



FOREVER HOME INSPECTION - OKLAHOMA

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<https://www.foreverhomeinspection.com>



## RESIDENTIAL REAL ESTATE INSPECTION REPORT

1234 Main St. Owasso OK 74055

Buyer Name

06/12/2021 9:00AM



Inspector

Jacob H. (Owasso)

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# 1: MAIN DETAILS

## Information

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<b>In what year was this property built?</b> 1925	<b>Who attended this inspection?</b> Inspector, Client(s), Client's Agent	<b>What direction is the front of the structure facing?</b> S
<b>What were the weather conditions on the day of the inspection?</b> Overcast, Light Rain	<b>What was the temperature at the time of the inspection?</b> 70°	<b>What type of building is the main structure?</b> Single Family
	<b>What other types of structures are present on the property?</b> None	

# 2: ROOF

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

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

## Information

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## Images

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



### Inspection Method

Walked the Roof

### Roof Covering: Material

Architectural Composition  
Shingles

### Roof Structure / Framing:

#### Structure Type

Rafters / Ceiling Joists, 1X  
Decking, OSB Sheathing

### Roof Flashings: Flashing - Defined

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

## Recommendations

### 2.1.1 Roof Covering

#### SHINGLES-GENERAL DAMAGED

There were damaged shingle(s) present on the roof surface from apparent impact damage, likely hail. Evaluation of the shingles is recommended by a qualified roofing contractor with repairs made to any damaged shingles as deemed necessary.

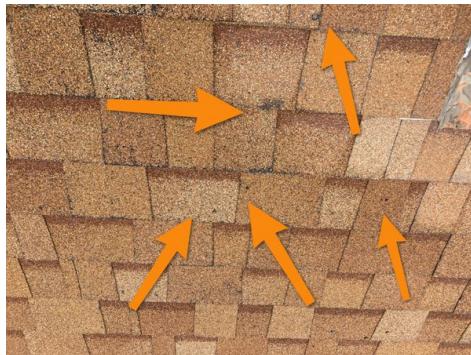
##### Recommendation

Contact a qualified roofing professional.



Defect - Medium Concern





## 2.1.2 Roof Covering

**SHINGLES-EXPOSED NAIL HEADS**

Defect - Medium Concern

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

## Recommendation

Contact a qualified roofing professional.



## 2.3.1 Roof Vents / Protrusions

**VENT-RUST/CORROSION PRESENT**

Defect - Medium Concern

The metal vent was observed with rust/corrosion, which can lead to potential leaks and/or premature deterioration of the vent material. Further evaluation for repair/replacement is recommended by a qualified roofing professional.

## Recommendation

Contact a qualified professional.



## 2.5.1 Roof Gutters / Downspouts

**GUTTERING NOT PRESENT**

Defect - Medium Concern

There were no gutters present for all or portions of the roof. Without guttering present, the grounds surrounding the foundation will become saturated allowing moisture to infiltrate into areas below grade, potentially allowing for the settlement of the home. The installation of guttering is recommended by a qualified guttering contractor.

## Recommendation

Contact a qualified gutter contractor

### 3: EXTERIOR

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

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#### Information

##### Exterior Walls & Siding Materials:

###### Siding Material

Vinyl

#### Recommendations

##### 3.1.1 Exterior Walls & Siding Materials



Defect - Medium Concern

###### DAMAGE TO WOOD TRIM

There was damage present to wood trim at the referenced area(s) of the home. Repairs or replacement of the trim is recommended to be conducted by a qualified contractor as needed.

###### Recommendation

Contact a qualified professional.



##### 3.1.2 Exterior Walls & Siding Materials

###### CRACKING PRESENT



Defect - Medium Concern

Cracking was present in the referenced area(s). Some previously repaired. Further evaluation is recommended by a qualified masonry contractor with sealing or repairs made as deemed necessary.

#### Recommendation

Contact a qualified masonry professional.



## 4: GROUNDS

		INS	NOT	LIM	REC	HAZ
4.1	Grading & Lot Drainage	X			X	
4.2	Driveway & Walkway	X			X	
4.3	Trees & Vegetation	X				
4.4	Raised Porches	X			X	
4.5	Retaining Walls	X				

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## Information

### Retaining Walls: Images

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



## Retaining Walls: Structural - Notice

Although FHI does report on individual defects found on a retaining wall, FHI does not report on the structural soundness of the wall itself as this is outside of the SOP for home inspectors. The only qualified professional for assessing the structural integrity of any retaining wall is a structural engineer.

