



TF HOME INSPECTION

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<https://www.tfhomeinspection.com>



HALSTEAD
REAL ESTATE

TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name

11/14/2020 9:00AM



Inspector
Thomas Filippone

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TF Home Inspection

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- ⚠ 6.3.1 Electrical System - Branch Wiring Circuits, Breakers & Fuses: Tripped Breaker
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- 🔑 7.2.1 Heating / Central Air Conditioning - Equipment: Condensate Tube Damaged/Disconnected
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- 🔧 11.2.1 Structural Components - Basements & Crawlspaces: Moisture Intrusion
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- 🔧 12.1.1 Garage - General: Window Crank Missing
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- ⚠ 12.5.1 Garage - Ceiling, Walls & Firewalls in Garage: Opening in Drywall Defect
- 🔧 13.2.1 Fireplace - Vents, Flues & Chimneys: Chimney Liner Dirty

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent, Home Owner

Occupancy

Furnished, Occupied

Services

WDI/WDO (Termite) Inspection, Radon Test

Style

Custom Estate

Type of Building

Detached, Single Family

Home Faces

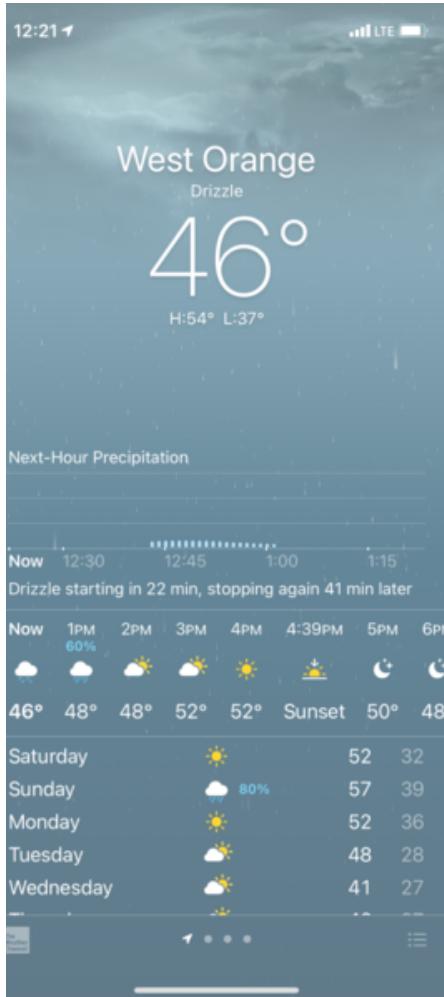
Northwest

**Temperature (approximate)**

46 Fahrenheit (F)

Weather Conditions

Cloudy, Rain



Limitations

General

CLUTTERED CONDITIONS

The home at the time of the inspection was observed to be excessively cluttered on the first floor. This was a limitation to my 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			
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

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

Information

Inspection Method

Drone



Roof Type/Style

Combination

Coverings: Roof Coverings Age

10-15 years

Roof Drainage Systems: Gutter Material

Aluminum



Flashings: Material

Aluminum

Coverings: Material

Asphalt, Rubber Membrane



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

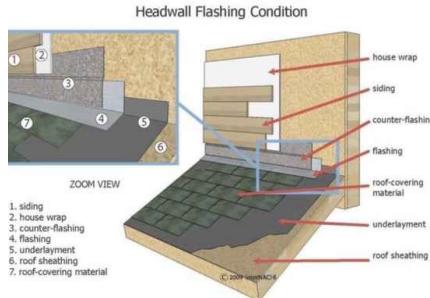
Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

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: Chimney (Exterior)

Metal Flue Pipe, Masonry



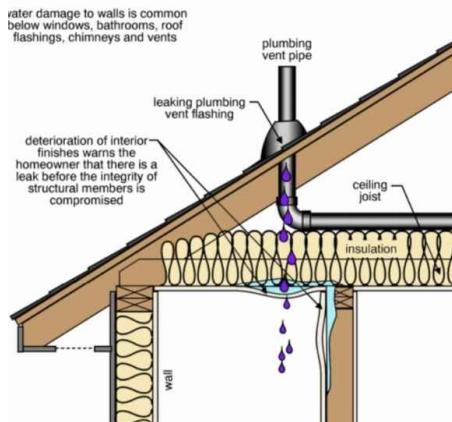
Skylights, Chimneys & Other Roof Penetrations: Maintenance Caulking around Chimney Flashing

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.

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

2.2.1 Roof Drainage Systems



Repair and Replace

EXTEND DOWNSPOUTS TO LOWER GUTTERS

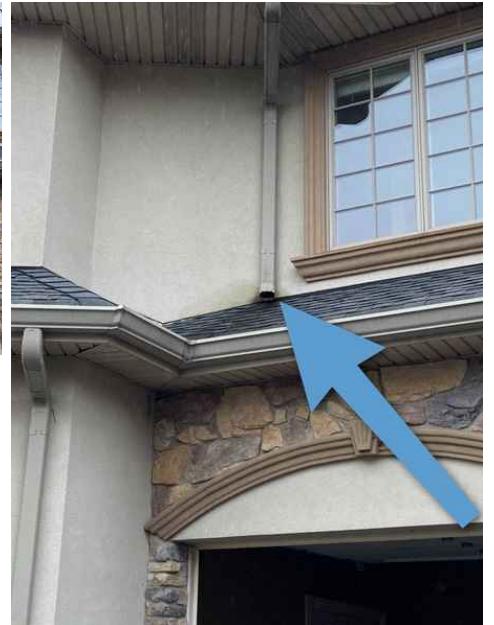
I recommend continuing the downspout into the lower gutter. Always try to alleviate discharge onto lower roof when possible. Without these extensions, excess water can damage the roofing materials, causing penetration of water, and damage to the home. A qualified licensed professional should install downspouts to lower gutters.

Recommendation

Contact a qualified gutter contractor

Downspout running across roof
Installing a downspout from the secondary roof to the main gutter below helps prevent localized roof wear.





2.2.2 Roof Drainage Systems

GUTTER LEAKAGE

Moisture staining was observed on the stucco below the gutter. Water could have been draining off the balcony behind the gutter or leaking from the gutter. Regardless this should be repaired so water is not damaging the eiffs stucco. A qualified licensed contractor should repair and replace as necessary.

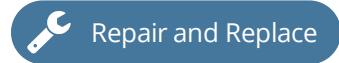


Recommendation

Contact a qualified gutter contractor



2.2.3 Roof Drainage Systems

WATER STAINS UNDER GUTTER

Water stains and high moisture levels were observed on the bottom side of the gutter/ underneath roof coverings. Moss was also observed along the roof wall intersection due to the high level of moisture. The gutter here needs to be extended down to the lower gutter by a qualified licensed roofer.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

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

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

Information

Inspection Method

Visual

Wall Covering, Flashing & Trim:

Material

Stone Veneer, EIFS Stucco

Walkways, Patios & Driveways:

Driveway Material

Asphalt

Walkways, Patios & Driveways:

Patio

Pavers

Decks, Balconies, Stoops,

Porches, Railings & Steps:

Appurtenance

Balcony, Patio

Decks, Balconies, Stoops,

Porches, Railings & Steps:

Material

Masonry

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: Exterior Entry Door

Single Pane, Wood, Glass Sliding



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



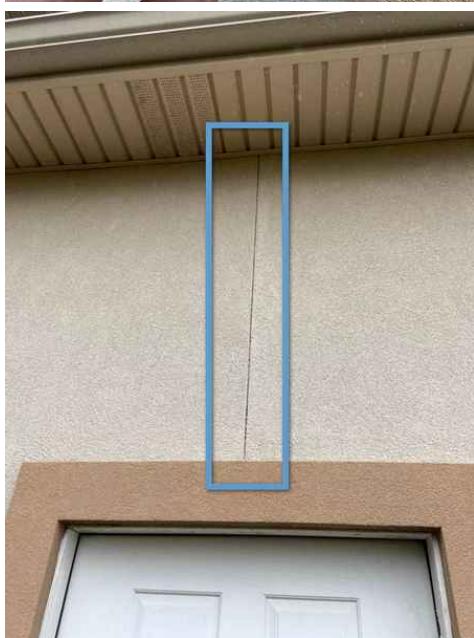
EIFS STUCCO SEALING

The property appears to have an EIFS Stucco system, which requires weather tight sealing to avoid moisture penetrating the material. All seams and edges need to be well sealed, and any damaged cracks must be sealed and repaired to prevent moisture intrusion. A qualified licensed EIFS stucco inspector/professional should evaluate and advise on repair.

Recommendation

Contact a stucco repair contractor







3.4.1 Walkways, Patios & Driveways

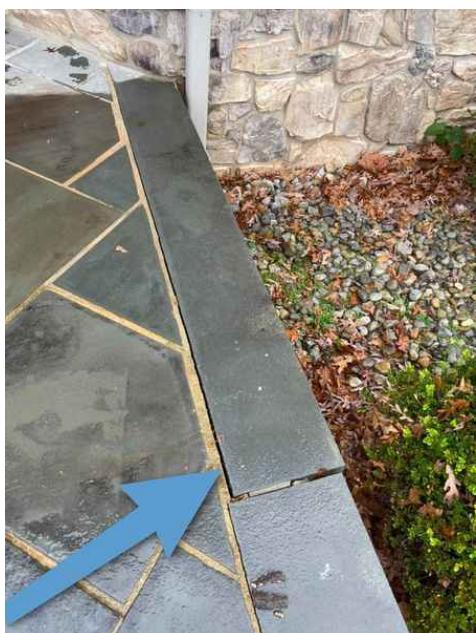
LOOSE PAVER BLOCKS



The paver patio was observed to have paver end caps that had separated and the mortar joints have deteriorated, which can allow moisture penetration and further deterioration. This is a trip hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified masonry professional.





3.5.1 Eaves, Soffits & Fascia

WASP/BEES NESTS

Wasp nests were visible on areas of the exterior wall coverings. A qualified licensed exterminator should evaluate and remove.

Recommendation

Contact a qualified pest control specialist.





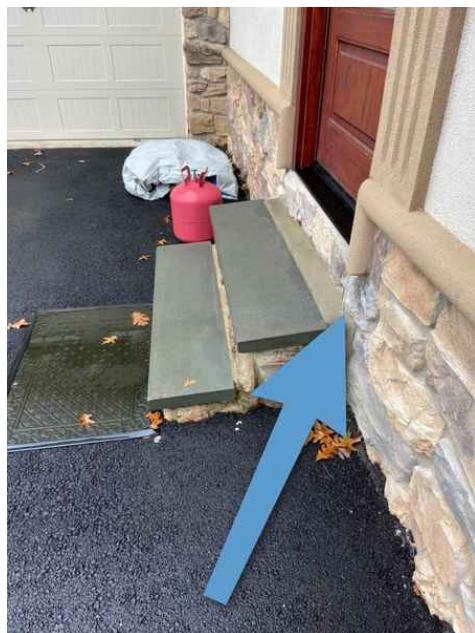
3.6.1 Decks, Balconies, Stoops, Porches, Railings & Steps

STEPS - SETTLEMENT/POSSIBLE NO FOOTING

The steps were observed to have settled and pulled away from the home. The area where the steps meets the home has been sealed however further settlement and cracking continues. This may be due to improper footing support under the steps. A qualified licensed mason should repair and replace as necessary.

Recommendation

Contact a qualified masonry professional.



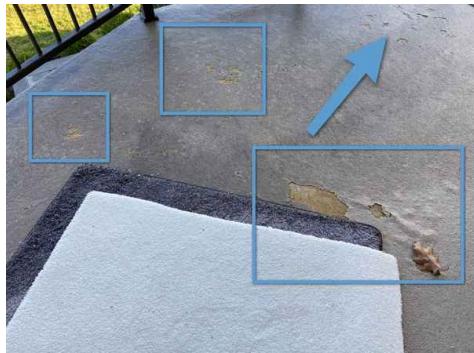
3.6.2 Decks, Balconies, Stoops, Porches, Railings & Steps

BALCONY FLOOR SURFACE PEELING/DETERIORATING

The floor surface of the master bedroom balcony was observed to be peeling and deteriorating. This helps shield off water and creates weather tight conditions to protect interior finishes. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

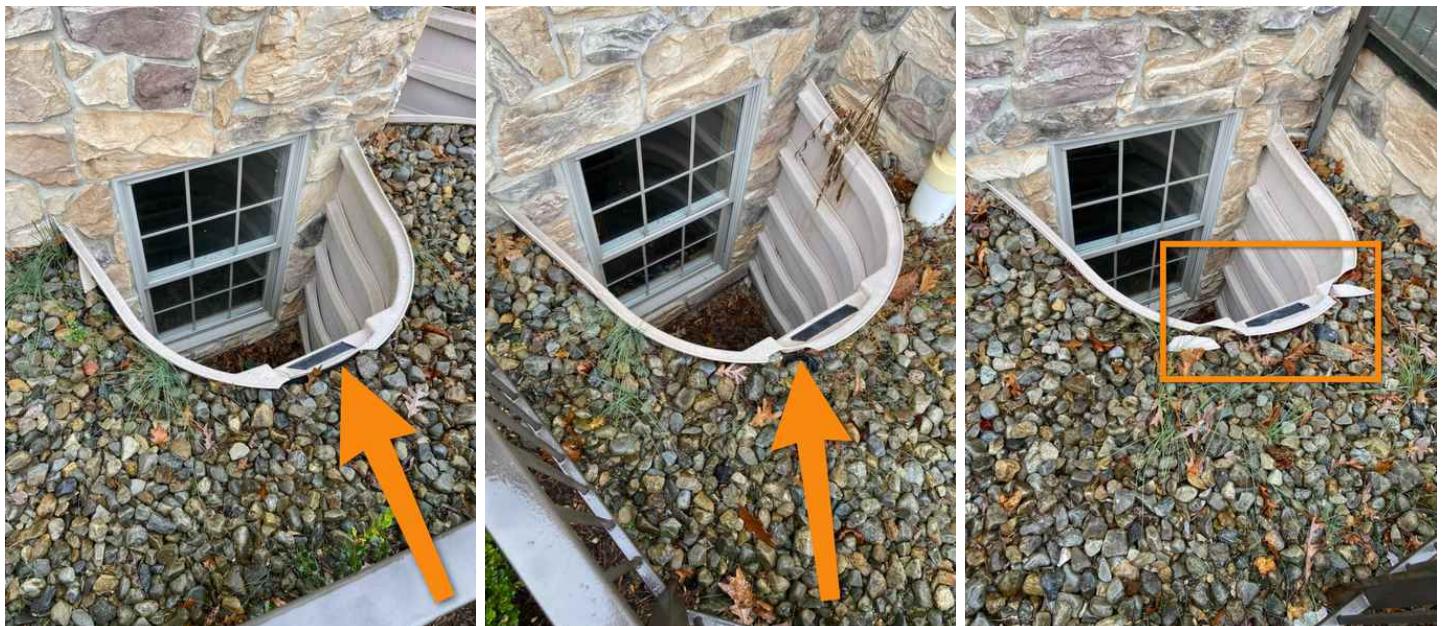
WINDOW WELLS DAMAGED

The window wells were observed to have minor damage. This is a cosmetic issue. These areas should be monitored for any future damage.

