



HAWKEYE HOME INSPECTIONS

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<https://hawkinspect.com/>



HOME INSPECTION REPORT

1234 Main St. Bel Air Maryland 21014

Buyer Name

09/06/2021 9:00AM



Inspector

Ralph Borgess

InterNACHI Certified Home Inspector.
Licensed & Certified in Maryland, Delaware
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Agent

Agent Name

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SUMMARY

60

ITEMS INSPECTED

13

MINOR
CONCERN/MAINTENANCE
NEEDED

7

MODERATE
CONCERN/REPAIR

1

SERIOUS CONCERN/ACTION
NEEDED

- ⌚ 2.2.1 Roof - Roof Covering: Tree Overhang
- ⚠ 2.2.2 Roof - Roof Covering: Shingles Loose/Missing
- 🔧 2.4.1 Roof - Gutters & Downspouts: Debris in Gutters
- ⌚ 3.4.1 Exterior - GFCIs & Electrical: Missing GFCI
- ⌚ 3.10.1 Exterior - Exterior Doors: Slider Door Defect
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- 🔧 6.1.1 Cooling - Cooling System Information: Older Unit
- ⌚ 8.3.1 Electrical - Main Service Disconnect: Main Disconnect Missing
- 🔧 8.5.1 Electrical - Panelboards & Breakers: Inadequate Work Space at Panel
- ⌚ 9.1.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Attic Stairs
- 🔧 9.1.2 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Damaged Material
- 🔧 10.2.1 Bathrooms - Sinks, Tubs & Showers: Caulk
- 🔧 10.2.2 Bathrooms - Sinks, Tubs & Showers: Slow Drain
- ⌚ 10.3.1 Bathrooms - Bathroom Exhaust Fan / Window: Inoperable
- 🔧 10.6.1 Bathrooms - Cabinetry, Ceiling, Walls & Floor: Cabinet Damage
- ⌚ 11.2.1 Doors, Windows & Interior - Windows: Damaged Hardware at Window
- 🔧 11.3.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Cover Not In Place
- 🔧 11.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Small Gap in Floor
- ⌚ 12.3.1 Laundry - Laundry Room, Electric, and Tub: Missing GFCI Protection
- 🔧 13.1.1 Kitchen - Kitchen Sink: Defect at S-Trap
- 🔧 13.2.1 Kitchen - GFCI: Missing GFCI Protection

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance Client, Client's Agent	General Inspection Info: Occupancy Occupied, Furnished	General Inspection Info: Weather Conditions Hot, Cloudy
General Inspection Info: Type of Building Attached	General Inspection Info: Type of inspection Pre-purchase	

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and Hawkeye Home Inspections can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection, not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

Remember that homeownership is both a joyful experience and an important responsibility, so be sure to devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Hawkeye Home Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

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

90 Day Warranty: 90 Day warranty

Hawkeye offers complimentary ***Peace of Mind*** services with every inspection. Your 90 Day Limited Mechanical and Structural warranty comes with your home inspection. This warranty is valid 90 Days from the date of inspection or 22 days after closing whichever comes later. This warranty covers repairs to items the Home Inspector has found to be in good working condition at the time of inspection and are specifically listed within our warranty.



RecallChek: RecallChek

How it works: Your home inspector records the model numbers of your built-in home appliances and HVAC systems. The Model Number Algorithm (MNA) matches your appliances against the RecallChek database of recalled items. RecallChek issues a report, separate from the home inspection report. This report is emailed directly to you. This service is intended to provide homeowners with valuable information on how to receive free repairs from manufacturers in the event a recalled appliance is found.



2: ROOF

		IN	NI	R	NP
2.1	General	X			
2.2	Roof Covering	X		X	
2.3	Flashing	X			
2.4	Gutters & Downspouts	X		X	
2.5	Plumbing Vent Pipes	X			

IN = Inspected NI = Not Inspected R = Recommendations NP = Not Present

Information

General: General Condition

Average Condition

General: 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.