### How to proceed and what to know:

1. Home inspectors are not code inspectors. Every city can have differing code compliance for retaining walls/structures, it is recommended to have a structural engineer confirm that the wall is in compliance.
2. Have the wall evaluated by a structural engineer, regardless of whether this reports includes defects, as there may be hidden or latent defects FHI is unable to discover.
3. Request all records regarding permits, the building of, and maintenance of the retaining wall from homeowners, if possible.

## Limitations

### Grading & Lot Drainage

#### SLOPING LOT / HILLSIDE PRESENT

This structure was constructed on a sloping lot/hillside. FHI is not a geological, civil, or structural engineering firm, and cannot render an opinion regarding soil stability, nor the potential for structural movement.

The condition of this area is excluded from this inspection.

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

## Recommendations

### 4.1.1 Grading & Lot Drainage



#### LOW AREAS PRESENT

Low area(s) were present along the foundation wall. Low areas can hinder water drainage away from the foundation, resulting in overly saturated soil along/below the foundation. Further evaluation with corrections to achieve a proper slope away from the foundation is recommended by a qualified landscaping professional.

Recommendation

Contact a qualified landscaping contractor



### 4.2.1 Driveway & Walkway



#### WALKWAY-END OF LIFE

Area(s) of displacement and heavy cracking were present on the walkway. These area(s) are a potential trip hazard. Repairs are recommended by a concrete contractor or other qualified person as needed for safety.

Recommendation

Contact a qualified concrete contractor.



## 4.4.1 Raised Porches



Defect - Medium Concern

**IMPROPER SLOPING TOWARDS HOME**

The porch, or portions of it, sloped towards the structure. Evaluation and repairs are recommended to be conducted by a foundation contractor or other qualified contractor as needed.

Recommendation

Contact a qualified concrete contractor.



## 5: FOUNDATION, CRAWLSPACE, & BASEMENT

		INS	NOT	LIM	REC	HAZ
5.1	Foundation & Structure	X			X	X
5.2	Crawl Space	X			X	
5.3	Basement	X			X	

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### Information

**Foundation Type**

Pier and Beam, Partially Finished Basement

**Foundation & Structure:**
**Foundation Wall Material & Images**

Poured Concrete, Stacked Stone

**Foundation & Structure: Subfloor Material**

Diagonal 1X

**Crawl Space : Inspection Method**

A portion of the crawlspace was accessed

### Limitations

Crawl Space

### CRAWL SPACE OBSTRUCTIONS / SAFETY CONCERNS

Low Clearance, Plumbing Pipes

## Crawl Space

**CRAWL SPACE - OBSTRUCTIONS**

The crawlspace was inspected where accessible. There were obstructions at the referenced areas due to foliage and soil, weather, debris, grading, remodeling, equipment, etc.

The condition of this area is excluded from this inspection.

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

## Recommendations

## 5.1.1 Foundation &amp; Structure

**STRUCTURE - MAJOR CRACKING PRESENT**

Major cracks were present in the foundation at the referenced areas.

Evaluation and repairs are recommended as needed by a structural contractor.

## Recommendation

Contact a qualified structural engineer.



Defect - Medium Concern





## 5.1.2 Foundation &amp; Structure

**FRAMING MEMBER - IMPROPER REPAIRS**

Safety Hazard - High Concern

Improper repair methods were used to repair termite damaged floor joists. The boards were cut and nailed to short sections of board to make up the gap. Recommend a qualified contractor evaluate and advise on repairs.

## Recommendation

Contact a qualified carpenter.



## 5.1.3 Foundation &amp; Structure

**BEAM - WOOD SUPPORTS**

Safety Hazard - High Concern

Wooden supports were observed to be nailed to the side of the main support beam. This is improper practice as it does not adequately support the load of the beam. Recommend a qualified structural contractor evaluate and advise on repairs.

## Recommendation

Contact a qualified structural engineer.



