualified insulation contractor.



9.4.1 Insulation under floor system



Repair and Replace

NOT PRESENT

Insulation is not present between rim joists and finished wall framing in the basement. This is a maintenance issue. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified insulation contractor.



9.6.1 Ventilation (Attic and Foundation Areas)

ATTIC VENTILATION INSUFFICIENT Repair and Replace

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. A qualified licensed contractor should evaluate, then repair and replace as necessary.

Recommendation

Contact a qualified insulation contractor.



10: STRUCTURAL COMPONENTS

		IN	NI	NP	D
10.1	Foundation	X			X
10.2	Basements & Crawlspaces	X			
10.3	Floor Structure	X			
10.4	Wall Structure	X			
10.5	Ceiling Structure	X			
10.6	Columns or Piers	X			
10.7	Roof Structure & Attic	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Visual

Foundation: Material

Stone

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Floor Structure

Wood

Floor Structure: Sub-floor

Plank

Wall Structure: Wall Structure

Wood, 2 x 4

Ceiling Structure: Material

Wood, Inaccessible

Wood, Concrete, Metal

Columns or Piers: Columns/Piers

Steel Lally Columns

Roof Structure & Attic: Material

Plywood, Wood



Roof Structure & Attic: Type

Gable

Foundation: Interior Foundation

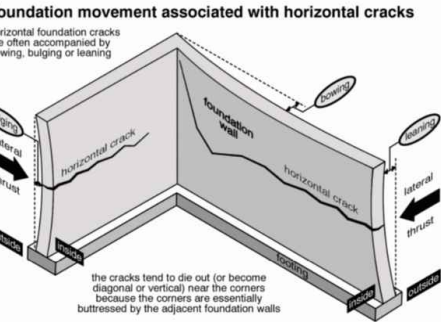
A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

Foundation: Exterior Foundation Maintenance

Please be sure to keep all typical settlement cracks in the visible areas of the exterior foundation walls well sealed to prevent moisture entry.

Foundation: Inspected

The foundation was inspected according to the Home Inspection Standards of Practice.



Basements & Crawlspaces: Basement Inspected

The basement was inspected according to the Home Inspection Standards of Practice. The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Basements & Crawlspaces: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Limitations

General
FINISHED HOME

A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates. Suggest inquiring with current owners and/or local authorities of obtaining all documentation and permits that may exist. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

General
LIMITATION

A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials.

General
LIMITATIONS

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Areas hidden from view by finished walls, ceilings, fixtures, or stored items can not be judged and are not a part of this inspection. All exterior grades should allow for surface and roof water to flow away from the foundation. In most instances floor coverings prevent recognition of cracks or settlement. Where carpeting or other floor coverings are installed, the materials and conditions of the flooring underneath can not be determined.

Basements & Crawlspaces

FINISHED BASEMENT LIMITATIONS

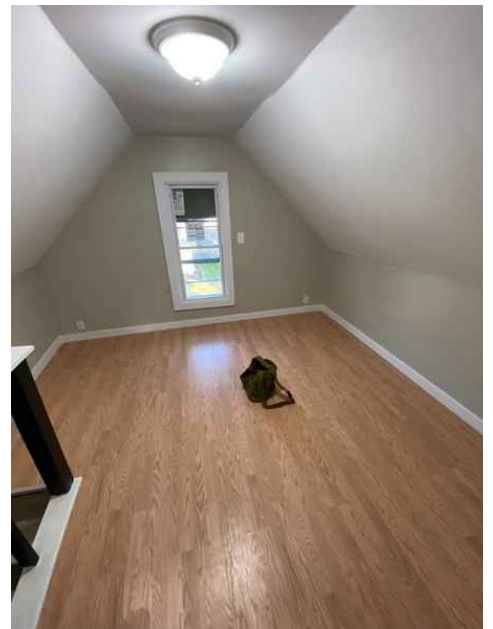
A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

The design and finished construction prevented a full visual inspection/observation of the columns, beams, and joists.

Roof Structure & Attic

FINISHED ATTIC

The attic was partially finished and I was unable to visually inspect any structural members of the roof.



Roof Structure & Attic

LIMITED ACCESS

I had limited access and was unable to move about the entire attic space due to lack of flooring and clearance.