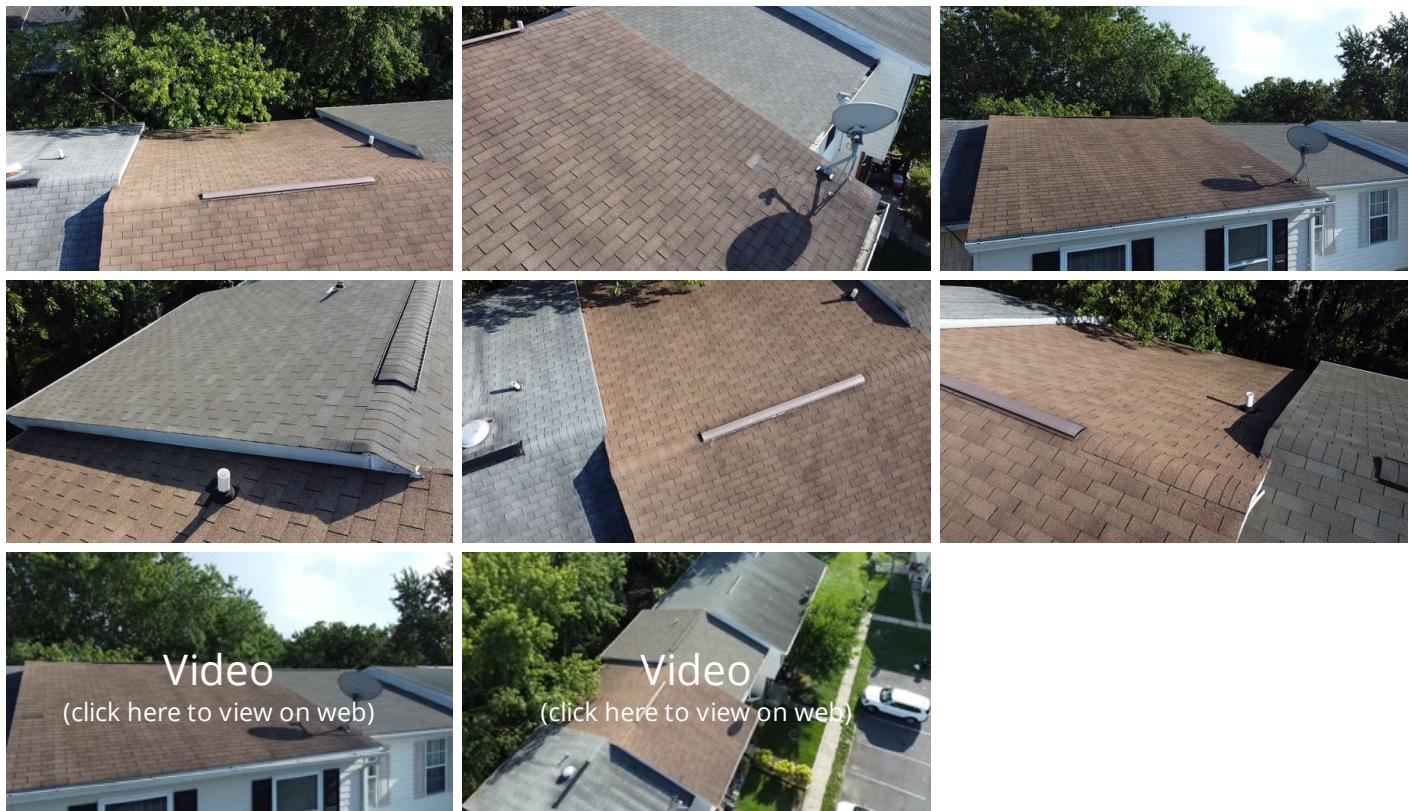
Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

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

General: What's Inspected

Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.



Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen.

Roof Covering: Roof Was Inspected

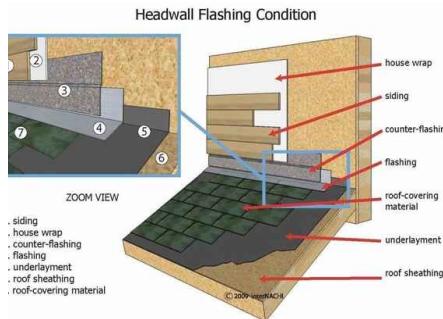
Drone, Ground

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

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.

Flashing: 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

Flashing: 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.

Gutters & Downspouts: 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.

Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

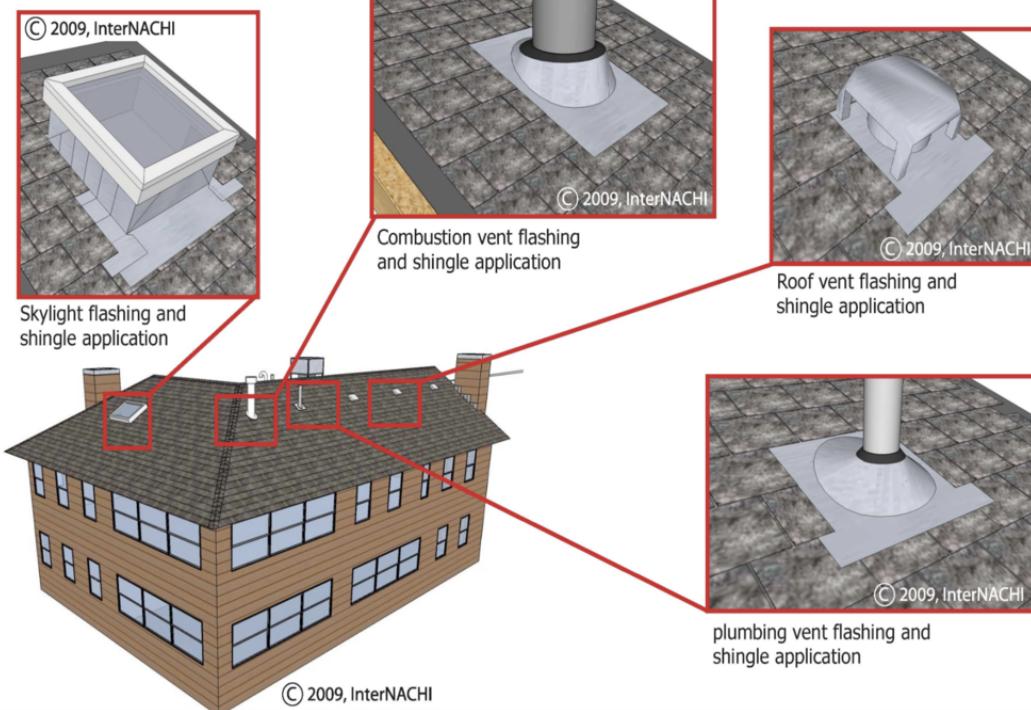
Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof penetrations and flashing



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

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

Flashing

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.

Recommendations

2.2.1 Roof Covering

TREE OVERHANG

I observed indications that a tree and or tree branch where overhanging the roof and maybe in contact with it, this may cause damage if it has not already. The Inspector recommends that all tree branches be cut back so that they do not overhang the roof. Gutters should also be cleaned as a result.

Recommendation

Contact a qualified tree service company.



Moderate Concern/Repair





2.2.2 Roof Covering

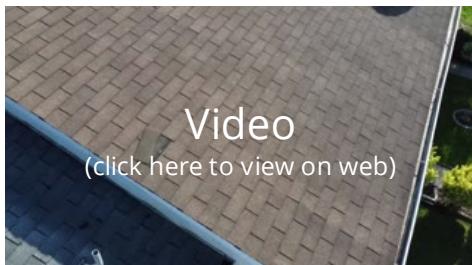
SHINGLES LOOSE/MISSING

Serious Concern/Action Needed

The roof had loose and/or missing asphalt shingles. The Inspector recommends replacement of any loose or missing shingles by a qualified roofing contractor to avoid damage from water intrusion.

Recommendation

Contact a qualified roofing professional.



2.4.1 Gutters & Downspouts



Minor Concern/Maintenance needed

DEBRIS IN GUTTERS

I observed debris in the gutter. Cleaning and maintenance is recommended regularly to ensure proper runoff away from the homes foundation.

Recommendation

Contact a qualified gutter contractor



3: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

General: Homeowner's Responsibility

The sun, wind, rain and temperatures are constantly affecting the exterior of your home. 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.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Vinyl

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.

GFCIs & Electrical: Inspected GFCIs

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

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios and decks. No deficiencies were noted at the time of the inspection.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection. No issues were observed.

Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.

Recommendations

3.4.1 GFCIs & Electrical

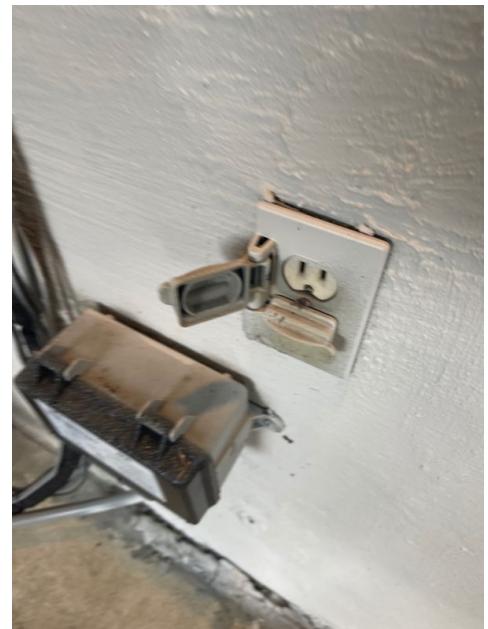


MISSING GFCI

I observed indications that a GFCI is missing in an area that is required to keep people safe.