Recommendation

Recommend monitoring.

Evaluate or Monitor



4: INTERIOR

		IN	NI	NP	D
4.1	Ceilings	X			X
4.2	Walls	X			X
4.3	Floors	X			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			X

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

Information

Ceilings: Ceiling Material

Gypsum Board

Walls: Wall Material

Gypsum Board

Floors: Floor Coverings

Carpet, Hardwood, Tile

Steps, Stairways & Railings: Reminder

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

Windows (representative number): Window Manufacturer

Unknown

Windows (representative number): Window Type

Casement, Double-hung

Doors (representative number): Material

Solid Wood

Countertops & Cabinets (representative number): Cabinetry

Wood

Countertops & Cabinets (representative number): Countertop Material

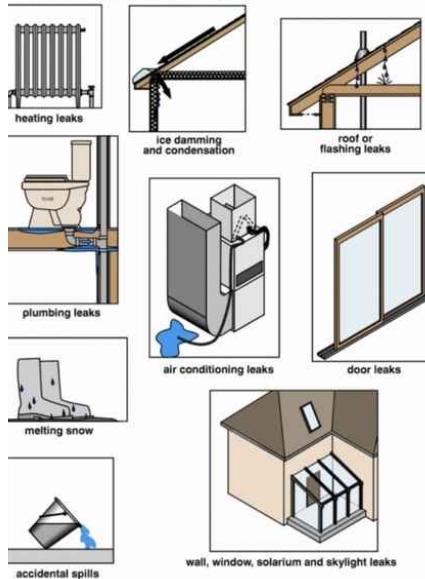
Granite

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



Windows (representative number): Maintenance Caulking

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

Limitations

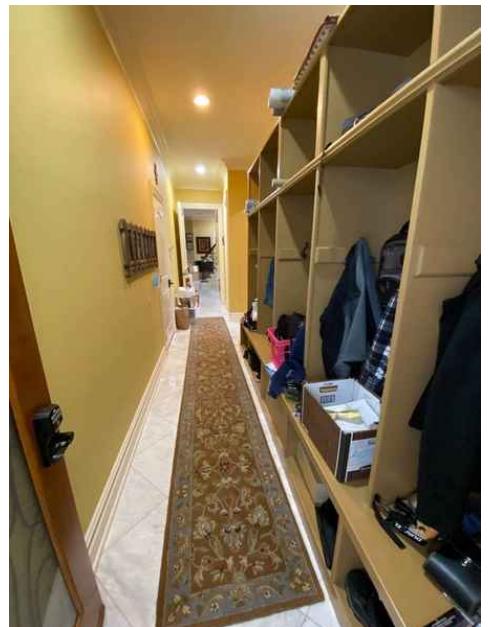
General

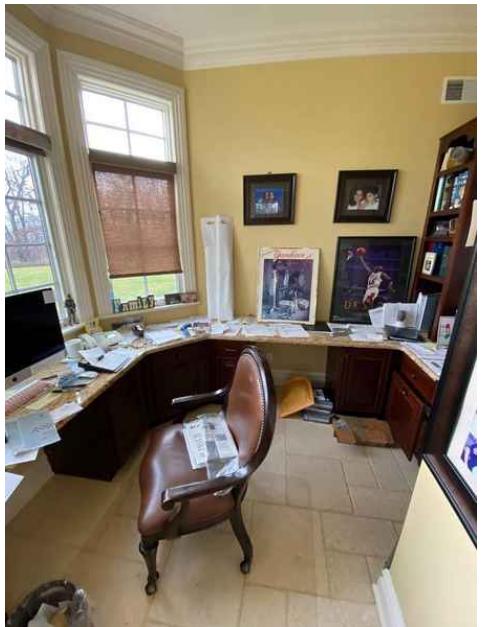
LIMITATIONS AND CONSIDERATIONS

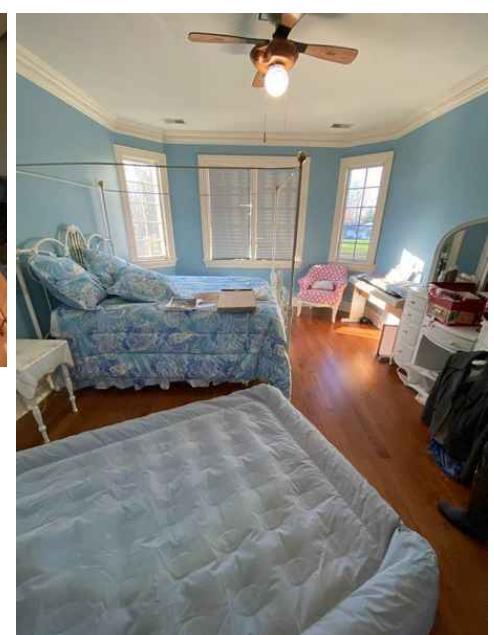
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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.











General

STORED PERSONAL ITEMS

A large amount of stored personal items limited my visible access.

Countertops & Cabinets (representative number)

STORED PERSONAL ITEMS

Stored personal items on counters and within cabinets limited my inspection of these areas.

Deficiencies

4.1.1 Ceilings



Evaluate or Monitor

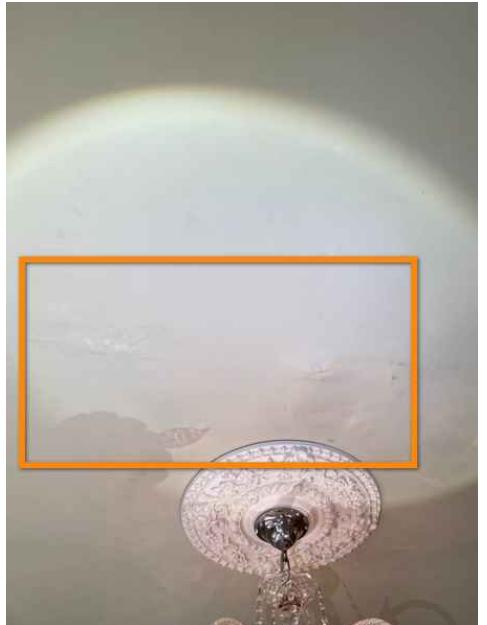
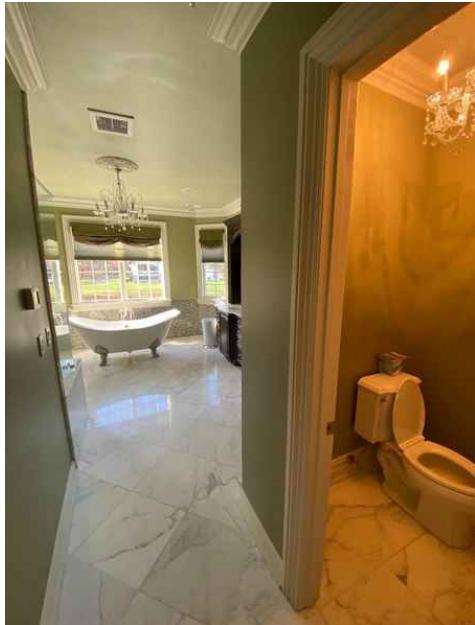
MOISTURE DAMAGE

2ND FLOOR BATHROOM

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.



4.1.2 Ceilings

ROOF LEAK DAMAGE



Stains on the ceiling/wall appear to be the result of roof leaks. The source of leakage appears to have been corrected, and the areas were dry. A qualified licensed contractor should evaluate, repair and replace the damaged finishes as necessary.

Recommendation

Contact a qualified professional.





4.1.3 Ceilings

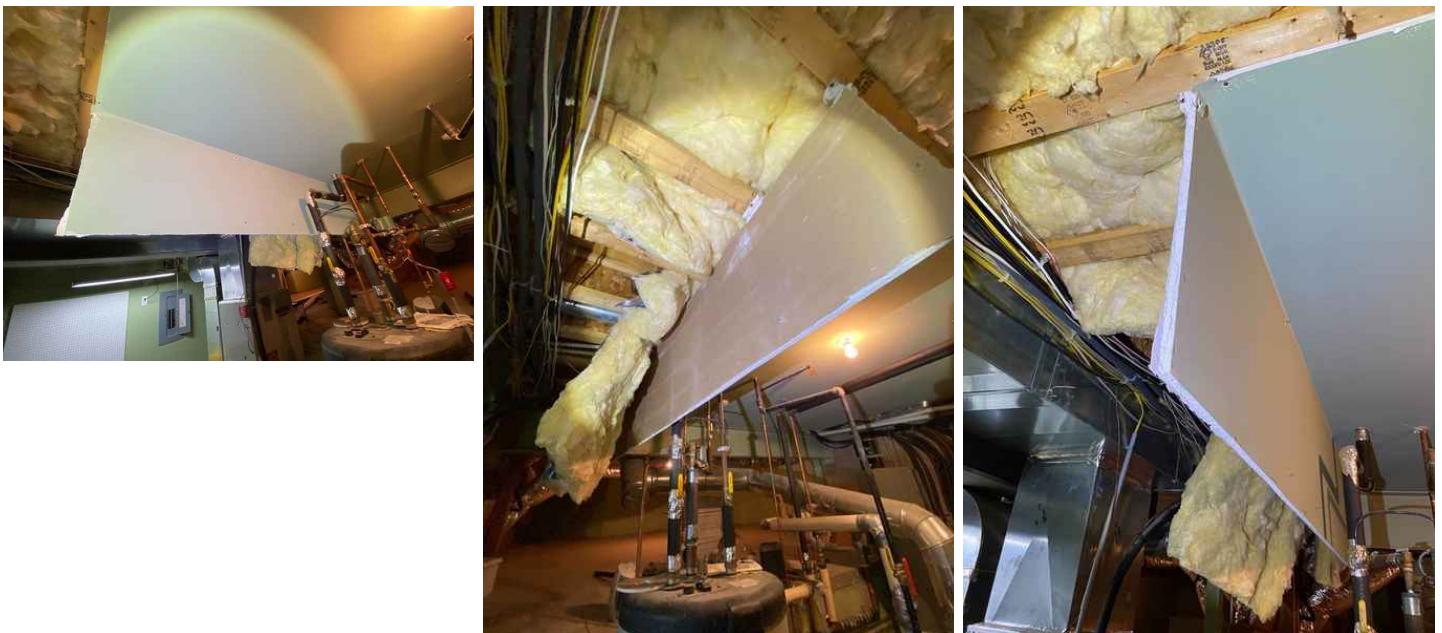
DAMAGED DRYWALL



Ceiling drywall in the utility room was observed to be damaged. A qualified licensed carpenter should repair and replace.

Recommendation

Contact a qualified drywall contractor.



4.2.1 Walls

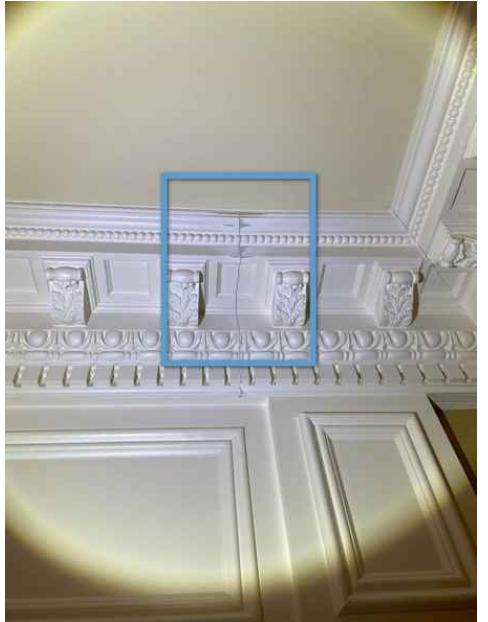
AREAS IN NEED OF PATCHING/PAINTING



There were areas on the walls noted in the home in need of painting/patching. This is a cosmetic issue. A qualified licensed professional should paint and patch any areas in need and as necessary.

Recommendation

Contact a qualified carpenter.



4.2.2 Walls

DAMAGED

The walls in the basement were damaged. This is a maintenance issue. A qualified licensed carpenter should repair and replace as necessary.

Recommendation

Contact a qualified carpenter.





4.2.3 Walls

EXPECTED SETTLEMENT

Evaluate or Monitor

As expected for a house of this age, normal settlement cracks and cosmetic damage were observed. This is a cosmetic issue. Suggest monitoring and repairing as deemed as necessary.

Recommendation

Contact a qualified professional.



4.3.1 Floors

PAINT STREAKS

ATTIC

Floors in the home exhibited some spilled paint streaks. This is a cosmetic issue. A qualified licensed flooring contractor should evaluate and repair/replace as necessary.

Recommendation

Contact a qualified flooring contractor



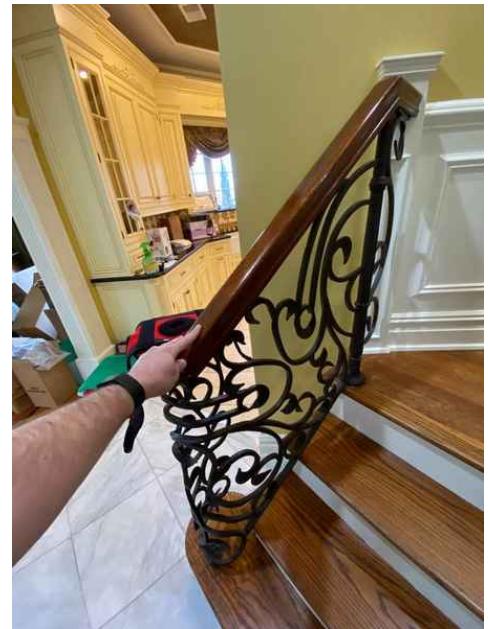
4.4.1 Steps, Stairways & Railings

LOOSE RAILING

Handrail was loose at the time of the inspection. This could pose a safety hazard which can cause an injury. A qualified licensed contractor should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified professional.



4.5.1 Windows (representative number)

MOISTURE INTRUSION AT WINDOW**BASEMENT**

Moisture intrusion evidence was observed at the window. This can lead to damage of interior structure and finishes. Window wells were observed to have drainage now installed, and it was raining at the time of inspection, and the area was dry. These areas should be monitored for any future moisture intrusion.

Recommendation

Recommend monitoring.



