



FOREVER HOME INSPECTION - OKLAHOMA

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<https://www.foreverhomeinspection.com>



## RESIDENTIAL REAL ESTATE INSPECTION REPORT

1234 Main St. Beggs OK 74421

Buyer Name

06/12/2021 9:00AM



Agent

Agent Name

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

## TABLE OF CONTENTS

1: Main Details	3
2: Roof	3
3: Exterior	7
4: Grounds	9
5: Foundation, Crawlspace, & Basement	9
6: Pest/WDO	10
7: Garage	11
8: Electrical	12
9: Attic & Ventilation	17
10: Plumbing	18
11: Water Heater	22
12: Cooling	23
13: Heating & Ductwork	25
14: Interior	27
15: Fireplace	30
16: Kitchen	31
17: Bathroom	32
18: Laundry	33
19: Final Checklist	34
20: How We Do Inspections	35
Standard of Practice	41

# 1: MAIN DETAILS

## Information

<b>In what year was this property built?</b> 2020	<b>Who attended this inspection?</b> Inspector, Client(s)	<b>What direction is the front of the structure facing?</b> S
<b>What were the weather conditions on the day of the inspection?</b> Overcast	<b>What was the temperature at the time of the inspection?</b> 72	<b>What type of building is the main structure?</b> Single Family
	<b>What other types of structures are present on the property?</b> None	

# 2: ROOF

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



Northwest



East



West

**Inspection Method**

From Ladder

**Roof Covering: Material**Architectural Composition  
Shingles**Roof Structure / Framing:****Structure Type**

Rafters / Ceiling Joists

**Roof Flashings: Flashing - Defined**

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

**Limitations**

Roof Covering

**INSPECTED FROM GROUND / LADDER**

The roof was inspected from ground level or from a ladder.

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 roofing contractor.

Roof Structure / Framing

**LIMITED DUE TO INSULATION**

Insulation was installed between the rafters, covering the rafters, or covering the sheathing of the roof structure. This prevented visual accessibility of these items.

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.

**Recommendations**

## 2.1.1 Roof Covering

**SHINGLES-EXPOSED NAIL HEADS**

NORTH, EAST

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

Recommendation

Contact a qualified roofing professional.



Defect - Medium Concern



North



North



East



East

## 2.1.2 Roof Covering

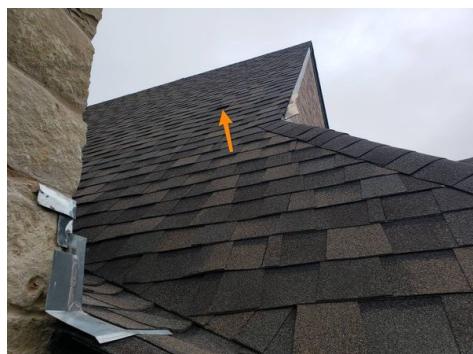
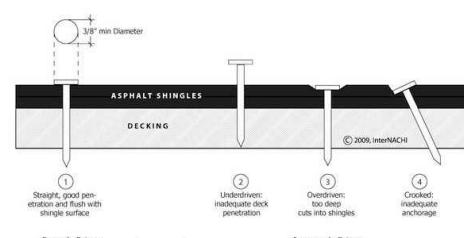
**SHINGLES-IMPROPER INSTALLATION OF FASTENERS**
- Defect - Medium Concern

NORTH, EAST, SOUTH, WEST

Fasteners were present that were, underdriven, angled, and/or overdriven. This can allow for roof leaks or for loosening of the shingles. Improper installation will also void the shingle warranty. Evaluation of the shingles is recommended by a roofing contractor with repairs or replacement made as necessary.

Recommendation

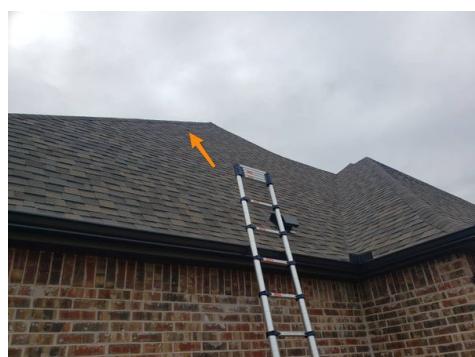
Contact a qualified roofing professional.