Recommendation

Contact a qualified electrical contractor.



3.10.1 Exterior Doors

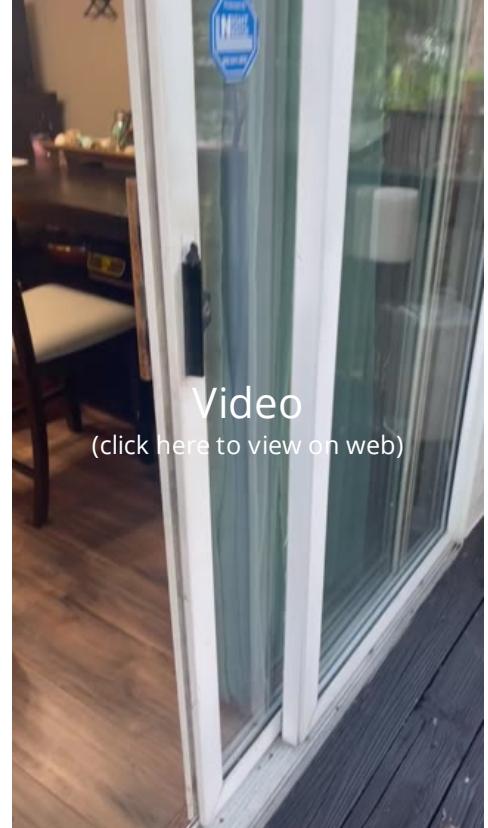


SLIDER DOOR DEFECT

The rear sliding door appears to be damaged in sections and is very difficult to open/close. The handles are also damaged and difficult to grip. For safety reasons recommend repair/replacement of door.

Recommendation

Contact a qualified door repair/installation contractor.



Video

(click here to view on web)

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	R	NP
4.1	Basement	X			

IN = Inspected NI = Not Inspected R = Recommendations NP = Not Present

Information

Basement: Type of Basement

Foundation Described

Stone

Basement: 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.

Basement: Basement Was 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.

Basement: Foundation Was Inspected

The foundation was inspected according to the [Home Inspection Standards of Practice](#).

Basement: Structural Components Were Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

Limitations

Basement

BASEMENT FINISHED

The basement was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the basement, its systems and components.

5: HEATING

		IN	NI	R	NP
5.1	Heating System Information	X	X		

IN = Inspected NI = Not Inspected R = Recommendations NP = Not Present

Information

Heating System Information:

Energy Source

Electric

Heating System Information:

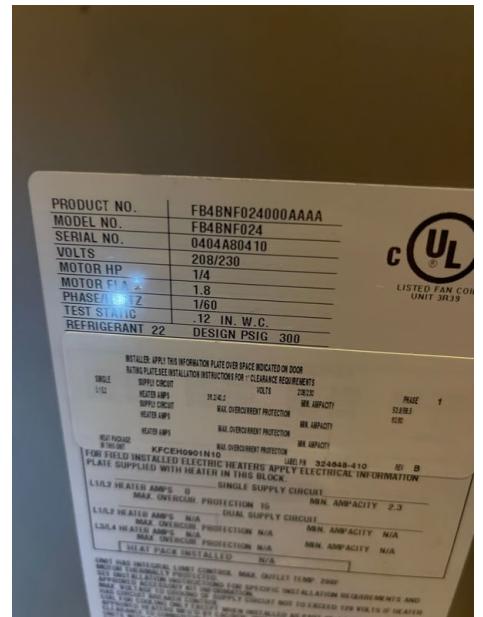
Heating Method

Warm-Air Heating System

Heating System Information:

Picture Of Data Plate

See data plate for serial and model number.



Heating System Information:

Date of Manufacture

2004

Heating System Information:

Filter location and size



Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.



Limitations

Heating System Information

HOT TEMPERATURE RESTRICTION

Because the outside temperature was too hot to operate the heating system without the possibility of damaging the system, I did not operate the heating system. Inspection restriction. Ask the homeowner about the system, including past performance.

Recommendations

5.1.1 Heating System
Information



Minor Concern/Maintenance needed

FILTER DIRTY

I observed a dirty air filter at the furnace filter. Based on filter being dirty recommend having ducts cleaned.

Recommendation

Contact a qualified professional.



6: COOLING

		IN	NI	R	NP
6.1	Cooling System Information	X		X	
6.2	Condensate	X			

IN = Inspected NI = Not Inspected R = Recommendations NP = Not Present

Information

Cooling System Information: Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system.



Cooling System Information: Date of Manufacture

2004

Cooling System Information: Date Picture Of Data Plate

See data plate for model and serial number



Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.