### 5.2.1 Crawl Space

#### **VENTS - INSUFFICIENT**



Defect - Medium Concern

Insufficient ventilation was present in the crawl space. This prevents a path for humidity and moisture to exit the area, and can lead to the formation of condensation on framing members, and eventual fungal growth. Repairs to properly ventilate the area, or to modify it to function without ventilation openings is recommended to be conducted by a contractor familiar with ventilation methods.

Recommendation

Contact a qualified general contractor.

### 5.2.2 Crawl Space

#### **VAPOR BARRIER MISSING**



Defect - Medium Concern

A vapor barrier was not present in the crawl space. A vapor barrier is recommended to cover the soil as several gallons of water may evaporate from the earth/soil daily, adding moisture, humidity, and condensation to the crawl space area. This can lead to the formation of fungal growth on framing components and other moisture related deficiencies. The installation of a minimum of a 6 mil poly vapor barrier is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.

## 5.3.1 Basement

**BASEMENT STAIRS-DRAIN NOT PRESENT**

Defect - Medium Concern

A drain was not present at the base of the basement stairs. This may allow rainwater to collect in this area, possibly infiltrating the basement area. Evaluation and the installation of a drain as needed is recommended by a qualified contractor.

Recommendation

Contact a qualified professional.



## 5.3.2 Basement

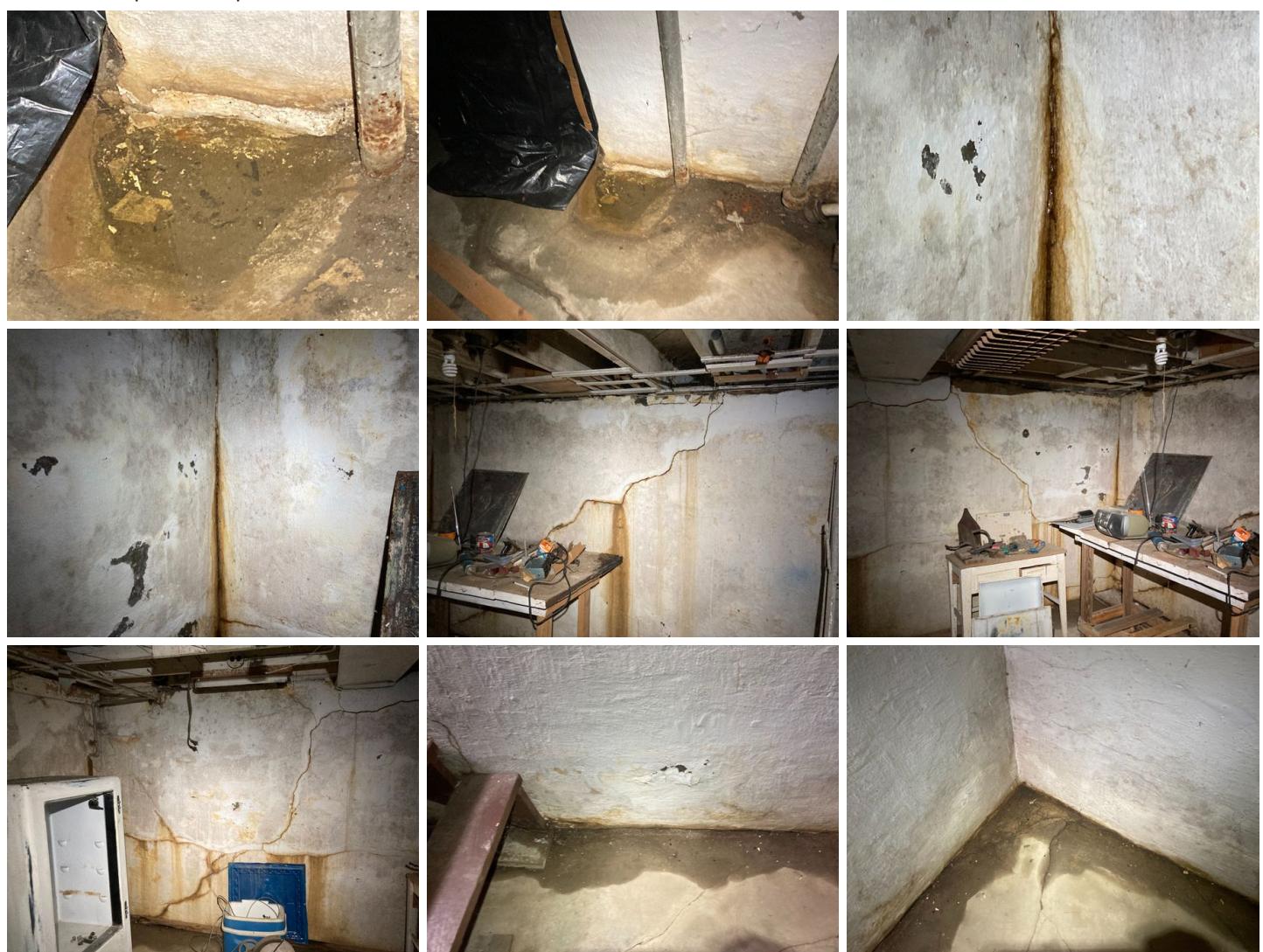
**EVIDENCE OF MOISTURE INTRUSION**

Defect - Medium Concern

Evidence of moisture intrusion was observed on the walls and floor of the basement. Recommend a qualified professional evaluate and advise on source of water infiltration and solutions.

Recommendation

Contact a qualified professional.



## 6: PEST/WDO

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

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### Information

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

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

#### Termite: Conducive Conditions

Yes