South



West



West



North



North



East

## 2.3.1 Roof Vents / Protrusions

**BOOT-EXPOSED NAIL HEADS**

EAST

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 roofing professional.



Defect - Medium Concern



East



East

## 2.4.1 Roof Flashings

**FLASHING-INADEQUATE**

SOUTH

Flashings were present that were installed in an improper manner, and/or the flashings were inadequate. This can allow for rainwater infiltration into areas that were intended to be protected by these flashings. An evaluation of the roof flashings with repairs made to prevent rainwater infiltration to underlying wood or into the roof structure is recommended to be conducted by a qualified roofing contractor.

Recommendation

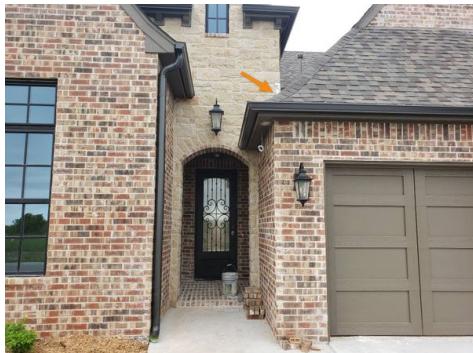
Contact a qualified roofing professional.



Defect - Medium Concern



South



South

## 3: EXTERIOR

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

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### Information

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South



Southeast



Northeast



Northwest

#### Exterior Walls & Siding Materials:

##### Siding Material

Brick & Fiberboard

## Recommendations

### 3.2.1 Exterior Windows

#### **SCREENS-MISSING/DAMAGED**

NORTH EAST SOUTH WEST

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



Maintenance Item - Low Concern

Recommendation

Contact a qualified professional.



Southeast



Northeast



West

### 3.2.2 Exterior Windows

#### **GAPS IN SEALANT**

SOUTH

Some gaps were present in the sealant around the windows. Any gaps are recommended to be sealed as needed to prevent moisture and/or insect infiltration by a qualified person.

Recommendation

Contact a qualified window repair/installation contractor.



South



South



South

## 4: GROUNDS

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

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### Information

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North



South

## 5: FOUNDATION, CRAWLSPACE, & BASEMENT

		INS	NOT	LIM	REC	HAZ
5.1	Foundation & Structure	X		X		

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### Information

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#### Foundation Type

Slab on Grade

#### Foundation & Structure:

#### Foundation Wall Material &

#### Images

Poured Concrete

#### Foundation & Structure: Subfloor Material

Not Visible

### Limitations

Foundation & Structure

#### FOUNDATION WALLS - PERIMETER NOT VISIBLE

The perimeter of the slab was not visible due to wall cladding terminating at grade.

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 foundation contractor.



East

## 6: PEST/WDO

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

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### Information

#### Accessing Your Termite Inspection (ODAFF) Report

See attached ODAFF1 report

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

#### Termite: Conducive Conditions

No

Are there any visible conditions conducive to infestation by termite?

### Limitations

Termite

#### INACCESSIBLE OR VISUALLY OBSTRUCTED AREAS

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

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

## 7: GARAGE

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

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### Information

#### Images

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#### Parking Structure Types

Garage

Attached



Garage

#### Garage Door & Hardware: Notice

##### Automatic Garage Doors:

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

##### Manual Garage Doors:

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

#### Garage Door & Hardware: Type

Sectional Door

#### Walls, Floors, Ceiling, Doors:

##### Ceiling Material

Drywall

#### Garage Safety: Garage Separation - Safety Notice

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

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

## 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				
8.5	Branch Wiring	X				
8.6	Wall Receptacles	X				
8.7	GFCI Protection	X				
8.8	Ceiling Fans & Lighting	X			X	
8.9	Detectors & Alarms	X				

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### Information

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#### 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