Recommendations

6.1.1 Cooling System Information



Minor Concern/Maintenance needed

OLDER UNIT

Based on the age of the AC Unit it is recommended that it be monitored and maintained regularly to ensure proper operation.

Recommendation

Contact a qualified heating and cooling contractor



7: PLUMBING

		IN	NI	R	NP
7.1	Main Water Shut-Off Valve	X			
7.2	Water Supply	X			
7.3	Hot Water Source	X			
7.4	Drain, Waste, & Vent Systems	X			
7.5	Water Supply & Distribution Systems	X			

IN = Inspected NI = Not Inspected R = Recommendations NP = Not Present

Information

Main Water Shut-Off Valve:

Location of Main Shut-Off Valve

Basement

Hot Water Source: Inspected TPR Valve

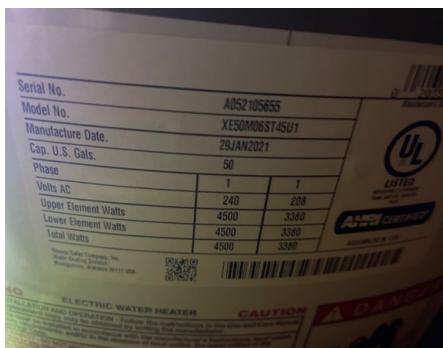
I inspected the temperature and pressure relief valve.

Hot Water Source: Date of manufacture

2021

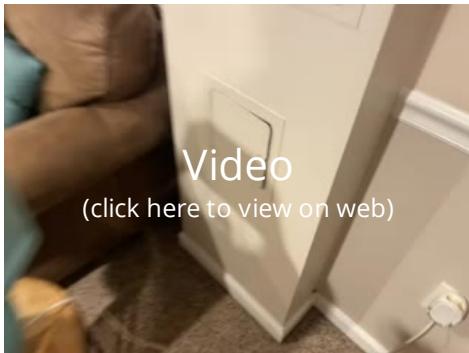
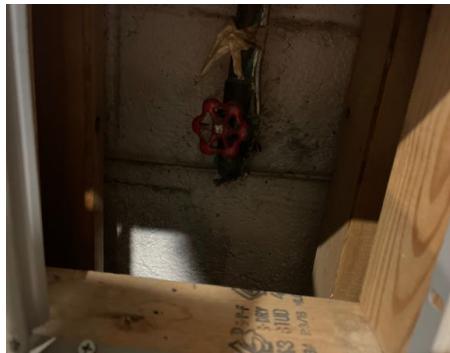


Hot Water Source: Picture of Data Plate



Main Water Shut-Off Valve: Homeowner's Responsibility

It's important to know where the main water and fuel shutoff valves are located, and be sure to keep an eye out for any water and plumbing leaks.



Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. There did not appear to be any active leaks at the time of the inspection.

Limitations

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

8: ELECTRICAL

		IN	NI	R	NP
8.1	Electric Meter & Base	X			
8.2	Service-Entrance Conductors	X			
8.3	Main Service Disconnect	X	X	X	
8.4	Electrical Wiring	X			
8.5	Panelboards & Breakers	X		X	
8.6	Service Grounding & Bonding	X			
8.7	AFCIs	X			
8.8	GFCIs	X			

IN = Inspected

NI = Not Inspected

R = Recommendations

NP = Not Present

Information

**Electric Meter & Base: Inspected
the Electric Meter & Base**

I inspected the electrical electric meter and base.

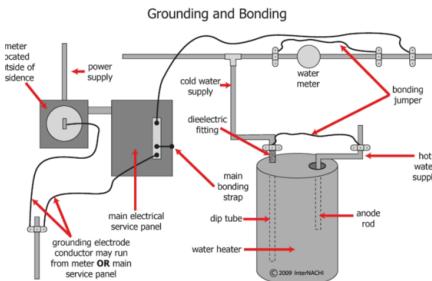
**Service-Entrance Conductors:
Inspected Service-Entrance
Conductors**

I inspected the electrical service-entrance conductors.

**Electrical Wiring: Type of Wiring,
If Visible**
NM-B (Romex)

**Service Grounding & Bonding:
Inspected the Service Grounding
& Bonding**

I inspected the electrical service grounding and bonding.