Are there any visible conditions conducive to infestation by termite?

### Limitations

Termite

#### INACCESSIBLE OR VISUALLY OBSTRUCTED AREAS

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

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

### Recommendations

6.1.1 Termite

#### TERMITE DAMAGE

Yes

Location of evidence of termite ACTIVITY shall be shown on diagram in Section IX.

Recommendation

Contact a qualified professional.



Defect - Medium Concern



## 6.1.2 Termite

**CONDUCIVE CONDITIONS**

Wood to ground contact, Debris (wood or other cellulose material) under structure

Conducive conditions to wood destroying organisms/termites were present in the referenced areas.

Recommendation

Contact a qualified professional.



Defect - Medium Concern

## 7: ELECTRICAL

		INS	NOT	LIM	REC	HAZ
7.1	Service Entrance	X				
7.2	Service Disconnect	X				
7.3	Service Equipment / Electrical Panel	X			X	
7.4	Service Grounding / Bonding	X				
7.5	Branch Wiring	X			X	X
7.6	Wall Receptacles	X				
7.7	GFCI Protection	X			X	
7.8	Ceiling Fans & Lighting	X				
7.9	Detectors & Alarms	X				X

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## Information

## Low Voltage Systems - Not Inspected

Low voltage systems are comprised of electrical equipment that uses 50 volts (V) of electricity, or less.

Low voltage systems in the home are not inspected and are excluded from this inspection. Including but not limited to:

- phone/telecom systems
- cable coaxial systems
- ethernet wiring
- home security systems
- low voltage lighting
- wired landscaping lighting

## Service Entrance: Type

Overhead Service Drop

SERVICE ENTRANCE DEFINED:

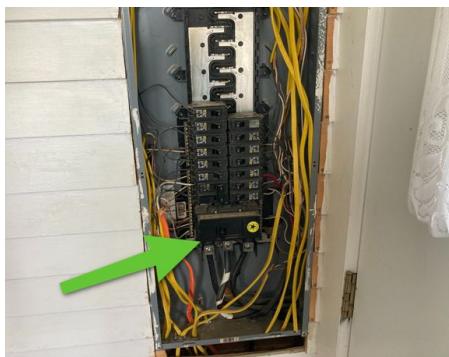
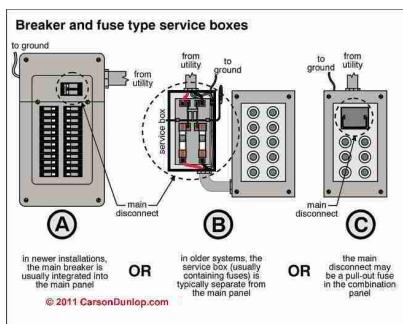
Power enters through the service entrance. The service entrance includes the electric meter that measures the amount of energy delivered to the home and the service panel that houses the circuit breakers or fuses. The service panel also distributes power to the various circuits in the house. [To learn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