4.5.2 Windows (representative number)

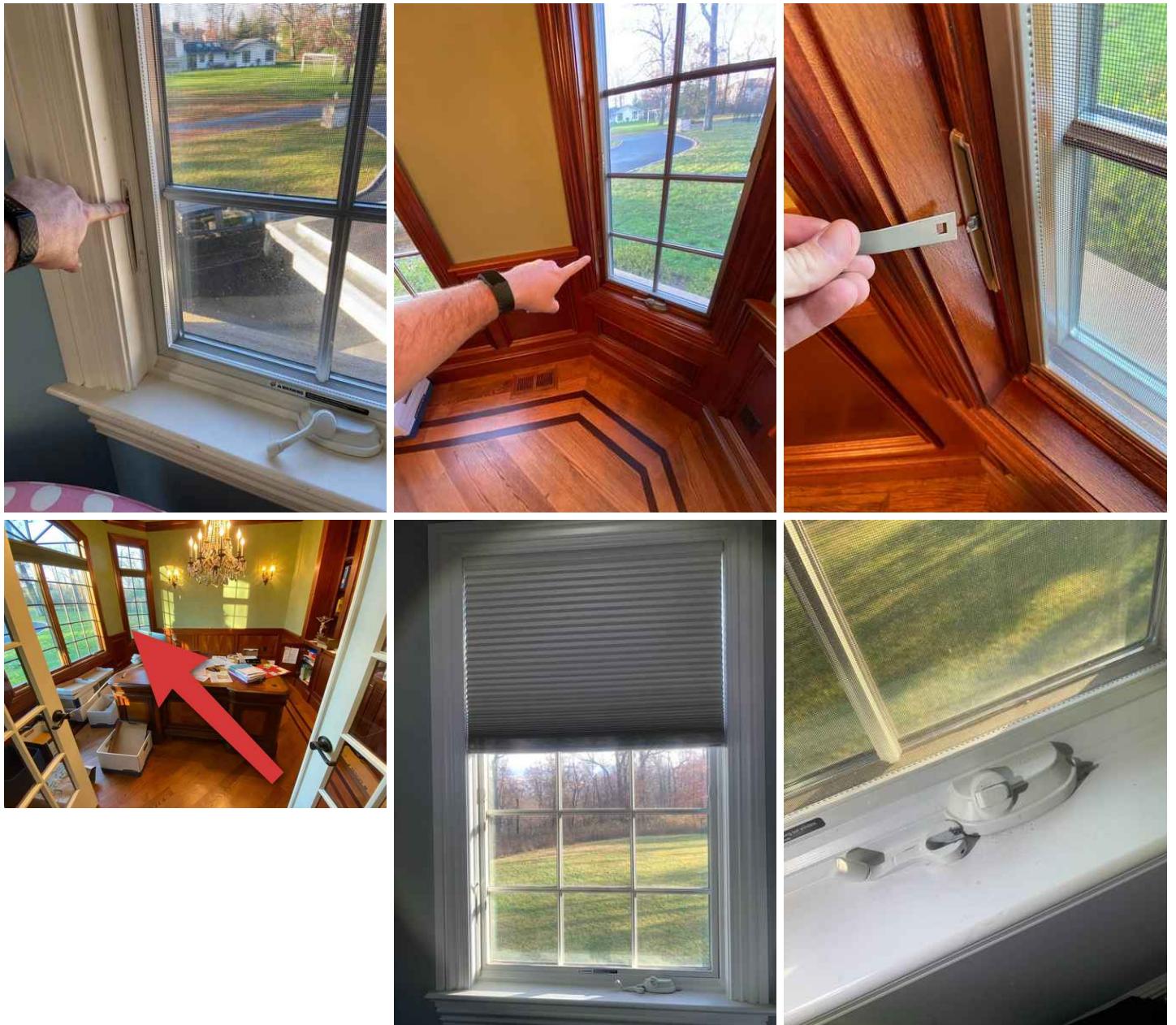
MISSING/DAMAGED WINDOW LOCKS/CRANKS

Two windows have damaged and/or missing locking mechanisms. The casement window in the 2nd floor bedroom also had a detached crank. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.





4.5.3 Windows (representative number)

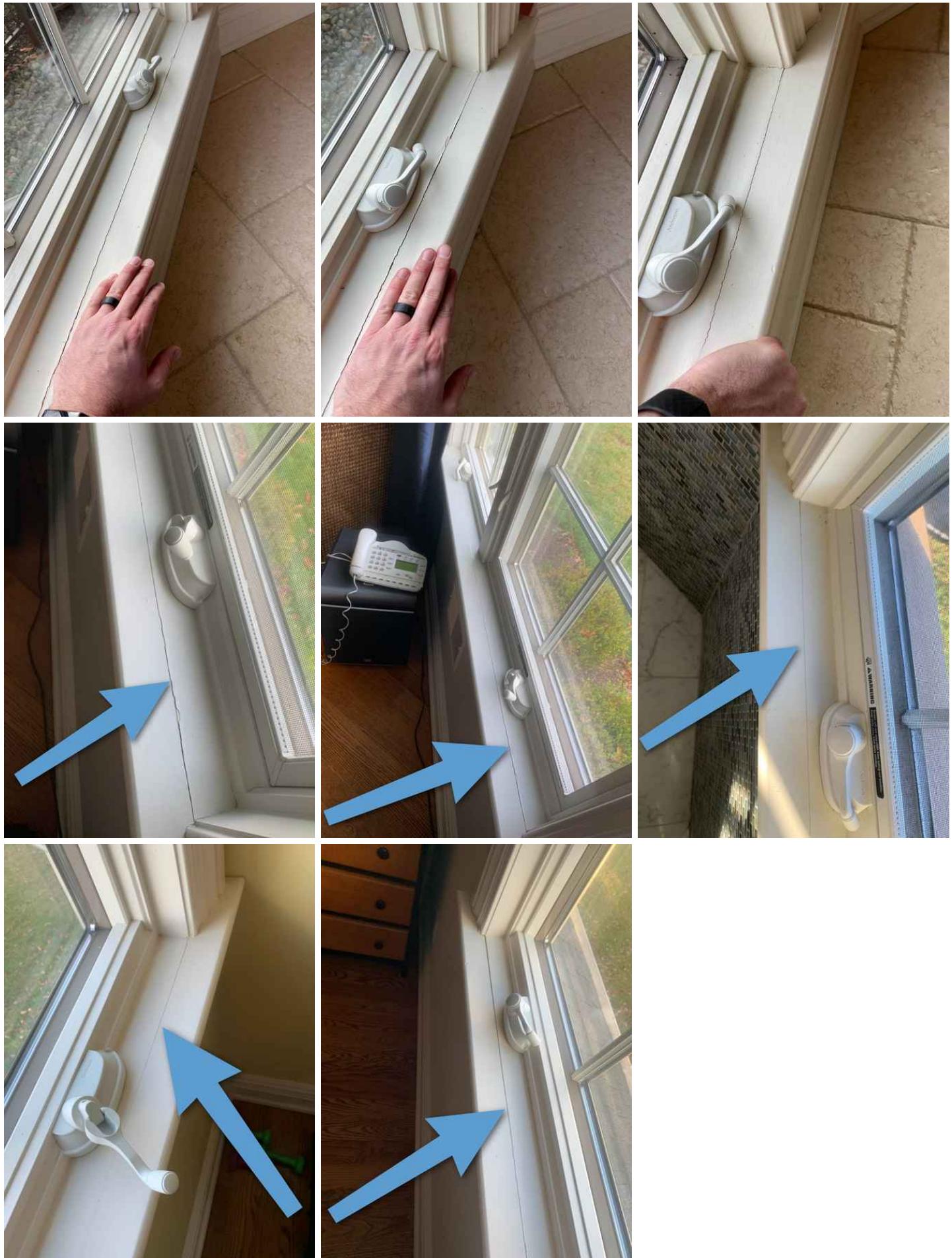
DAMAGED WINDOW TRIMS

Window trims were observed to be damaged on multiple windows throughout the home. This is a maintenance issue. A qualified licensed professional should repair and replace the trim as necessary.

Recommendation

Contact a qualified professional.

Repair and Replace



4.5.4 Windows (representative number)

WINDOW DOES NOT SHUT FULLY

A basement window top sash was observed to not shut fully, which left a draft coming into the home. This is in need of adjustment. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



4.6.1 Doors (representative number)

DOOR CONTACTS GROUND

1ST FLOOR HALLWAY

The door when swung open makes contact with the ground. This is in need of adjusting. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



4.6.2 Doors (representative number)

DOOR DAMAGED AND DISCONNECTED

ATTIC

The door is damaged. This is a maintenance item. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.

 Repair and Replace

4.6.3 Doors (representative number)

DOOR HARDWARE MISSING

The door hardware is missing at the time of the inspection. The door leads to the four car garage. This is a safety hazard if the door becomes locked. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.

 Safety Hazard

4.6.4 Doors (representative number)

DOOR DOESN'T LATCH

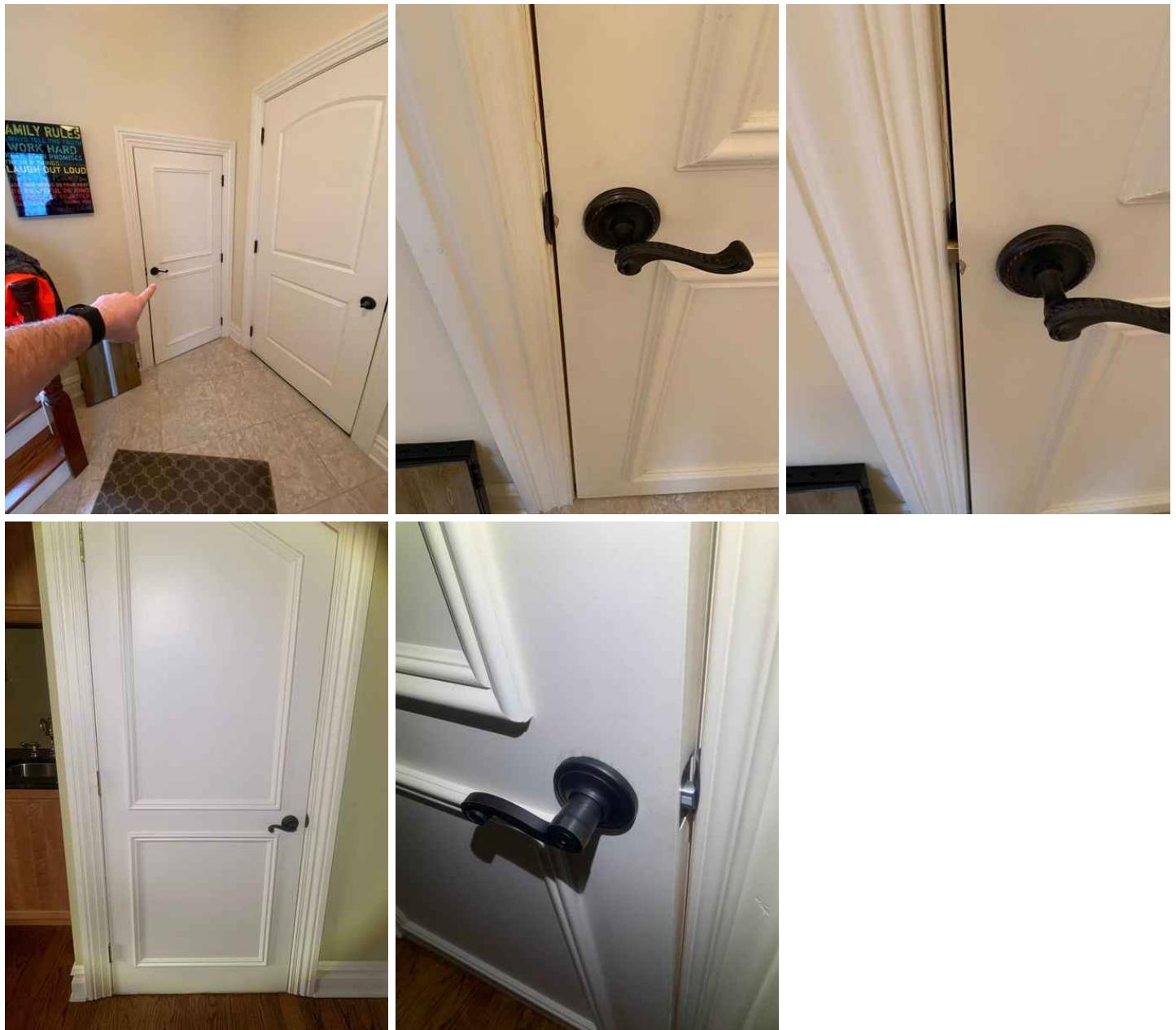
GARAGE ENTRANCE HALLWAY & ATTIC

 Repair and Replace

The door was observed to not latch properly. This is a maintenance issue. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.



4.6.5 Doors (representative number)

MARKINGS ON FRONT DOOR

Markings were observed on the front door. This is a cosmetic issue. A qualified licensed professional should repair.

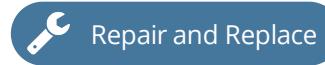
Recommendation

Contact a qualified professional.





4.7.1 Countertops & Cabinets (representative number)



CABINETS DAMAGED

KITCHEN

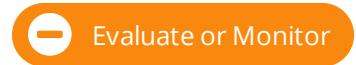
Cabinets had visible minor damage at time of inspection. This is a cosmetic issue. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified carpenter.



4.7.2 Countertops & Cabinets (representative number)



MOISTURE STAINING/DAMAGE

Moisture staining/damaged was observed under the apartment sink cabinet. Moisture can cause the cabinets to rot and deteriorate. The area was dry and not leaking. Monitor this area for future leaking.

Recommendation

Recommend monitoring.



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			X
5.6	Sinks, Tubs & Showers	X			X
5.7	Sprinkler System	X			
5.8	Hydromassage Bathtub	X			
5.9	Sump Pump			X	
5.10	Sewage Ejector Pump	X			

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

Information

Water Source

Public

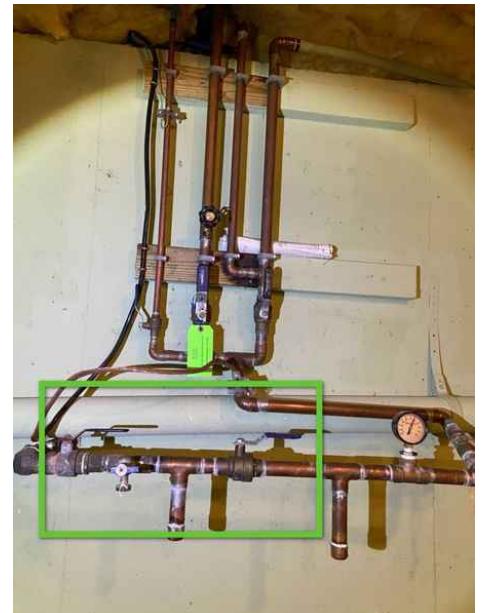
Filters

None

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

Basement

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


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

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Drain, Waste, & Vent Systems:

PVC

Hot Water Systems, Controls,**Flues & Vents: Location**

Basement, Utility Room

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

Indirect

Fuel Storage & Distribution**Systems: Main Gas Shut-off****Location**

Gas Meter, Exterior

The main fuel shut off is at gas meter.