Main Service Disconnect: Homeowner's Responsibility

It's important to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

GFCIs: Inspected GFCIs

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

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Panelboards & Breakers

UNABLE TO FULLY INSPECT THE PANELBOARDS AND BREAKERS CLOSELY

The panel cover was unable to be fully removed due to adjacent wall. I was restricted in my inspection. Recommend having an electrical contractor evaluate when area is fully accessible.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

8.3.1 Main Service Disconnect

MAIN DISCONNECT MISSING

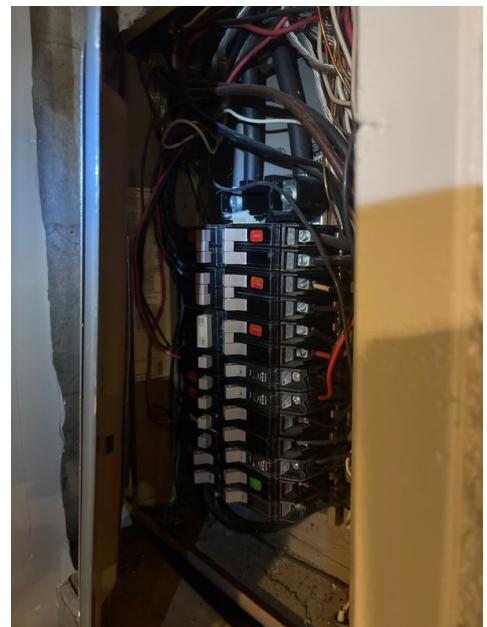


Moderate Concern/Repair

I was unable to locate a main electrical disconnect at the panel. Recommend consulting current homeowner on location.

Recommendation

Contact a qualified electrical contractor.



8.5.1 Panelboards & Breakers

INADEQUATE WORK SPACE AT PANEL



Minor Concern/Maintenance needed

I observed inadequate workspace at the electrical panel. Inspection restriction. This makes accessing the electrical panel disconnects and components difficult.

A clear working space must be provided and maintained for safe access. At least 3 feet deep clear space should be in front of the equipment, 30 inches wide, and 6 feet 6 inches of headroom. Based on the Inose toe being unable to fully evaluate during the inspection, recommend have qualified contractor evaluate.

Recommendation

Contact a qualified professional.



9: ATTIC, INSULATION & VENTILATION

		IN	NI	R	NP
9.1	Structural Components & Observations in Attic	X		X	
9.2	Insulation in Attic	X			
9.3	Ventilation in Attic	X		X	

IN = Inspected NI = Not Inspected R = Recommendations NP = Not Present

Information

Insulation in Attic: Type of Insulation Observed

Fiberglass

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).



Insulation in Attic: Insulation Was Inspected

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

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Insulation in Attic: Approximate Average Depth of Insulation

9-12 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space due to storage.

Recommendations

9.1.1 Structural Components & Observations in Attic



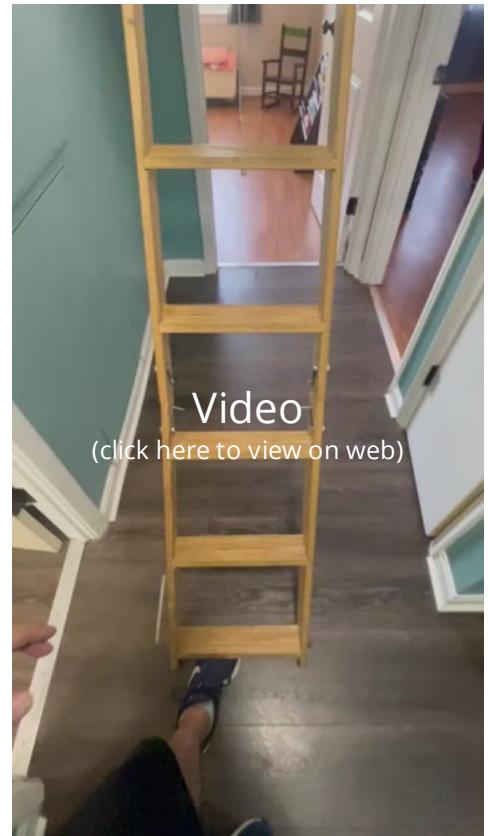
Moderate Concern/Repair

ATTIC STAIRS

Attic stairs appear to be improperly installed and several screws are missing or loose. Recommend evaluation and repair prior to using.

Recommendation

Contact a qualified professional.



Video

(click here to view on web)

9.1.2 Structural Components & Observations in Attic

DAMAGED MATERIAL

Older roofing material was damaged in section. It appears updated roofing has been installed but the client should be aware that this may need to be removed in the future.

Recommendation

Recommend monitoring.



Minor Concern/Maintenance needed



10: BATHROOMS

		IN	NI	R	NP
10.1	Bathroom Toilets	X			
10.2	Sinks, Tubs & Showers	X		X	
10.3	Bathroom Exhaust Fan / Window	X		X	
10.4	GFCI & Electric in Bathroom	X			
10.5	Heat Source in Bathroom	X			
10.6	Cabinetry, Ceiling, Walls & Floor	X		X	
10.7	Door	X			

IN = Inspected NI = Not Inspected R = Recommendations NP = Not Present

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).