## Service Disconnect: Main Disconnect - Location

Main Breaker in Electrical Panel

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



## Service Equipment / Electrical Panel: Location

Mud Room Entry



## Service Equipment / Electrical

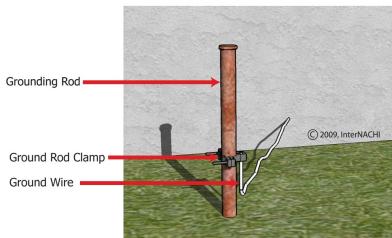
Panel: Manufacturer

Square D

## Service Grounding / Bonding: Service Grounding - Defined

Electrical grounding systems divert potentially dangerous electrical currents by providing a path between a building's service box grounding rod and the earth. Lightning and static electricity are the most common sources of dangerous or damaging charges that can be dissipated through a grounding system. Grounding electrodes are connected to the building's electrical system through grounding electrode conductors, also known as ground wires.

Grounding Rod

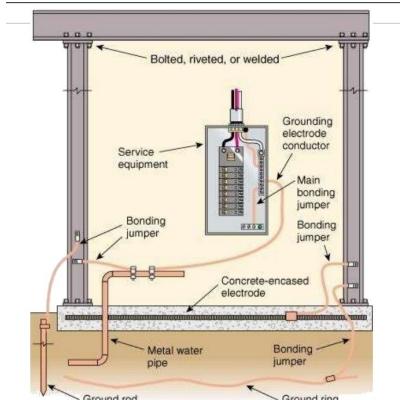


## Service Grounding / Bonding: Grounding Electrode Conductor (GEC) - Type

Rebar (Ground Rod)

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

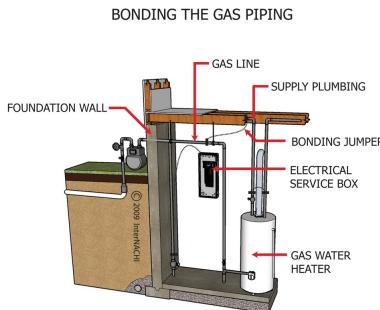
Not only is the grounding electrode system used for stabilizing the voltage for the electrical system but it is additionally used to limit the voltage imposed by lightning, line surges, or unintentional contact with higher-voltage lines.



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

### Not Visible

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



## Branch Wiring : Conductor Type

### Copper

A branch circuit is part of the electrical system that originates at the main service panel and feeds electricity throughout the structure. While the terms wire and cable are often used interchangeably, a wire is one electrical conductor and cable is multiple conductors, or a group of wires, encased in sheathing.

Electric wires are typically made of aluminum or copper.

## Branch Wiring : Sheathing Material

### Romex, Knob and Tube

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

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

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

## GFCI Protection: Appliance Notice

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

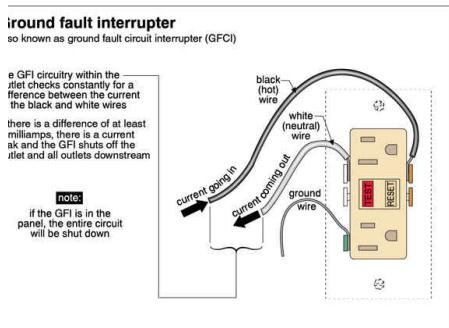
The condition of this area is excluded from this inspection.

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

## GFCI Protection: GFCI - Safety Mechanism

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

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



## Detectors & Alarms: Smoke Alarms - Notice

FHI does not inspect smoke alarms.

The condition of this area is excluded from this inspection.

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

## Detectors & Alarms: CO Detectors - Notice

FHI does not inspect CO detectors.

The condition of this area is excluded from this inspection.

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

## Recommendations

### 7.3.1 Service Equipment / Electrical Panel



Defect - Medium Concern

#### OPEN KNOCKOUTS

Open knockout(s) were present in the electrical panel. Knockout caps should be installed to keep mice out of the panel box, and to avoid potential electrocution hazard. The installation of knockout caps is recommended to be conducted by a licensed electrician or other qualified person.

Recommendation

Contact a qualified electrical contractor.