East

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.](#)



East



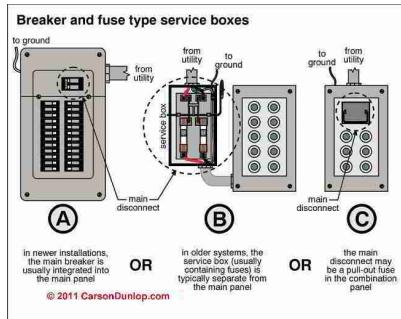
East

## Service Disconnect: Main Disconnect - Location

Garage

### Garage Service Panel

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



Garage

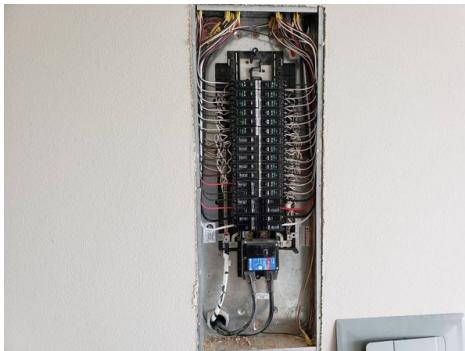
## Service Equipment / Electrical Panel: Location

Garage

Garage

## Service Equipment / Electrical Panel: Manufacturer

Eaton



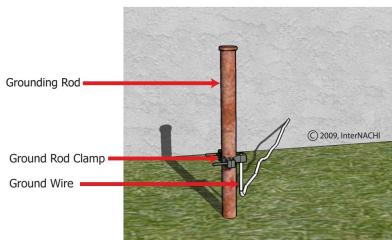
## Service Equipment / Electrical Panel: AFCI Breaker - Notice

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

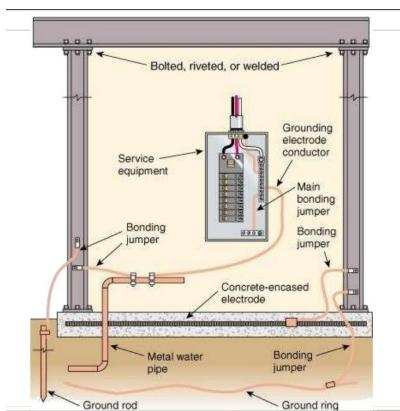


## Service Grounding / Bonding: Grounding Electrode Conductor (GEC) - Type

### 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.

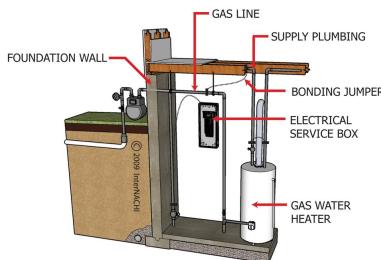


## Service Grounding / Bonding: Gas Pipe Bonding - Present

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



East

## 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

Polyvinyl Chloride (Romex-like)

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

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

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

## GFCI Protection: Appliance Notice

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

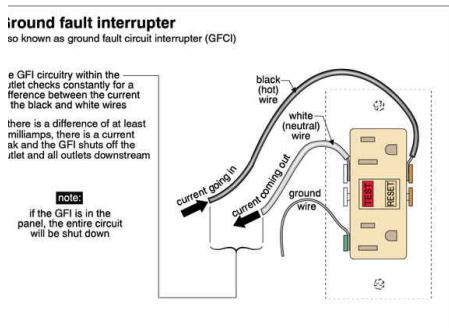
The condition of this area is excluded from this inspection.

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

## GFCI Protection: GFCI - Safety Mechanism

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

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



## Detectors & Alarms: Smoke Alarms - Notice

FHI does not inspect smoke alarms.

The condition of this area is excluded from this inspection.

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

## Detectors & Alarms: CO Detectors - Notice

FHI does not inspect CO detectors.

The condition of this area is excluded from this inspection.