**Sump Pump: Location**

Basement, Utility Room

Water Company - Water and Sewer Line Protection Program

I recommend inquiring with the water company about their 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

Weil McLain

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

At this time, the water heater is an indirect storage/distribution tank. The boiler heats the water, and the tank stores all domestic hot water for the home. The water heater was manufactured in approximately 2007 and has about a 15 year life expectancy.



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.

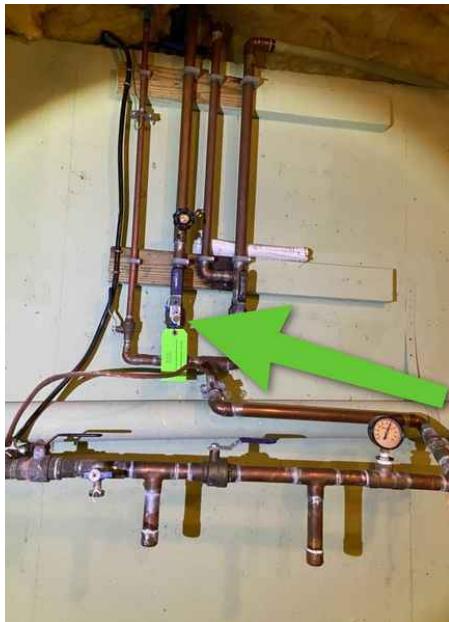
Please be sure to keep the sink well sealed to minimize chance of future water seepage.

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.

Sprinkler System: Unknown if this system still actively is operational

I recommend conferring with the sellers on the presence of an active sprinkler system and what company services/winterizes the system.

**Hydromassage Bathtub: Tub Filled and Turned On**

I filled the tub and turned on the jets.



Sewage Ejector Pump: Location

The sewage ejection pump pit was located in the basement. It is sealed due to sewer gases, and operates to drain the sewage from basement plumbing. No plumbing was installed in the basement at this time, and this pump was installed with the intention that future plumbing could be connected in the basement.



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.

Bathroom Toilets

WATER SHUT OFF

ATTIC

Unable to operate the toilets due to the water being shut off.



Deficiencies

5.1.1 Water Supply, Distribution Systems & Fixtures

MAIN WATER SUPPLY SHUT OFF VALVE CORRODED

Repair and Replace

Main water supply valve was corroded. This can lead to shortened lifespan of the pipe/valve. A qualified licensed plumber should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



5.1.2 Water Supply, Distribution Systems & Fixtures

SUPPLY PIPING CORRODED

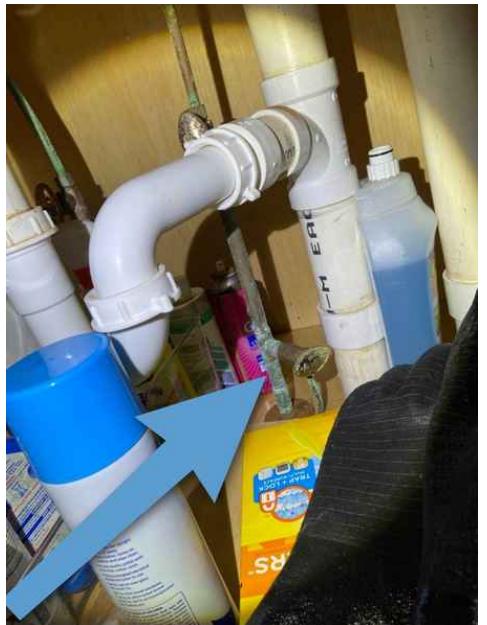
Repair and Replace

KITCHEN SINK

Supply piping showed signs of corrosion in one or more areas. This is a maintenance item. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



5.5.1 Bathroom Toilets

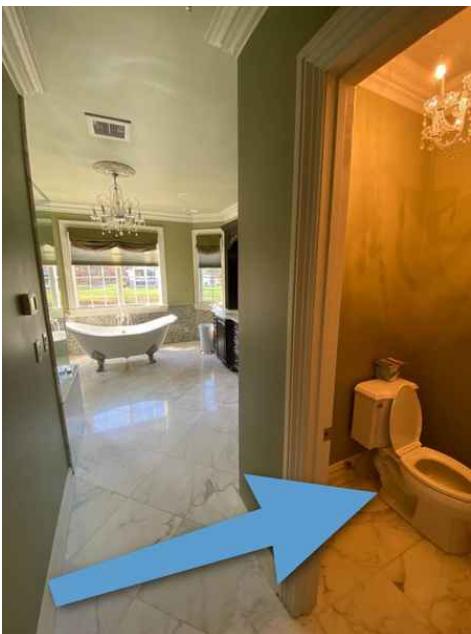
TOILET NOT TIGHTLY SECURED

2ND FLOOR BATHROOM

The toilet was not tightly secured. This can cause leaks which can damage the home. A qualified licensed plumber should evaluate, and repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.





5.6.1 Sinks, Tubs & Showers

HOT WATER HANDLE DEFECT

1ST FLOOR BATHROOM

When I began inspecting the sink, the hot water was turned off under the sink. I opened the valve and ran the hot water. When I attempted to turn the hot water off at the fixture, I was unable to fully turn off the hot water. This is why the valve was closed under the sink, and is a defect. A qualified licensed plumber should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.

Repair and Replace



5.6.2 Sinks, Tubs & Showers

POOR WATER FLOW AT ATTIC FIXTURES

Evaluate or Monitor

Poor water flow was observed at the fixtures in the attic/3rd Floor. The fixture may need cleaning. A qualified licensed plumber should evaluate and advise.

Recommendation

Contact a qualified plumbing contractor.



5.6.3 Sinks, Tubs & Showers

MAINTENANCE CAULKING/GROUT AROUND TUB

I observed that areas around the tubs and showers would benefit from maintenance caulking to prevent water leaks from damaging other components of the home both adjacent and below the tubs.

Recommendation

Contact a qualified professional.

Repair and Replace



5.6.4 Sinks, Tubs & Showers

SINK - POOR DRAINAGE

2ND FLOOR JACK AND JILL BATHROOM

The right sink had slow/poor drainage. This is a maintenance item. A qualified licensed plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

Repair and Replace



5.6.5 Sinks, Tubs & Showers

SINK STOPPER DISCONNECTED

2ND FLOOR BATHROOM

Repair and Replace

The sink drain stopper was noted to be disconnected, and the hot water handle was observed to have minor damage. This is a maintenance item. A qualified licensed plumber should repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



5.9.1 Sump Pump

SUMP PUMP CAP SEALED

The cap over the sump pump was sealed type, hindering us from checking to see if the sump pump is operable at this time. It did not appear that a sump pump was installed in the well pit. A french drain system was installed, and recommend having a sump pump installed in the well cap to push out any excess water.

Recommendation

Contact a qualified waterproofing contractor



Evaluate or Monitor



6: ELECTRICAL SYSTEM

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
6.3	Branch Wiring Circuits, Breakers & Fuses	X			X
6.4	Lighting Fixtures, Switches, Wiring & Receptacles	X			X
6.5	GFCI & AFCI	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
Below Ground



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

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

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

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: Main Shut Off

200 AMP, Exterior



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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Apartment Sub-Panel

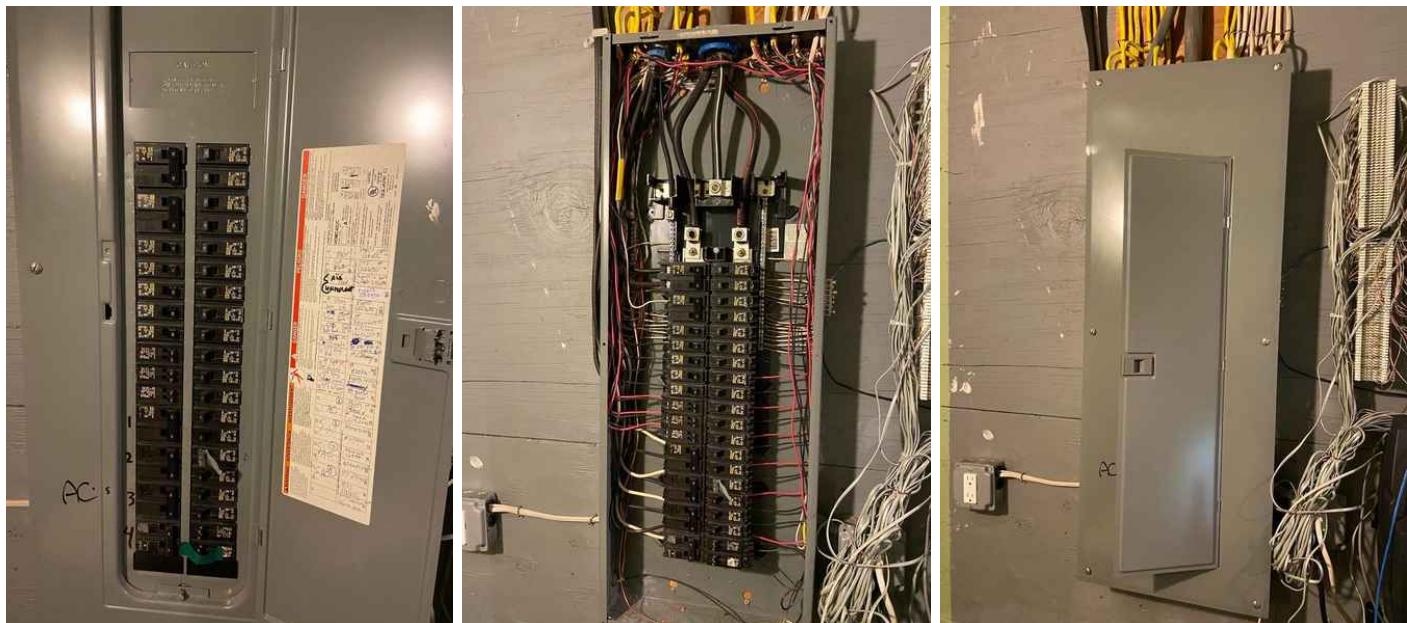
Hallway, Second Floor

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Attic Sub-Panel**

Attic



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Basement Utility Closet Sub-Panel
Basement, Utility Room



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Boiler Utility Room Sub-Panel

Basement, Boiler Utility Room

**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 manufacturers 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.

Lighting Fixtures, Switches, Wiring & Receptacles

STORED PERSONAL ITEMS

I was unable to test every outlet due to stored personal items throughout the entire home.

Deficiencies

6.3.1 Branch Wiring Circuits, Breakers & Fuses



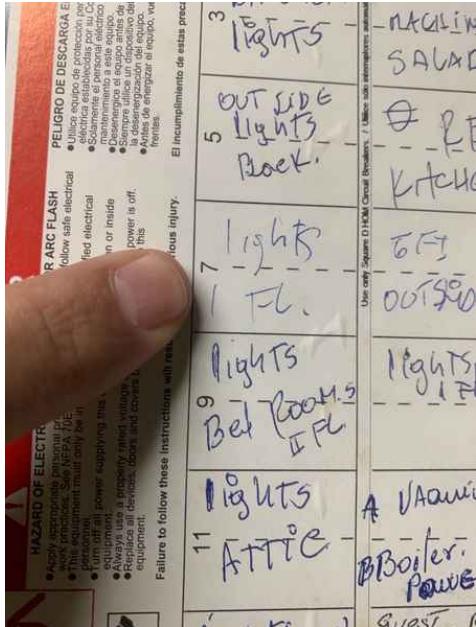
TRIPPED BREAKER

BOILER ROOM

A breaker was observed to be tripped and could not be reset. Several electrical outlets in the basement were observed to have no power which could be related. The breaker could be bad and in need of replacement. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



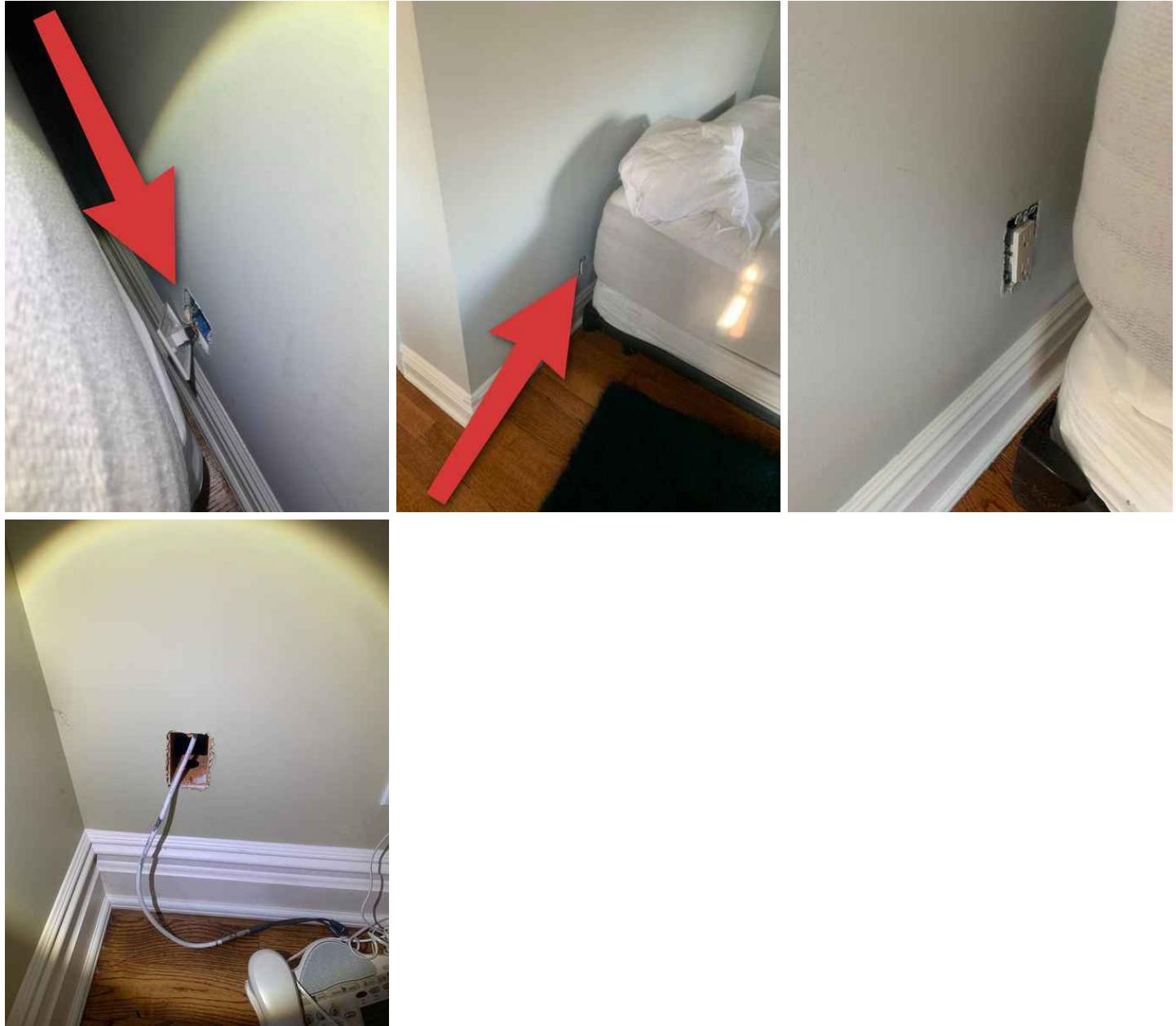
6.4.1 Lighting Fixtures, Switches, Wiring & Receptacles

**COVER PLATES MISSING/LOOSE**

One or more receptacles have a missing or loose cover plate. This is a safety issue that protects the receptacle. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.4.2 Lighting Fixtures, Switches, Wiring & Receptacles

**EXTERIOR OUTLET COVERS DAMAGED**

The exterior outlets covers are damaged. This is a safety hazard. A qualified licensed professional needs to repair and replace the covers as necessary.