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.

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Recommendations

10.2.1 Sinks, Tubs & Showers

CAULK

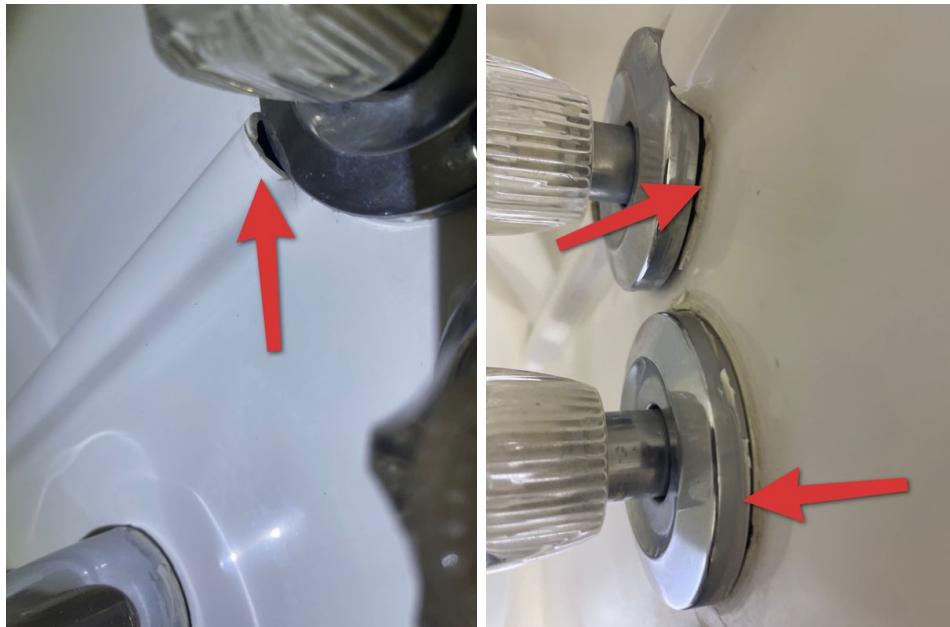
Recommend adding caulk around tub for maintenance.

Recommendation

Recommended DIY Project



Minor Concern/Maintenance needed



10.2.2 Sinks, Tubs & Showers

SLOW DRAIN

The tub drains very slowly which may indicate a minor clog or flex drain should be replaced. Recommend clearing.

Recommendation

Contact a qualified professional.



10.3.1 Bathroom Exhaust Fan / Window

INOPERABLE

Exhaust fans did not turn on with switch. Recommend further evaluation.



Minor Concern/Maintenance needed

Recommendation

Contact a qualified professional.



10.6.1 Cabinetry, Ceiling, Walls & Floor



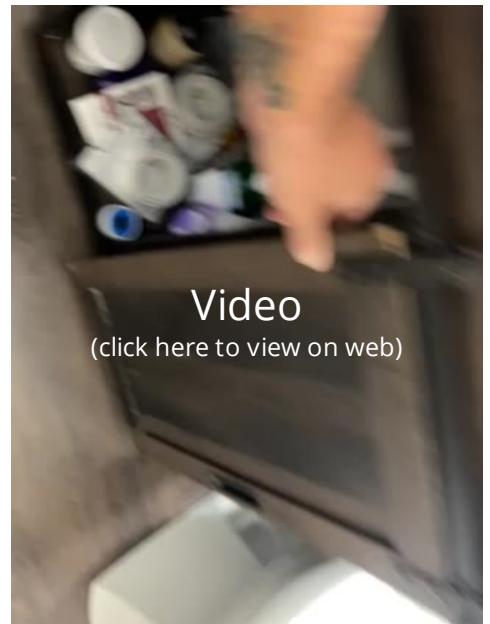
Minor Concern/Maintenance needed

CABINET DAMAGE

I observed indications of damage at the bathroom cabinetry.

Recommendation

Recommended DIY Project



Video

(click here to view on web)

11: DOORS, WINDOWS & INTERIOR

		IN	NI	R	NP
11.1	Doors	X			
11.2	Windows	X		X	
11.3	Switches, Fixtures & Receptacles	X		X	
11.4	Floors, Walls, Ceilings	X		X	
11.5	Stairs, Steps, Stoops, Stairways & Ramps	X			
11.6	Railings, Guards & Handrails	X			
11.7	Presence of Smoke and CO Detectors	X			

IN = Inspected

NI = Not Inspected

R = Recommendations

NP = Not Present

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

11.2.1 Windows



DAMAGED HARDWARE AT WINDOW

I observed damage to the hardware at a window. The window is older and may need to be replaced.