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

## Recommendations

### 8.5.1 Branch Wiring

#### OPEN JUNCTION BOX

ATTIC

A junction box was found to be open at the time of inspection. This can expose live wires to insulation. Recommend evaluation and repair by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

- Defect - Medium Concern



Attic

## 8.8.1 Ceiling Fans &amp; Lighting

**MISSING GLOBE**

Maintenance Item - Low Concern

## MASTER BEDROOM

A light globe was missing on the ceiling fan. Replacement of the globe is recommended by a qualified person to prevent accidental breakage of the bulbs.

## Recommendation

Contact a qualified professional.



Master Bedroom

## 9: ATTIC & VENTILATION

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

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Attic



Attic

#### Inspection Method

Walked the Attic Where Possible

#### Attic Entrance: Attic Entrance

##### Locations

2nd Floor

#### Attic Entrance: Entrance Types

Door(s)

#### Attic Ventilation: Ventilation

##### Types

Soffit Inlet Vents

## Attic Insulation: Insulation Amount (Average)

12"+



## 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, Fiberglass  
Batts

# 10: PLUMBING

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

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HAZ = SAFETY HAZARDS

## Information

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### Images

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## Main Shut Off Valve : Location

Streetside Southeast

Streetside Southeast

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



Main Water Shut Off Valve



Southeast

## 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 like material

## Water Service Pipes: Hose Bibs - Notice

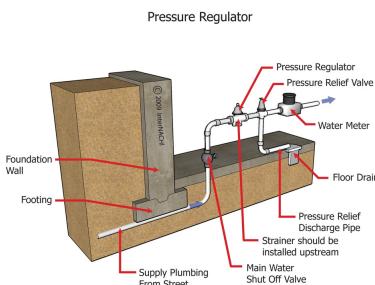
The inspection method for the hose bibs includes:

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

## Water Service Pipes: Water Pressure Regulator - Present

Unknown

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



## Water Service Pipes: Water Pressure - Notice

North

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

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



North

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

West, North

Exterior West, North



North



West

## 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**

East

East



Gas Shut Off Valve



East

**Gas Meter & Pipes: Fuel Source**  
Gas Meter**Gas Meter & Pipes: Gas Pipe - Material**  
Black Iron, CSST**Limitations**

Water Service Pipes

**GENERAL OBSTRUCTIONS**

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

The condition of this area is excluded from this inspection.

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

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

Drains, Waste &amp; Vent Lines

**GENERAL OBSTRUCTIONS**

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

The condition of this area is excluded from this inspection.

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

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

Gas Meter &amp; 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.

## 11: WATER HEATER

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

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### Information

#### Images

Garage

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#### Water Heater : Location

Garage

Garage

#### Water Heater : Type

Tank

#### Water Heater : Manufacturer

American Water Heater Company

#### Water Heater : Manufactured Year

2021

**Water Heater : Capacity**

50

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 : Energy Source**

Garage

Gas



Gas Shut Off Valve

**Water Heater : Temperature**

Not Tested

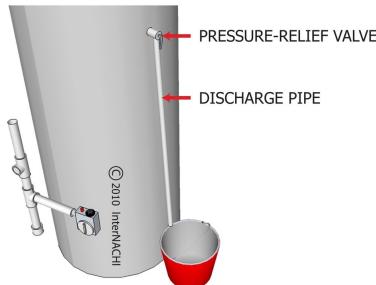
[Click here for a helpful article regarding temperature settings on water heaters.](#)**Temperature Pressure Relief Valve (TPRV): TPR Valve - Notice**

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

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

[Click here for more information.](#)

## DISCHARGE PIPE ON TPR VALVE

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

CPVC

## 12: COOLING

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

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**Information**

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### System Information: System Type

Electric Condensing Unit (Heat Pump)

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

### System Information: System

#### Brand

Lennox

### System Information: System Age

2021

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

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

### System Operation: Return Air Temperature

72



2nd Floor



1st Floor

**System Operation: Service Air Temperature**

58, 66



2nd Floor



1st Floor

**Limitations**

System Operation

**EXTERIOR TEMPERATURE - NOT TESTED**

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

The condition of this area is excluded from this inspection.