Recommendation

Contact a qualified electrical contractor.



6.4.3 Lighting Fixtures, Switches, Wiring & Receptacles

LIGHT INOPERABLE

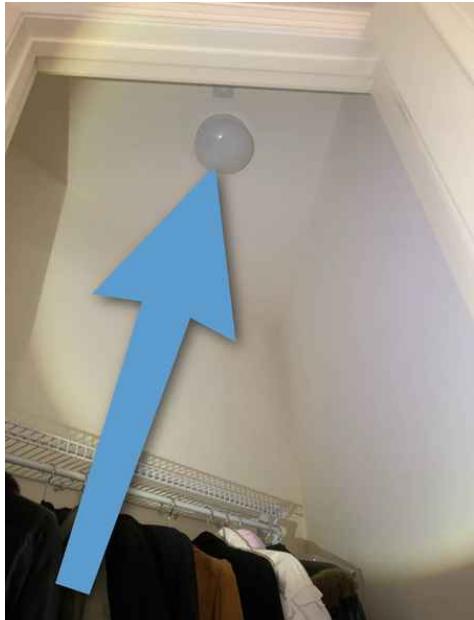
BASEMENT, 1ST FLOOR CLOSET, 2ND FLOOR HALLWAY, ATTIC

Some lights were 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



LOOSE RECEPTACLE

BASEMENT

Electrical outlet is 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

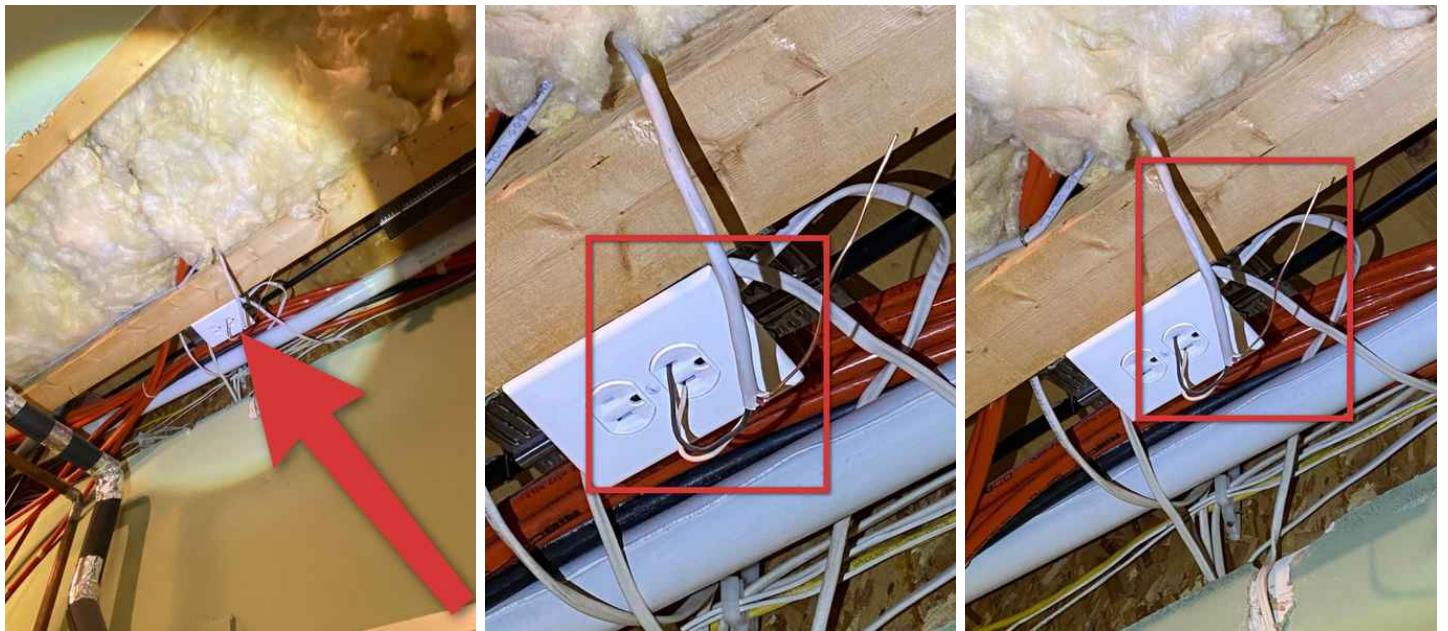
**UNSAFE WIRING**

BASEMENT BOILER ROOM

A fixture is unsafely connected/wired. This is unsafe, and needs to be properly redone. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.4.6 Lighting Fixtures, Switches, Wiring & Receptacles

**FAN INOPERABLE**

2ND FLOOR FITNESS ROOM

The fan was observed to be inoperable, I attempted to pull the chain but it did not work. This is a maintenance item. A qualified licensed electrician should repair and replace.

Recommendation

Contact a qualified electrical contractor.



7: HEATING / CENTRAL AIR CONDITIONING

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

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

Information

General: Number of Heat Systems

Two

General: Number of Cooling Systems

Six

Equipment: Cooling Equipment
Energy Source

Electric

Equipment: Heating Equipment
Energy Source

Natural Gas

Equipment: Heat Type

Gas-Fired Heat, Forced Air

Normal Operating Controls:
Thermostat

Digital

Distribution System:
Configuration

Split

Distribution System: Ductwork

Insulated

Distribution System: Crawlspace Unit Filter

Disposable, 20x20x1


General: Change Filter(s)

As a reminder, please be sure to change filter(s) as recommended and pay attention to the air flow arrow on the filter when installing a new filter.

General: Clearances

Keeping landscaping and shrubs away from the compressor will help make unit more efficient.

General: Flue Piping

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

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 contractor evaluate and service units prior to closing.

Equipment: A/C System 1

Exterior/Crawlspace

Trane

The a/c system was manufactured in 2007. The serial number is (7115KNY1V) and model number is (2TEH3F30B1000AA) and has a 15-25 year life expectancy. The condenser unit was manufactured in 2008. The serial number is (81032YA3F) and model number is (2TTR3030A1000AA) and has a 8-15 year life expectancy.



Equipment: A/C System 2

Exterior/Boiler Room

Trane

The a/c system was manufactured in 2007. The serial number is (7093TFX2V) and model number is (2TEE3F49A1000AA) and has a 15-25 year life expectancy. The condenser unit was manufactured in 2008. The serial number is (82950WC4F) and model number is (2TTR3048A1000AA) and has a 8-15 year life expectancy.

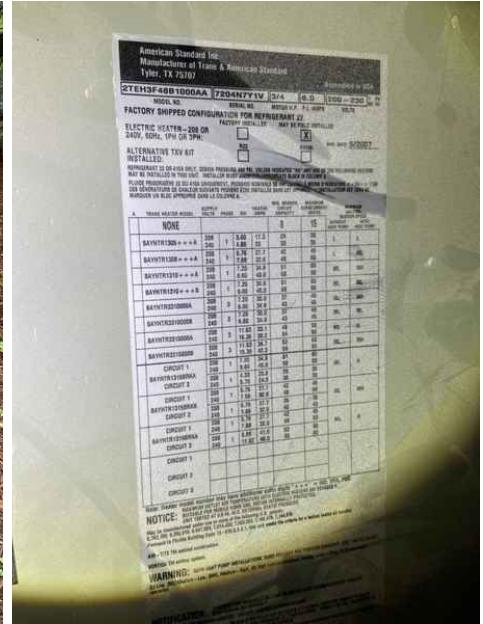


Equipment: A/C System 3

Exterior/Attic

Trane

The a/c system was manufactured in 2007. The serial number is (7204N7Y1V) and model number is (2TEH3F48B1000AA) and has a 15-25 year life expectancy. The condenser unit was manufactured in 2008. The serial number is (81032203F) and model number is (2TTR3030A1000AA) and has a 8-15 year life expectancy.

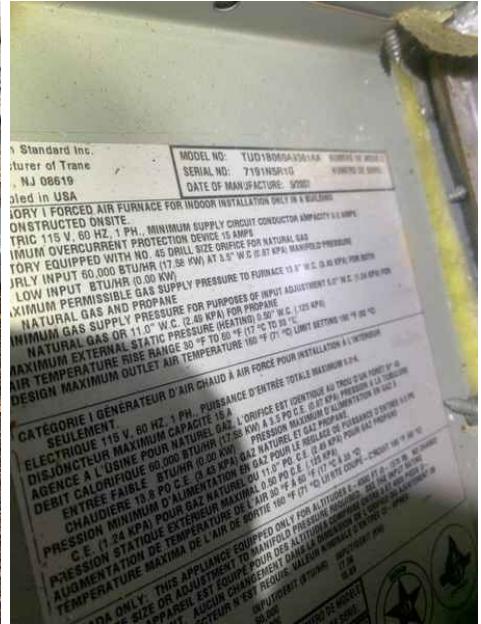


Equipment: A/C System 4

Exterior/Attic

Trane

The a/c system was manufactured in 2007. The serial number is (7191N5R1G) and model number is (TUD1B060A9361AA) and has a 15-25 year life expectancy. The condenser unit was manufactured in 2008. The serial number is (81032YU3F) and model number is (2TTR3030A1000AA) and has a 8-15 year life expectancy.

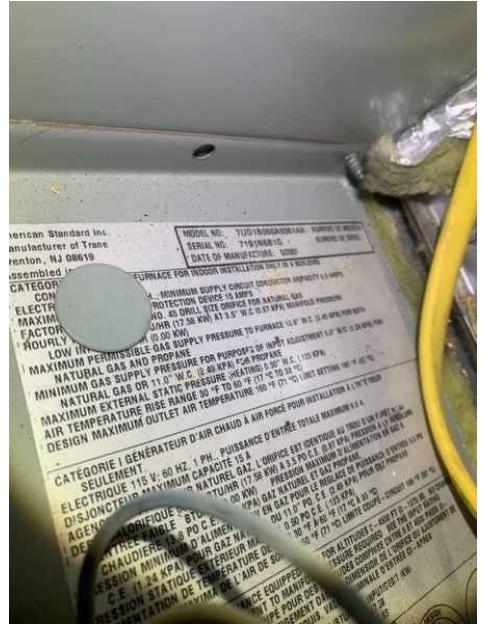


Equipment: Dual Heat and A/C System 1

Exterior/Attic

Trane

The a/c and heating system was manufactured in 2007. The serial number is (TUD1B060A9361AA) and model number is (7191N6B1G) and has a 15-25 year life expectancy. The condenser unit was manufactured in 2007. The serial number is (7394T885F) and model number is (2TTR3024A1000AA) and has a 8-15 year life expectancy.



Equipment: Dual Heat and A/C System 2

Trane

The a/c and heating system was manufactured in 2007. The serial number is (2TEH3F48B1000AA) and model number is (7204N7Y1V) and has a 15-25 year life expectancy. The condenser unit was manufactured in 2008. The serial number is (Please see image) and model number is (Please see image) and has a 8-15 year life expectancy.



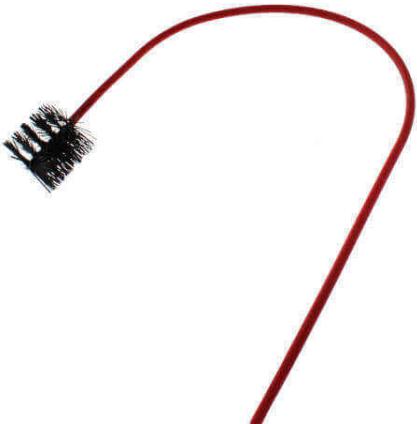
Equipment: Maintenance Recommendations

Furnace should be cleaned and serviced annually. A qualified licensed HVAC professional should clean, service and certify furnace annually

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

As a reminder, please be sure to monitor and repair/replace refrigerant line insulation as deemed as necessary to maintain efficiency.

I recommend cleaning A/C P-Trap with a 18" EZT-406 Standard Flexible Rod Cleaning Brush every time the filter is changed.

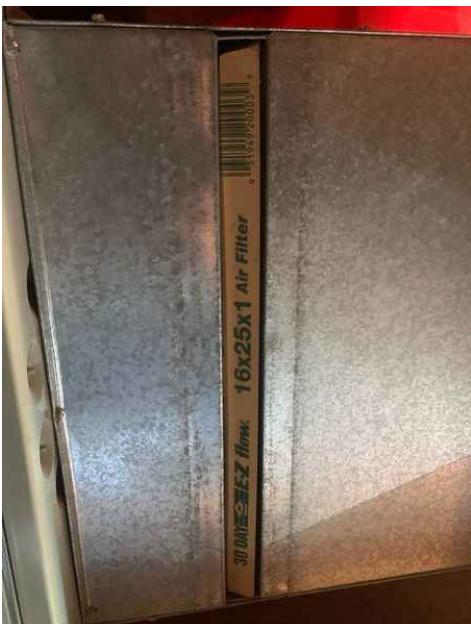
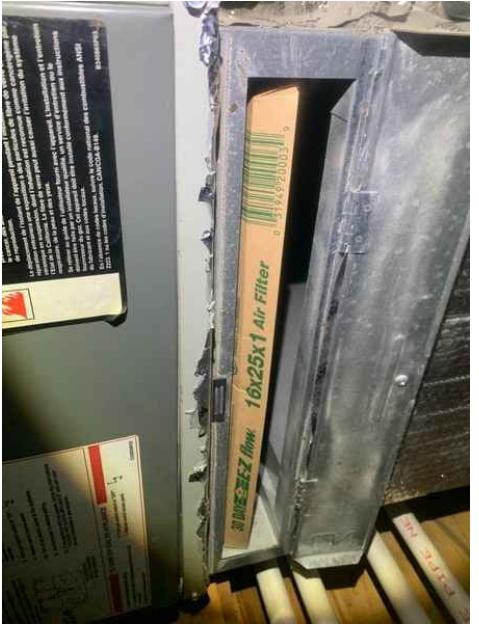


Equipment: Operational

The two forced air heating systems were observed to be operational at this time of inspection.