### 7.3.2 Service Equipment / Electrical Panel



Maintenance Item - Low Concern

#### PANEL COVER SCREWS MISSING

There were one or more panel cover screw(s) missing. All panel cover screw locations are required to be utilized to adequately secure the cover to the panel. Replacement of any missing screws with approved panel cover screws is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



#### 7.3.3 Service Equipment / Electrical Panel

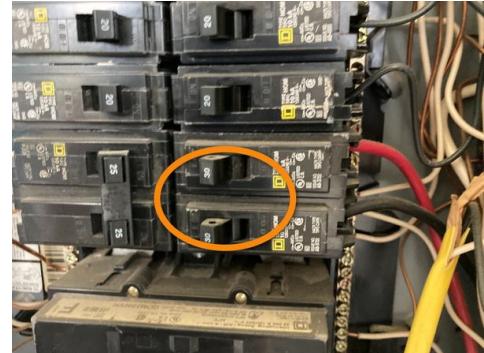
### BREAKERS USED INCORRECTLY

- Defect - Medium Concern

Two single pole breakers were used as shutoff's for the air conditioner breaker. This is improper as there should be a single, two pole breaker, or a handle tie on the two single pole breakers to ensure all power is shut off if a fault is triggered. Recommend a licensed electrical contractor evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



#### 7.4.1 Service Grounding / Bonding

### WATER AND GAS BONDING NOT OBSERVED

! Safety Hazard - High Concern

The water or gas lines were not bonded at visible portions. Any metal piping system should be bonded for safety. Evaluation and repairs are recommended by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

#### 7.5.1 Branch Wiring

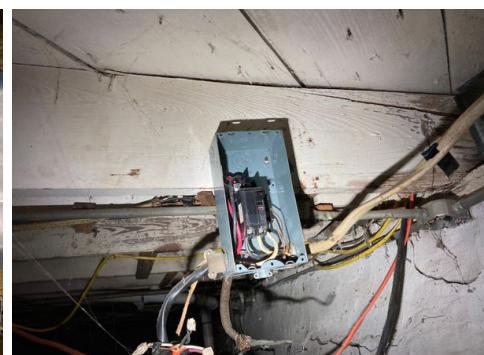
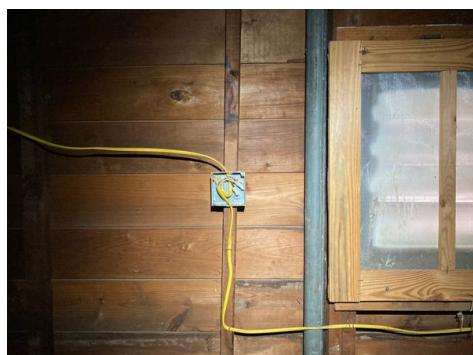
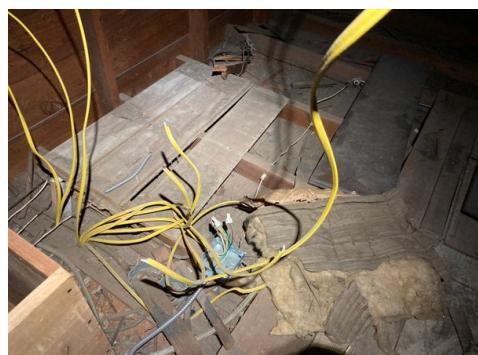
### ELECTRICAL BOX - MISSING COVER

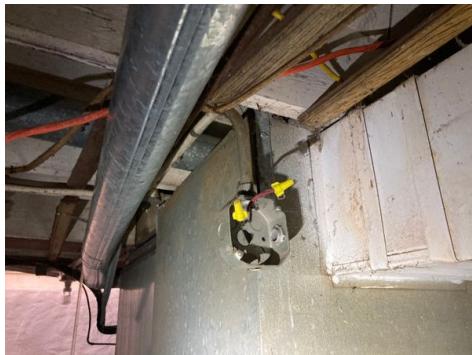
! Safety Hazard - High Concern

There were electrical box(es) present without a cover. This is a potential electrocution hazard, and can be a fire hazard when the box is located near combustibles, due to the possibility of arcing. The installation of UL listed cover(s) is recommended to be conducted by a licensed electrician on any and all electrical boxes in the home missing covers.

Recommendation

Contact a qualified electrical contractor.