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

**13: HEATING & DUCTWORK**

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

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

**Information**

**Images**

Attic

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



Air Filter



Air Filter



CUST PART #: Y1674

**System Information: System Type**

Fan-Induced Draft

**Brand**

Lennox

**System Information: System Age**

2020

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

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

**System Information: Energy Source**

Gas



Gas Shut Off Valve



Gas Shut Off Valve

**System Information: Vent Termination Point**

Roof

**System Operation: Thermostat Locations**

1st Floor, 2nd Floor

1st Floor Hall, 2nd Floor Hall

**System Operation: Filter Locations**

Attic

Attic

## 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.



Attic

## Limitations

System Operation

### **NOT TESTED- EXTERIOR TEMPERATURE**

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

The condition of this area is excluded from this inspection.

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

## 14: INTERIOR

		INS	NOT	LIM	REC	HAZ
14.1	Interior Windows & Interior Doors	X			X	
14.2	Interior Walls & Ceiling	X				
14.3	Interior Floor Coverings	X				
14.4	Interior Stairs, Handrails, & Guardrails	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.



### **Interior Windows & Interior Doors: Window Construction**

Double Pane

### **Interior Walls & Ceiling: Cracking - Notice**

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

#### **How to proceed and what to know:**

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

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

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

### **Interior Floor Coverings: Defined**

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

## **Recommendations**

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## 14.1.1 Interior Windows &amp; Interior Doors

**DOORS - BINDING DOOR PRESENT**

2ND FLOOR LIVING ROOM, MASTER CLOSET, LAUNDRY

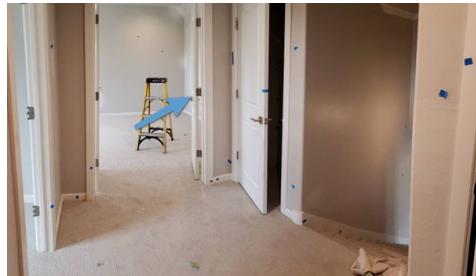
The interior door was binding / rubbing on the jamb. Adjustments or modifications as needed is recommended to be conducted by a qualified person for proper operation.

Recommendation

Contact a qualified door repair/installation contractor.



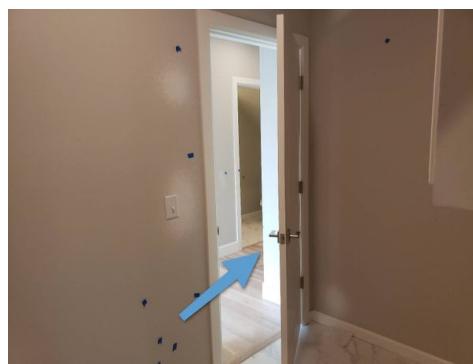
2nd Floor Living Room



2nd Floor Living Room



Master Closet



Laundry

## 14.1.2 Interior Windows &amp; Interior Doors

**DOORS - NOT LATCHING PROPERLY**

2ND FLOOR

The door was not latching properly. Adjustments or modifications as needed for proper operation is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified door repair/installation contractor.



2nd Floor Attic Access



2nd Floor Attic Access

 Maintenance Item - Low Concern

14.4.1 Interior Stairs, Handrails, &  
Guardrails

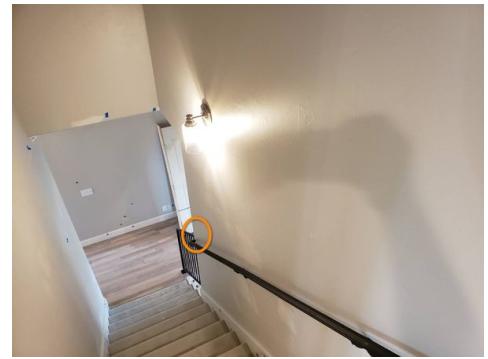
- Defect - Medium Concern

## CONTINUOUS HANDRAIL MISSING

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

Recommendation

Contact a qualified professional.