Deficiencies

10.1.1 Foundation

FOUNDATION CRACKS

**Repair and Replace**

Cracking was noted in areas of the foundation. This is common as concrete ages and shrinkage surface cracks are normal. A qualified licensed foundation contractor should evaluate, then repair or replace as necessary.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a foundation contractor.



10.1.2 Foundation

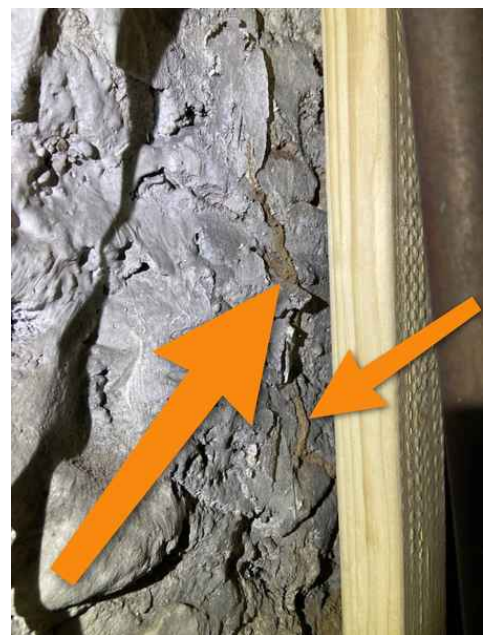
TERMITE MUD TUBES

**Evaluate or Monitor**

Termite mud tube evidence was observed on the foundation. Termites eat wood. A qualified licensed pest control pro should evaluate and advise.

Recommendation

Contact a qualified pest control specialist.



10.1.3 Foundation

SEAL OLD PENETRATIONS

Old penetrations should be sealed properly to become water tight. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



10.7.1 Roof Structure & Attic

DAMAGED NAILING STRIPS

Areas of the roof structure nailing strips were observed to be damaged. This is a maintenance issue. Monitor these areas for further damage, and repair and replace as necessary.

Recommendation

Contact a qualified professional.



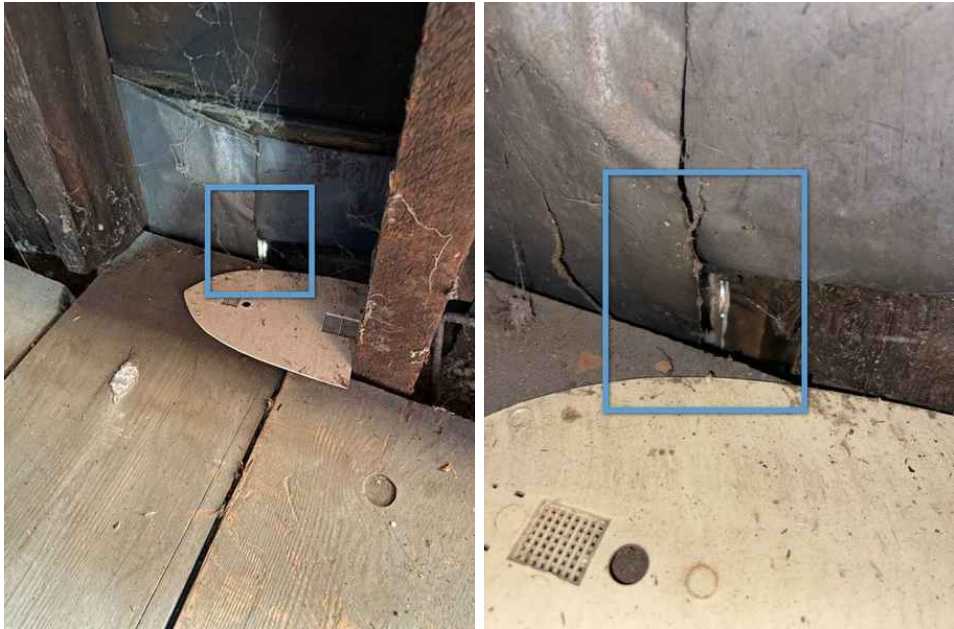
10.7.2 Roof Structure & Attic

OPEN PENETRATION

The attic had an open penetration hole to the exterior visible at the time of inspection. This can allow moisture and pest intrusion. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Roofing

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

Exterior

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

Interior

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

Plumbing System

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that

did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical System

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

Heating System

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

Built-In Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,

microwave, and
garbage disposer.

Insulation & Ventilation

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

Structural Components

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