Distribution System: Attic Units Filters

Disposable, 16x25x1, 20x20x1



Distribution System: Boiler Room Unit Filter

Disposable, 20x25x1

**Distribution System: Filter Maintenance**

The 2 units that run both heat and A/C should be changed year round on an ever 1 to 3 month basis. The 4 units that are A/C only have filters that should be changed every 1 to 3 months during the season the A/C is being run.

Limitations

General

TEMPERATURE BELOW 65 DEGREES F

As we discussed, due to the colder weather conditions (under 65 degrees) and the projected extended cold weather, we are unable to test the air conditioning compressor's and components operation.

General

AIR FLOW QUALITY

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.

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.

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.

Equipment

LOW TEMPERATURE

The A/C units were not tested due to low outdoor temperature below 65 degrees Fahrenheit. This may cause damage the unit.

Deficiencies

7.2.1 Equipment

CONDENSATE TUBE DAMAGED/DISCONNECTED

ATTIC

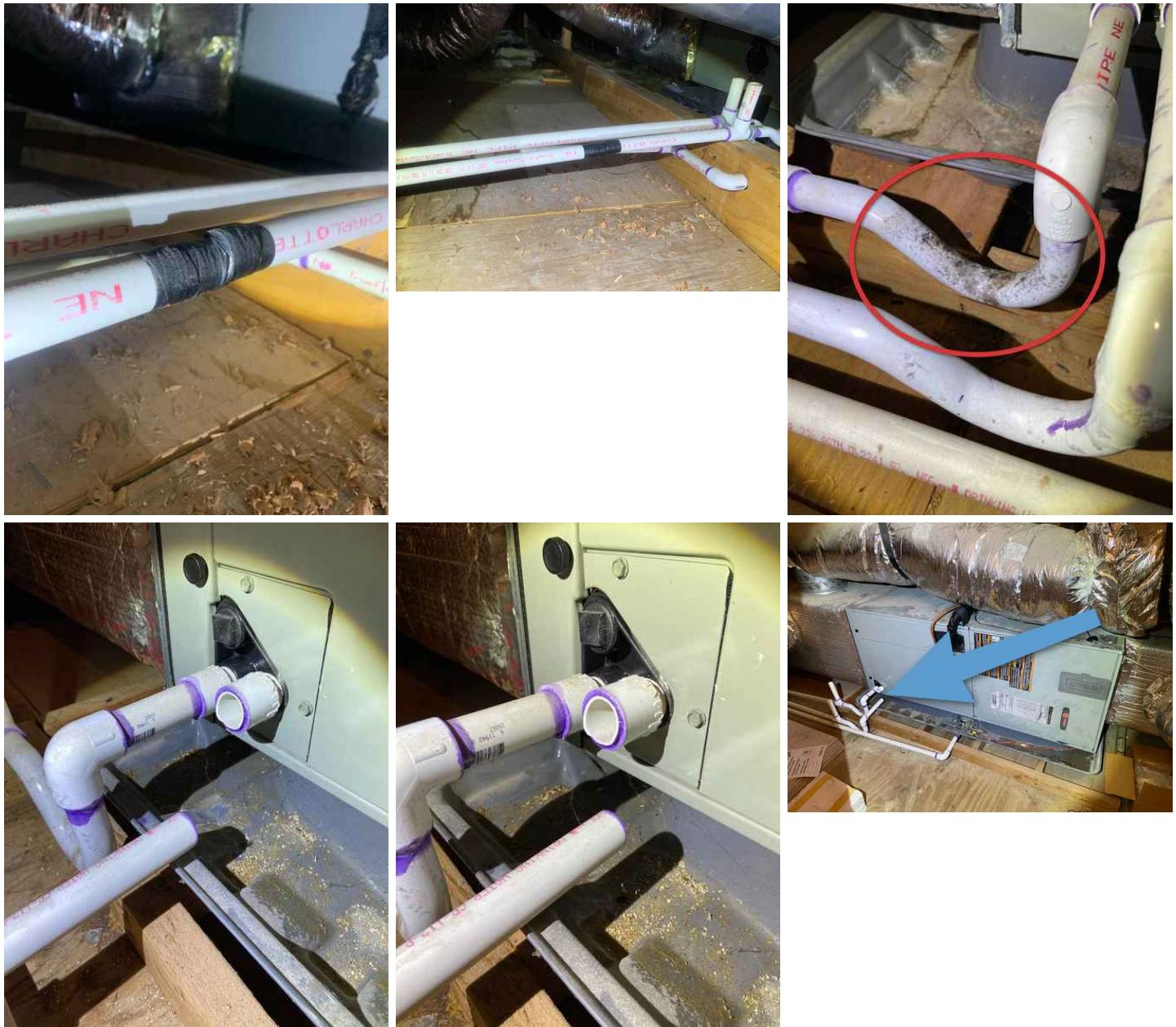
Condensate tube was damaged/disconnected on two of the attic units. One connection was improperly taped. This limits safe discharge of condensation produced by evaporator coils. Another condensate line had some mold growth on it that simply needs to be cleaned off with household bleach. A qualified licensed HVAC professional should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified HVAC professional.



Repair and Replace



7.2.2 Equipment

INSULATION ON SUCTION LINE DAMAGED/DETERIORATING

ATTIC, EXTERIOR

The insulation on the suction line was observed to be damaged/deteriorated in areas at the time of inspection. Insulation on the condensate line helps maintain temperature, as well as prevent condensation. A qualified licensed HVAC professional should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified HVAC professional.

Repair and Replace



8: HEATING SYSTEM

		IN	NI	NP	D
8.1	General	X			
8.2	Equipment	X			
8.3	Vents, Flues & Chimneys	X			
8.4	Normal Operating Controls	X			
8.5	Distribution Systems	X			
8.6	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

Hot Water Boiler, Radiant Floor Heat

Equipment: Operational

Heating system observed to be operational at this time of inspection.

Normal Operating Controls:
Thermostat

Digital, Multi Zone

Distribution Systems: Boiler
Heating Supply

Baseboard, Radiant Floor Heat


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

Lochinvar

The heating system was manufactured in 2007. The serial number is (E07H00197300) and model number is (CBN360) 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.

Distribution Systems: Distribution System

Piping



Distribution Systems: Operational

Heat Supply was present from the heat distribution system throughout the home at the time of the inspection.

Limitations

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.

9: BUILT-IN APPLIANCES

		IN	NI	NP	D
9.1	General	X			
9.2	Dishwasher	X			
9.3	Range/Oven/Cooktop	X			X
9.4	Built-in Microwave	X			
9.5	Exhaust Fan	X			
9.6	Refrigerator	X			
9.7	Clothes Dryer	X			X
9.8	Clothes Washer		X		
9.9	Garbage Disposal	X			
9.10	Central Vacuum System	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.


Clothes Dryer: Dryer Power Source

Inaccessible

Clothes Dryer: Dryer Vent

Area Restricted

Clothes Dryer: Operational

The clothes dryer was operational at the time of the inspection.

**Garbage Disposal: Turned On Garbage Disposal**

I turned on the garbage disposal.

**Central Vacuum System: Operable**

The central vacuum system was operable at the time of 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.

Dishwasher: Operational

The dishwasher was operational at the time of the inspection.



Range/Oven/Cooktop: Operational

The Oven and Stove Top were operational at the time of the inspection.

**Exhaust Fan: Operational**

The Vent Fan was operational at the time of the inspection.

**Refrigerator: Operational**

The refrigerator was operational at the time of the inspection.



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.

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.

Clothes Washer

STORED PERSONAL ITEMS

Stored personal items inside the washer limited my ability to run the washing machine.



Deficiencies

9.3.1 Range/Oven/Cooktop



DAMAGED CONTROL KNOB

I observed missing control knobs at the stove and oven appliance. A qualified licensed professional should evaluate, then repair or replacement as necessary.

Recommendation

Contact a qualified professional.



9.7.1 Clothes Dryer

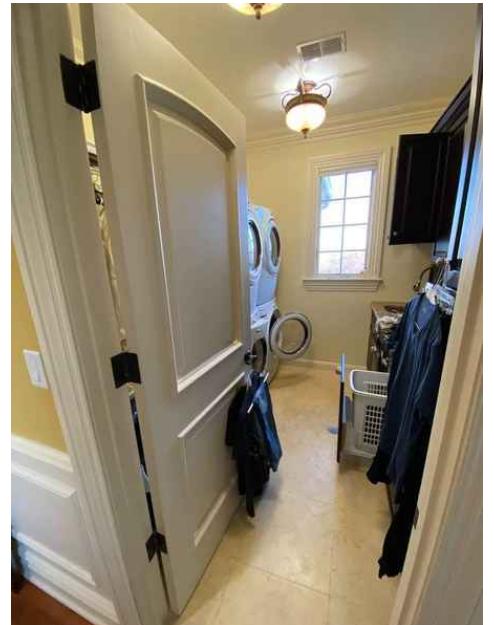
SUPPLY AIR VENT NEEDED FOR LAUNDRY ROOM

Due to the dryer being a gas dryer, the laundry room should have a vent installed for supply air to flow into the room, either in the wall, or in the door. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.

Repair and Replace



10: INSULATION & VENTILATION

		IN	NI	NP	D
10.1	General	X			
10.2	Attic Access	X			
10.3	Attic Insulation	X			
10.4	Insulation under floor system	X			
10.5	Vapor Retarders (Crawlspace or Basement)	X			
10.6	Ventilation (Attic and Foundation Areas)	X			
10.7	Venting Systems (Kitchen, Baths & Laundry)	X			

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

Information

Attic Access: Access Location
Hallway, Staircase **Attic Insulation: Insulation Type**
Batt, Fiberglass **Insulation under floor system:**
Type
Batt, Fiberglass

Ventilation (Attic and Foundation Areas): Ventilation Type

Ridge Vents, Soffit Vents,
Thermostatically Controlled Fan

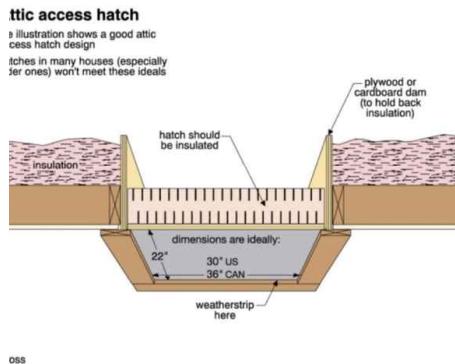


General: Inspected

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.

Attic Access: Type

Scuttle Hole, Door



Ventilation (Attic and Foundation Areas): Soffit Vents

Be sure to keep insulation away from covering soffit vents to allow for proper ventilation.

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

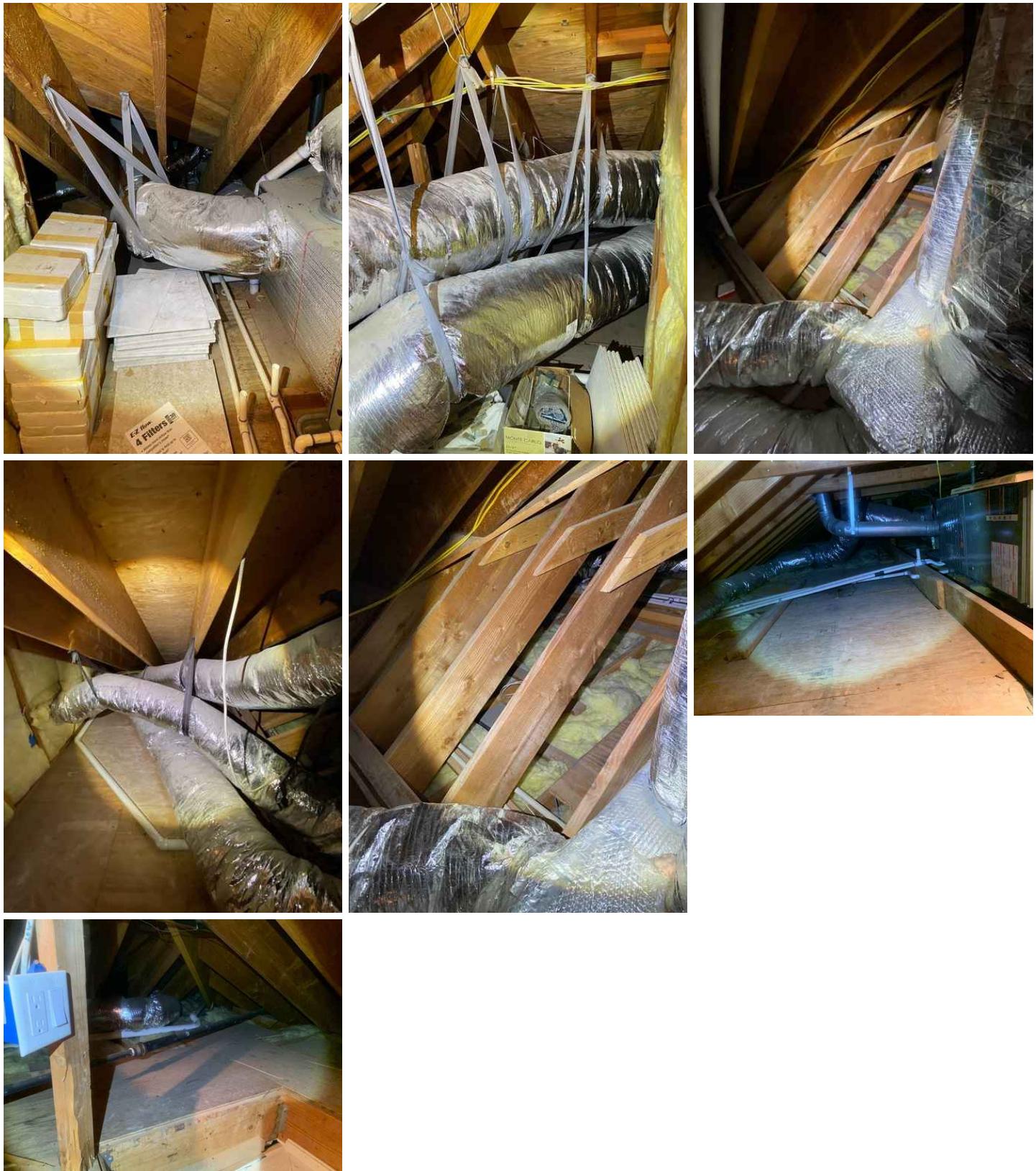
The design of the attic, insulation, stored items, and/or access may limit the inspectors view of all the structural and mechanical components.

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 mostly finished portion of the home. I had limited access to the attic roofing structure.

Attic Access

STORED PERSONAL ITEMS

Stored items limited my visibility and accessibility to observe most areas of the attic.

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.

Attic Insulation

FLOOR COVERING AND LIMITED ACCESS

Floor coverings and limited access/unsafe conditions to move about the attic space limited my inspection of this area.