## 15: FIREPLACE

		INS	NOT	LIM	REC	HAZ
15.1	Fireplace(s)	X				

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

### Information

#### Fireplace(s): Fireplace Flue

##### Termination Point

Vent Free

#### Fireplace(s): Fireplace Information

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

#### Fireplace(s): Fireplace Location(s)

1st Floor Living Room

Living Room



**Fireplace(s): Fireplace Type(s)**

1st Floor Living Room

Vent-Free Gas Logs

**Fireplace(s): Vent Free Gas Logs Information**

1st Floor Living Room

Vent free gas logs were present. Gas log manufacturers recommend that gas fireplaces are inspected, and maintenance is performed annually. Maintenance and an evaluation of the unit is recommended to be conducted by a gas fireplace professional prior to use. There are multiple safety recommendations that should be followed when using vent free gas logs; such as only operating the unit for a few hours a day, having a window open during operation, installing carbon monoxide sensors in the area, etc. I recommend researching their use and obtaining the instruction manual from the sellers. More info can be found here:<https://www.energyvanguard.com/blog/57208/A-Ventless-Gas-Fireplace-Is-a-Liability><https://chimneysweeponline.com/hovett1.htm><http://www.abe.iastate.edu/extension-and-outreach/carbon-monoxide-poisoning/unvented-gas-space-heating-appliances-aen-204/>

## 16: KITCHEN

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

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, Wall Oven,  
Built-in Microwave

**Kitchen Appliances: Range Energy Source**

Gas

**Kitchen Appliances: Wall Oven  
Energy Source**

Gas

**Exhaust Fan: Type**

Over the Range Vented - Exterior



## 17: BATHROOM

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

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

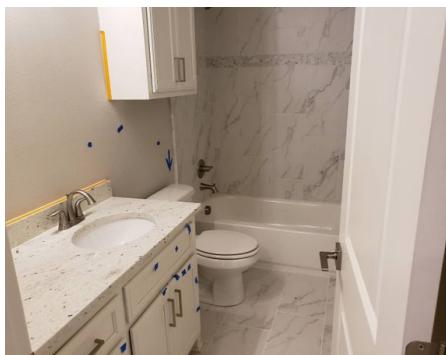
REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

## Information

## Images

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



## Ventilation: Sources

Ventilation Fan(s)

# 18: LAUNDRY

		INS	NOT	LIM	REC	HAZ
18.1	Cabinets & Countertops	X				
18.2	Sink & Hardware (Above Countertop)	X				
18.3	Sink & Hardware (Below Countertop)	X				
18.4	Washing Machine Hook-Ups	X				
18.5	Dryer's Hook-Ups & Ventilation	X				

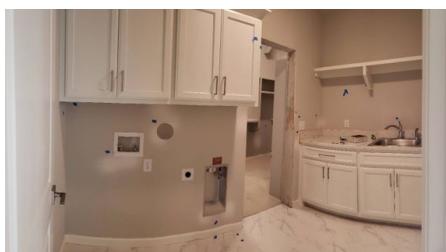
INS = INSPECTED    NOT = NOT INSPECTED    LIM = LIMITATIONS    REC = RECOMMENDATIONS    HAZ = SAFETY HAZARDS

## Information

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### 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.

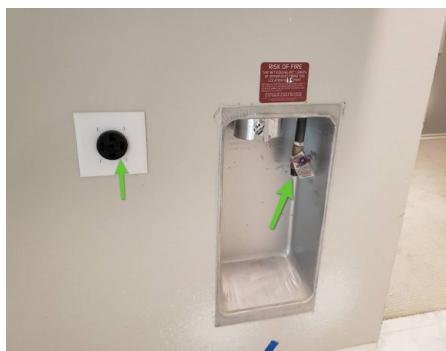
- This inspection should be viewed as a limited inspection of visual portions only.
- If a more thorough inspection is needed, consult an electrician, or a plumber.



## **Dryer's Hook-Ups & Ventilation:**

### **Energy Source**

Electric, Gas



Electric & Gas

## **Dryer's Hook-Ups & Ventilation: Notice**

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

The condition of this area is excluded from this inspection.