Recommendation

Contact a qualified window repair/installation contractor.



Kitchen

11.3.1 Switches, Fixtures & Receptacles



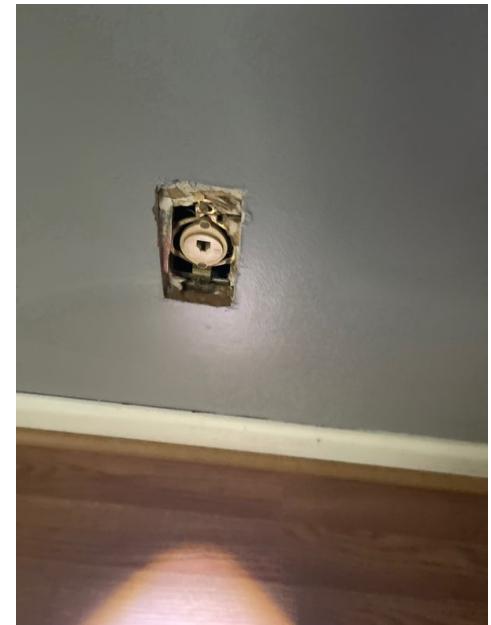
Minor Concern/Maintenance needed

COVER NOT IN PLACE

I observed a receptacle with a cover (plate) that was not in place.

Recommendation

Contact a qualified professional.



11.4.1 Floors, Walls, Ceilings



Minor Concern/Maintenance needed

SMALL GAP IN FLOOR

Seams do not meet at floor. The client may wish to have this filled or repaired.

Recommendation

Contact a qualified professional.



12: LAUNDRY

		IN	NI	R	NP
12.1	Clothes Washer	X			
12.2	Clothes Dryer	X			
12.3	Laundry Room, Electric, and Tub	X		X	

IN = Inspected NI = Not Inspected R = Recommendations NP = Not Present

Information

Clothes Washer: Washer inspected

I ran the washing machine and it was working properly at the time of the inspection.



Clothes Dryer: Dryer Inspected

I inspected the dryer by running a short cycle and evaluating venting and power source.



Recommendations

12.3.1 Laundry Room, Electric, and Tub

MISSING GFCI PROTECTION

 Moderate Concern/Repair

I observed that there is missing GFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected. 2014 NEC 210.8(A)(10) & 210.12(A)

Recommendation

Contact a qualified electrical contractor.



13: KITCHEN

		IN	NI	R	NP
13.1	Kitchen Sink	X		X	
13.2	GFCI	X		X	
13.3	Countertops & Cabinets	X			
13.4	Floors, Walls, Ceilings	X			

IN = Inspected

NI = Not Inspected

R = Recommendations

NP = Not Present

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink. There did not appear to be any active leaks and it functioned properly at the time of the inspection.

GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Recommendations

13.1.1 Kitchen Sink

DEFECT AT S-TRAP

I observed indications of a defect at the sink drain trap. It is an S-trap, which are not permitted. It should be a P-trap. Please see illustration for details.

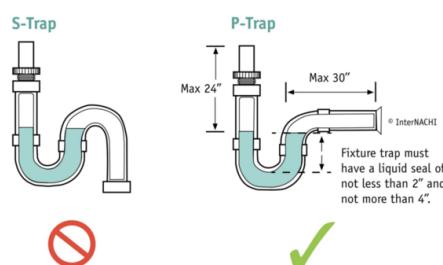
Recommendation

Contact a qualified plumbing contractor.



Minor Concern/Maintenance needed

S-Trap vs. P-Trap



The above illustration shows the difference between an S-trap and a P-trap. S-traps are not permitted, due to siphoning problems.

13.2.1 GFCI

**MISSING GFCI
PROTECTION**

Minor Concern/Maintenance needed

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.



STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

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.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

-
1. any improper spacing between intermediate balusters, spindles and rails.

Basement, Foundation, Crawlspace & Structure**I. The inspector shall inspect:**

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Heating**I. The inspector shall inspect:**

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Cooling**I. The inspector shall inspect:**

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

Plumbing**I. The inspector shall inspect:**

1. the main water supply shut-off valve;

2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical**I. The inspector shall inspect:**

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

Attic, Insulation & Ventilation

The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas; ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Bathrooms**The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Doors, Windows & Interior**The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
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.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Laundry**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Kitchen

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.