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.

11: STRUCTURAL COMPONENTS

		IN	NI	NP	D
11.1	Foundation	X			
11.2	Basements & Crawlspaces	X			X
11.3	Floor Structure	X			X
11.4	Wall Structure	X			
11.5	Ceiling Structure	X			
11.6	Columns or Piers	X			
11.7	Roof Structure & Attic	X			X

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

Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure:

Basement/CrawlSpace Floor
Concrete

Floor Structure: Floor Structure

Wood I-Joists, Steel I-Beams

Floor Structure: Sub-floor

Plywood

Wall Structure: Wall Structure

Wood, 2 x 4, Inaccessible

Ceiling Structure: Material

Wood, Inaccessible

Columns or Piers: Columns/Piers

Steel Lally Columns

Roof Structure & Attic: Type

Combination

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...).

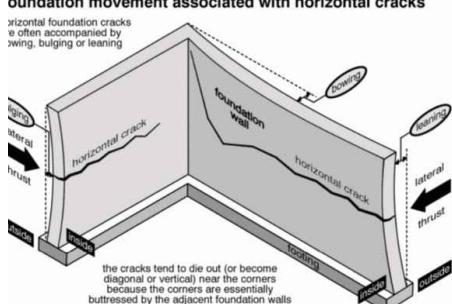
Foundation: Exterior Foundation Maintenance

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.

Foundation movement associated with horizontal cracks



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.

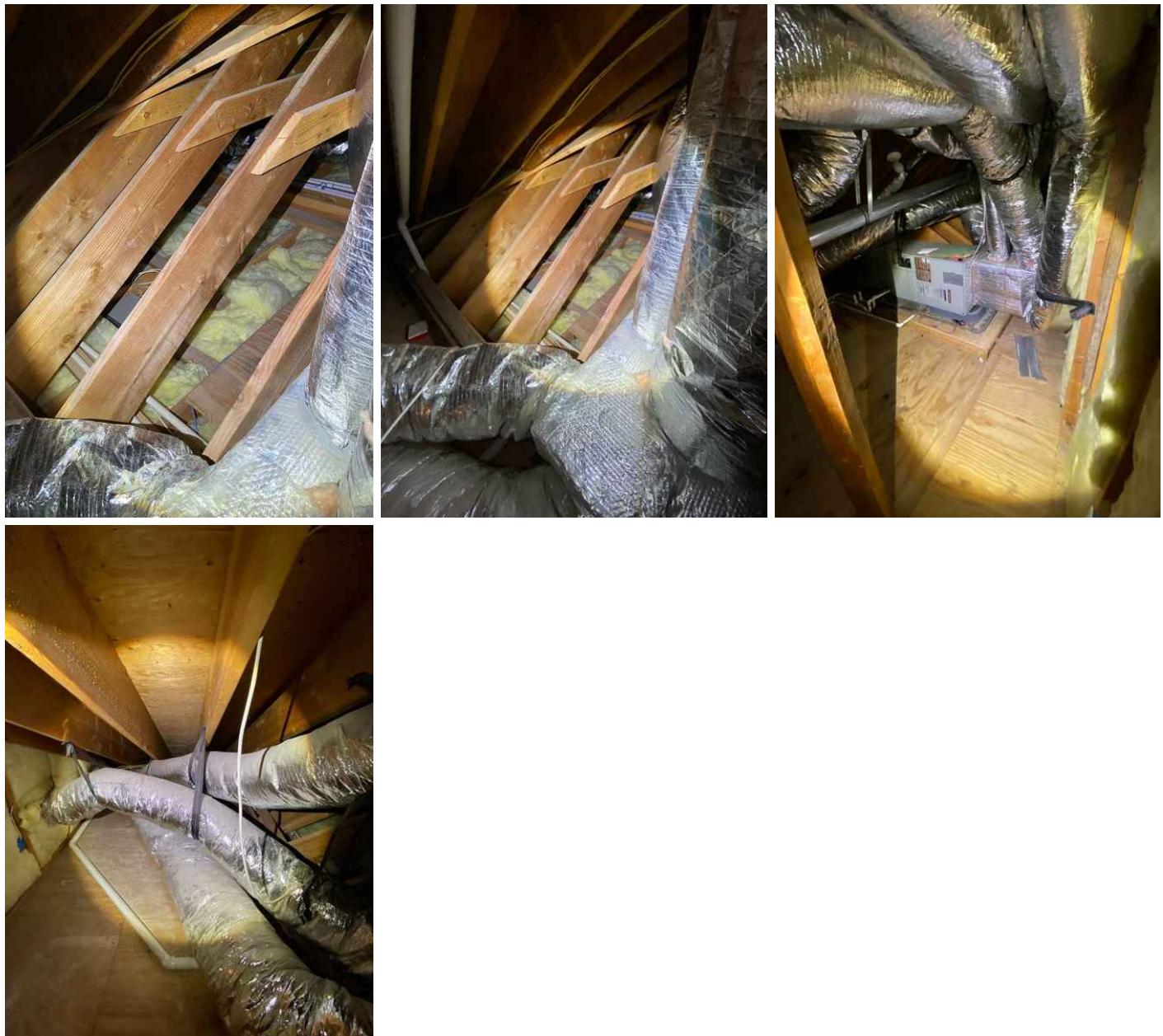
Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

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.

Roof Structure & Attic: Material

Plywood, Wood

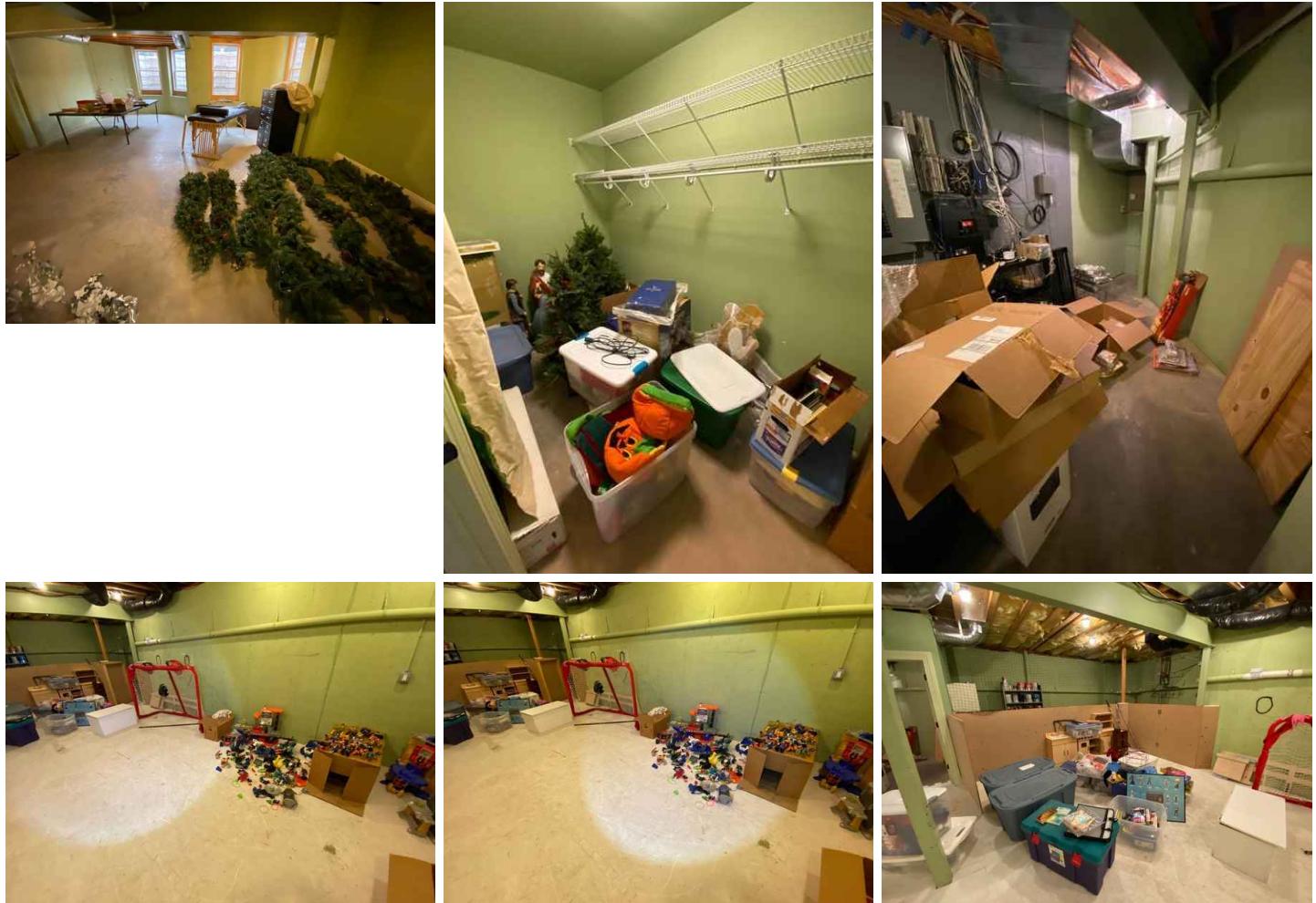


Limitations

General

STORED PERSONAL ITEMS

Cluttered condition of a large amount of stored personal items which limited my visible access.



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.

Basements & Crawlspaces

STORED PERSONAL ITEMS

Stored personal items limited my visual inspection of the basement and crawlspace.

Roof Structure & Attic

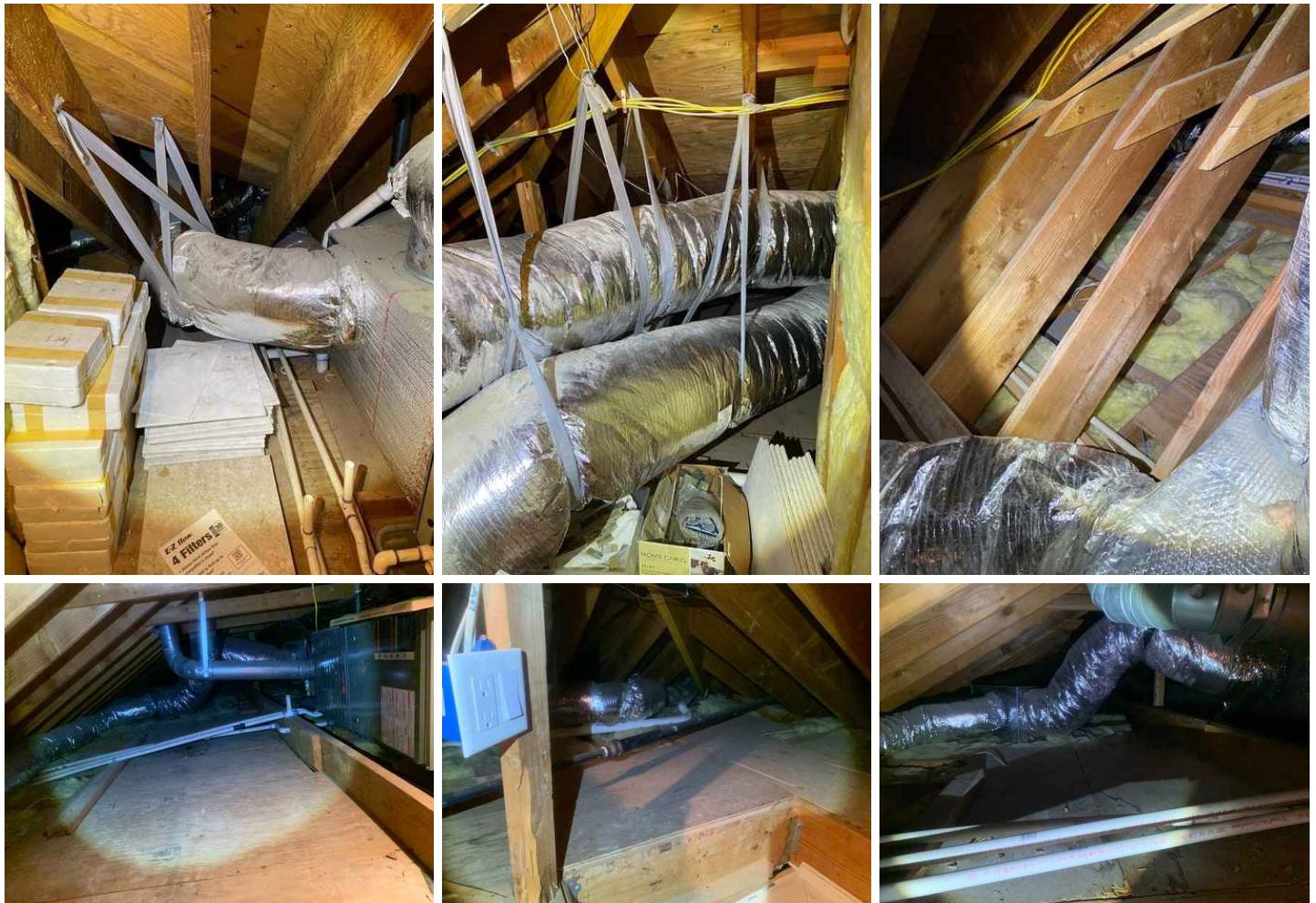
FINISHED ATTIC

The attic was mostly 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

11.2.1 Basements & Crawlspaces

MOISTURE INTRUSION



There was evidence of moisture intrusion in the basement where the main sewer line penetrated and exited the foundation walls. A qualified licensed foundation contractor should evaluate, then repair and replace the penetration as necessary to prevent any further moisture intrusion.

Recommendation

Contact a foundation contractor.



11.3.1 Floor Structure

CONCRETE SLAB SETTLEMENT CRACKING

Concrete slab was found to be settling/cracking at the floor structure. This is likely due to settlement after construction of the home. A qualified licensed structural engineer should evaluate, otherwise the area should be monitored for any future movement.

Recommendation

Contact a qualified structural engineer.





11.7.1 Roof Structure & Attic

MOISTURE STAINS IN ATTIC Evaluate or Monitor

Moisture stains were noted at some areas of the sheathing. The area appeared dry at the time of inspection. These areas should be evaluated by a qualified licensed roofer and monitored for any future moisture intrusion.

Recommendation

Contact a qualified roofing professional.



11.7.2 Roof Structure & Attic

MOISTURE STAINS ON FLOOR SHEATHING Evaluate or Monitor

Moisture stains were noted at some areas of the sheathing. The area appeared dry at the time of inspection. This was likely from the broken condensate line from the HVAC unit, which was running directly above the stain.

Recommendation

Contact a qualified HVAC professional.