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

## 19: FINAL CHECKLIST

### **Information**

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

Yes

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

Yes

**Confirmation that all lights were left as found upon arrival.**

Yes

**Photo confirmation of HVAC thermostat setting upon exit.**



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

No

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

Other 3rd Party Contractors

**The referenced entry points were found unlocked / open upon the inspector's arrival.**

Garage Door, Front Door,  
Overhead Garage Door

## 20: HOW WE DO INSPECTIONS

### Information

## **Terms and Definitions:**

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

### **What is an inspection?**

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

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

### **What is the purpose of a home inspection report?**

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

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

### **How to read a home inspection report.**

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

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

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



Maintenance  
Item - Low  
Concern



Defect - Medium  
Concern



Safety Hazard -  
High Concern

### **What is inspected?**

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

### **What is a limitation?**

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

### **What is a defect?**

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

### **What an inspection IS NOT:**

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

## **Further Evaluation Defined:**

### **Home inspectors always recommend further evaluation, why?**

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

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

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

### **What to expect from a further evaluation?**

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

## **Thermal Imaging:**

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

#### **First, what is a thermography?**

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

#### **Thermography is used to determine:**

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

#### **Forever Home Inspection DOES use thermography.**

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

## Moisture Meter:

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

#### First, what is a moisture meter?

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

#### Moisture meters are used to determine:

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

#### Forever Home Inspection DOES use moisture meters.

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

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

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

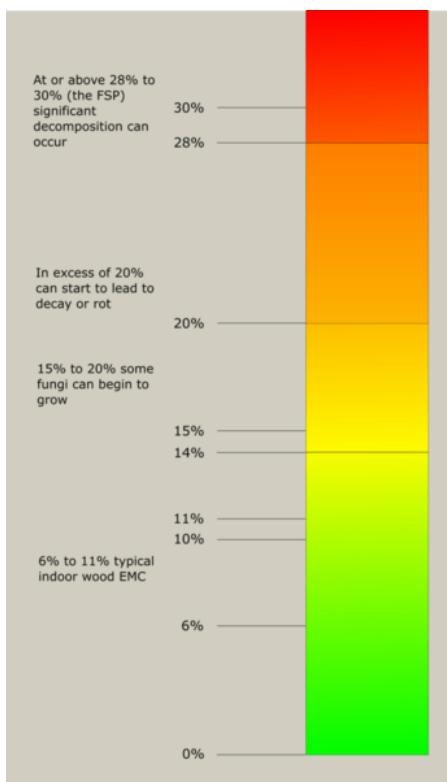
#### Rule of thumb reading are as follows:

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

**20-26%** - Wood decay has begun.

**27%+** - Wood decay rapidly accelerates.

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



**Inspection Exclusions:**

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

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

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

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

**A home inspector will not inspect:**

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

**Home inspectors will not:**

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

## **Post TRR Re-Inspections:**

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

### **First, what is a re-inspection?**

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

### **Why we do NOT perform Post TRR Re-inspections:**

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

## **3rd Party Notice:**

### **Notice to third parties:**

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

# STANDARDS OF PRACTICE

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## **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.

### **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 3.2. 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.

### **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.

## **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.**

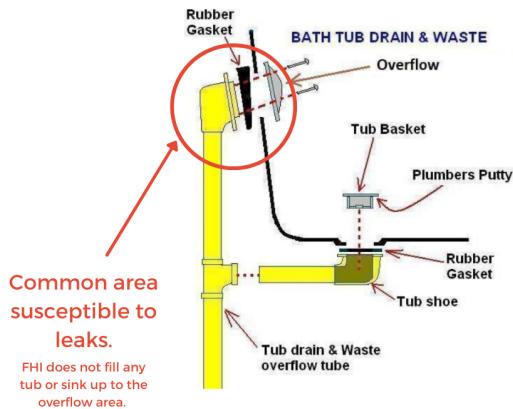
The condition of this area is excluded from this inspection.

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