12: GARAGE

		IN	NI	NP	D
12.1	General	X			X
12.2	Garage Floor	X			
12.3	Garage Vehicle Door	X			X
12.4	Garage Vehicle Door Opener	X			X
12.5	Ceiling, Walls & Firewalls in Garage	X			X
12.6	Moisture Intrusion in Garage	X			
12.7	Occupant Door (From garage to inside of home)	X			

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

Information

Garage Vehicle Door: Type of Door Operation
Opener

Garage Vehicle Door Opener:
Operational

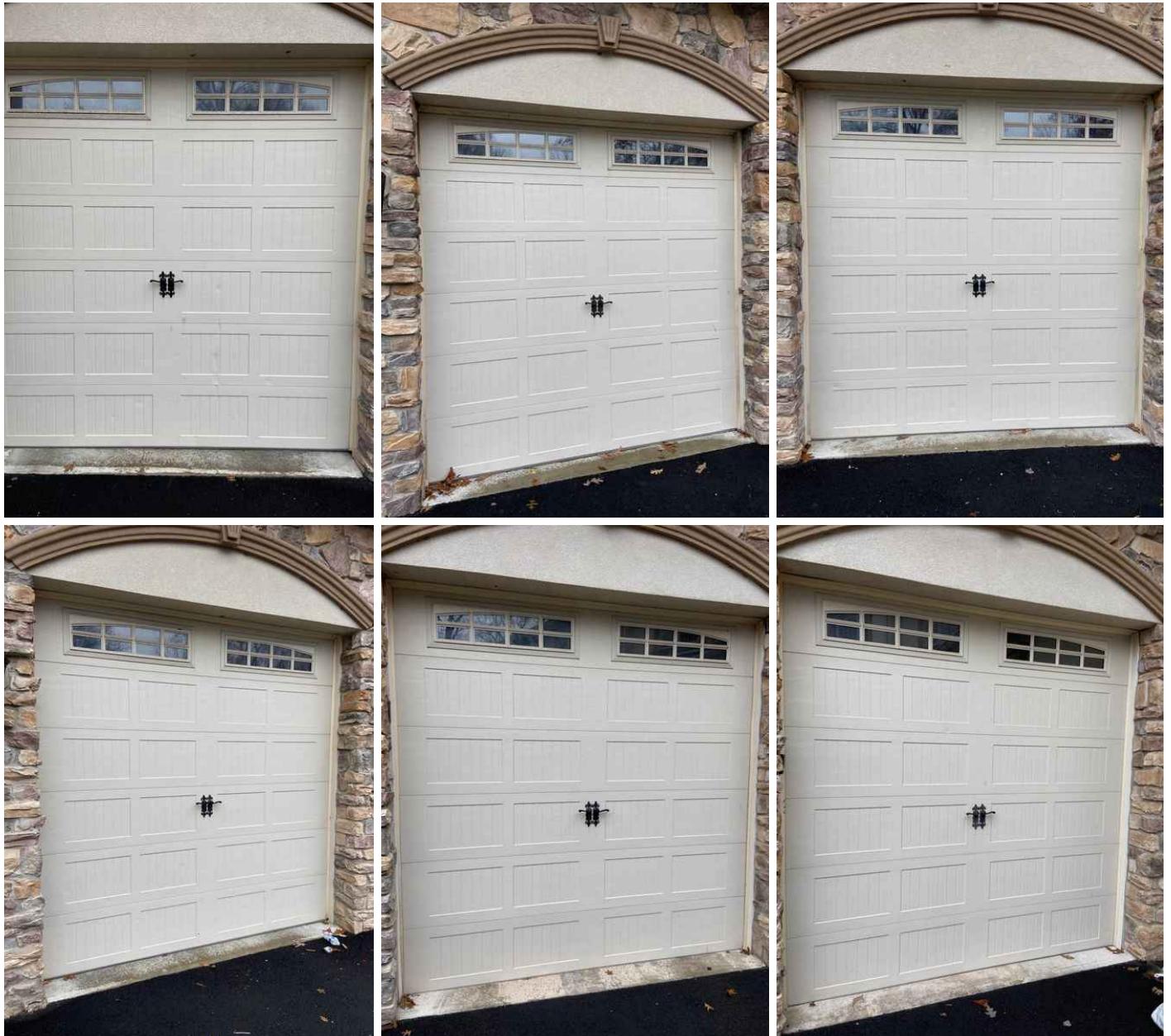
Five of the Garage Door openers were operational at the time of inspection.

General: Information

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection.

Garage Vehicle Door: Number of Garage doors

Six

**Ceiling, Walls & Firewalls in Garage: Reminder**

As a reminder, please be sure to keep all holes, cracks and penetrations well sealed at all times to maintain firewall ratings.

Moisture Intrusion in Garage: Information

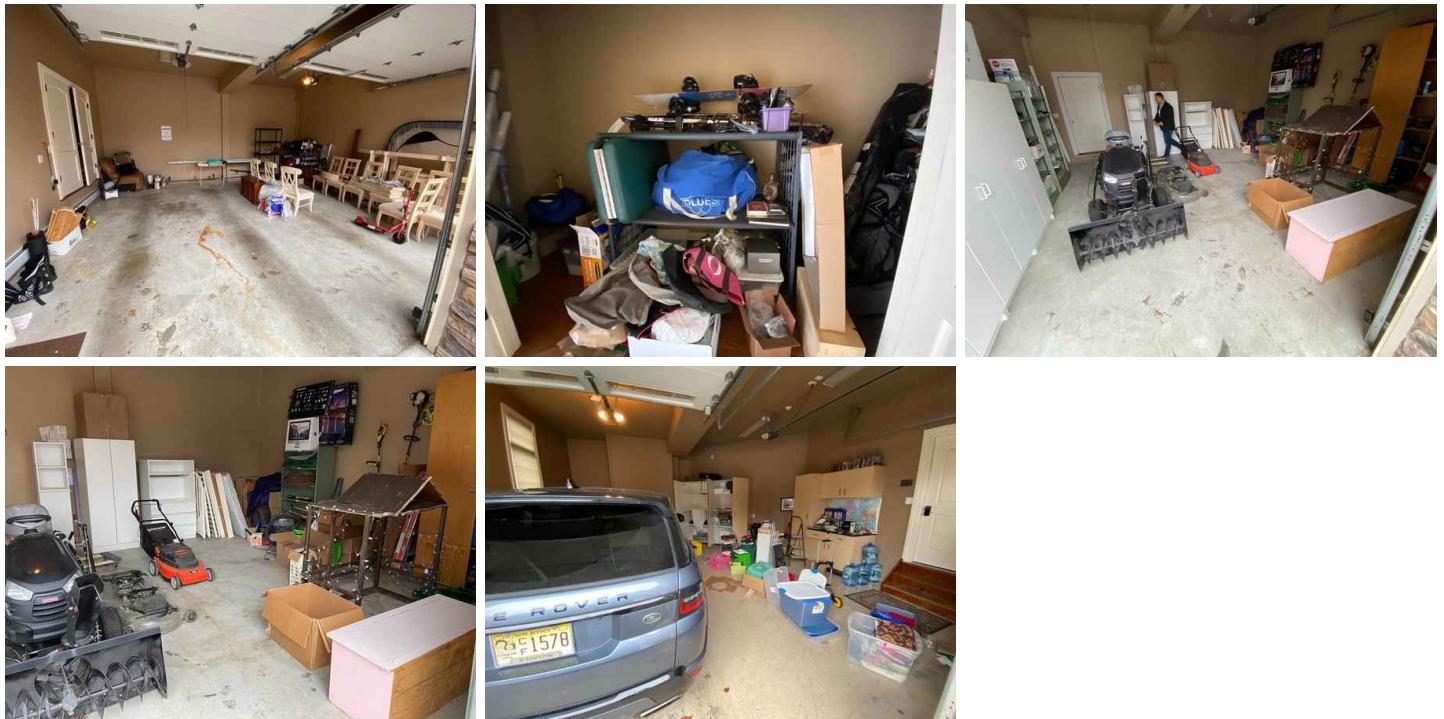
Please keep all trees and landscaping trimmed off the property as this condition has been known to create conditions conducive to moisture and insect infestation.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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



Ceiling, Walls & Firewalls in Garage

STORED PERSONAL ITEMS

Moisture Intrusion in Garage

STORED PERSONAL ITEMS

Deficiencies

12.1.1 General

WINDOW CRANK MISSING

GARAGE

The garage window was a casement crank style window, but was missing the opening/closing crank mechanism. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Repair and Replace



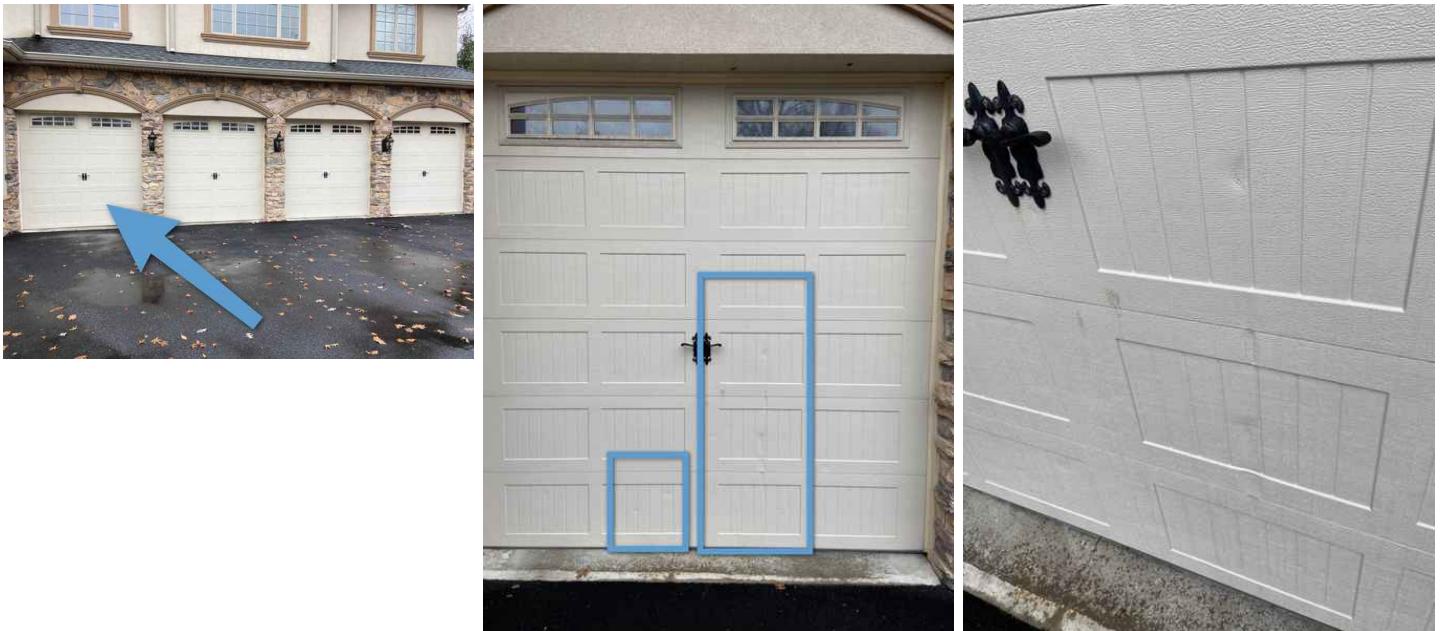
12.3.1 Garage Vehicle Door

DAMAGE TO GARAGE DOOR

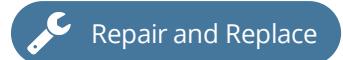
I observed indications of damage to the garage door. This is a cosmetic issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified garage door contractor.



12.3.2 Garage Vehicle Door

WEATHER STRIPPING AT GARAGE DOOR LOOSE

I observed indications that the weather stripping at the garage door is loose in areas. This is a maintenance issue that helps keep moisture out of the structure, as well as seal the door weather tight. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified garage door contractor.



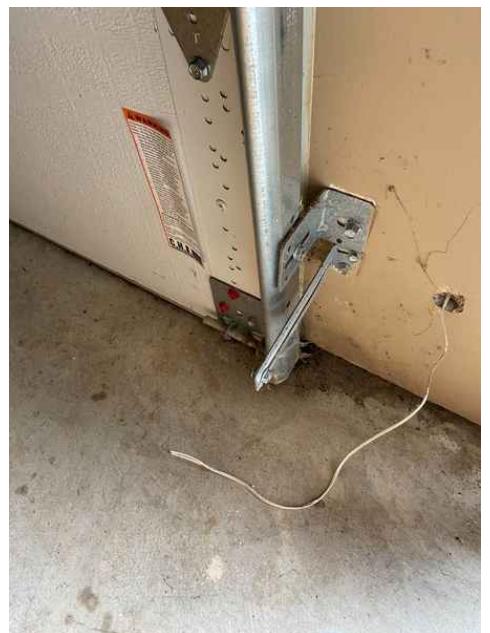
12.4.1 Garage Vehicle Door Opener

PHOTO ELECTRIC EYES NOT INSTALLED

The far right garage door opener was inoperable at the time of inspection and I observed that there were no photo electric, non contact auto reverse eyes installed at the garage door. This is a safety feature that senses movement in the path of the garage door and instantly reverses the door. This is a safety hazard. A qualified licensed professional should install this safety feature.

Recommendation

Contact a qualified garage door contractor.





12.4.2 Garage Vehicle Door Opener

GARAGE OPENER TAPED

The garage door opener was observed to be duct taped. It is unknown at the time of inspection if this was holding together the opener. A qualified licensed contractor should evaluate and advise as necessary.

Recommendation

Contact a qualified garage door contractor.

 Evaluate or Monitor



12.5.1 Ceiling, Walls & Firewalls in Garage

OPENING IN DRYWALL DEFECT



I observed an opening in the drywall or gypsum board of the garage. Defect.

There must not be any openings in the drywall of the garage. All openings must be patched and repaired properly.

There must be at least 1/2-inch thick gypsum board or equivalent applied to the garage side to separate the garage and the house or attic space.

There must be at least 5/8-inch thick Type X gypsum board or equivalent applied to the garage side to separate the garage from the habitable room above the garage.

A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified general contractor.



13: FIREPLACE

		IN	NI	NP	D
13.1	General	X			
13.2	Vents, Flues & Chimneys	X			
13.3	Lintels	X			
13.4	Damper Doors	X			
13.5	Cleanout Doors & Frames	X			

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

Information

General: Type

Wood, Gas



General: Operational

The gas fireplaces were operational at the time of inspection.



Damper Doors: Operational

The damper door closes and opens.



Deficiencies

13.2.1 Vents, Flues & Chimneys

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust. Recommend qualified chimney sweep company provide service to sweep and clean the flue before lighting any fires.



Recommendation

Contact a qualified chimney sweep.



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 service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

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.

Garage**The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. determine the need for a chimney sweep. operate gas fireplace inserts. light pilot flames. determine the appropriateness of any installation. inspect automatic fuel-fed devices. inspect combustion and/or make-up air devices. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics. move fireplace inserts, stoves or firebox contents. perform a smoke test. dismantle or remove any component. perform a National Fire Protection Association (NFPA)-style inspection. perform a Phase I fireplace and chimney inspection.