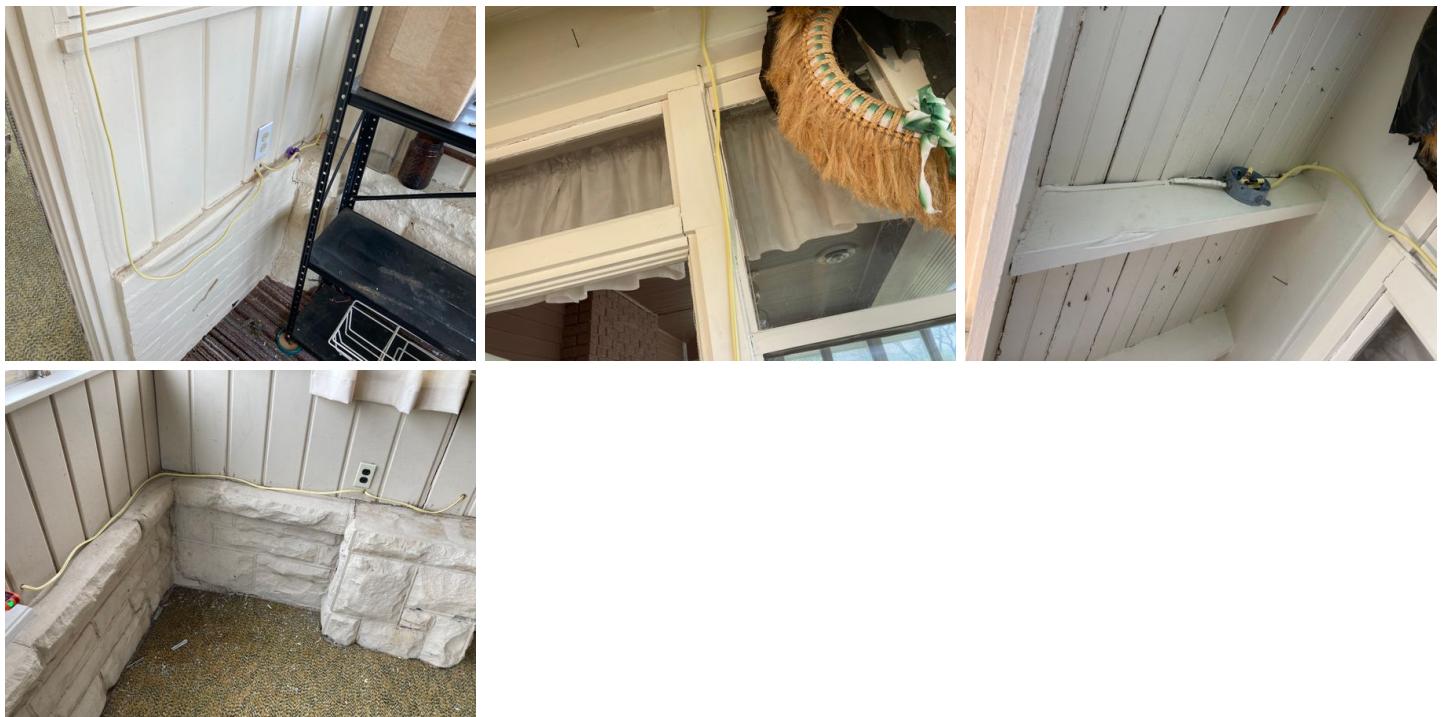
## 7.5.2 Branch Wiring

**EXPOSED WIRING - INTERIOR**
- Defect - Medium Concern

There was exposed wiring present that was not in conduit, and therefore is subject to physical damage. The installation of conduit to protect this wiring is recommended by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



## 7.5.3 Branch Wiring

**KNOB AND TUBE IN CONTACT WITH INSULATION**
! Safety Hazard - High Concern

Knob and Tube wiring was present that was covered by insulation. This is a potential fire hazard as it can allow the conductors to overheat. The "knobs" purpose for this wiring is to give it adequate clearance from insulation and surfaces - preventing overheating. Evaluation of the wiring and repairs or replacement as needed is recommended by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



## 7.5.4 Branch Wiring

**KNOB AND TUBE INFORMATION**

This property had "knob and tube" wiring. Over time, the wire's insulation becomes brittle and deteriorates, resulting in exposed conductors and a risk of shock and/or fire. This wiring can be a potential fire hazard by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A full evaluation of the knob and tube wiring is recommended to be conducted by a licensed electrician, with repairs and/or replacement made as deemed necessary for safety. I also recommend consulting with your Insurance company as some insurance companies may deny coverage due to knob and tube wiring.

## Recommendation

Contact a qualified electrical contractor.



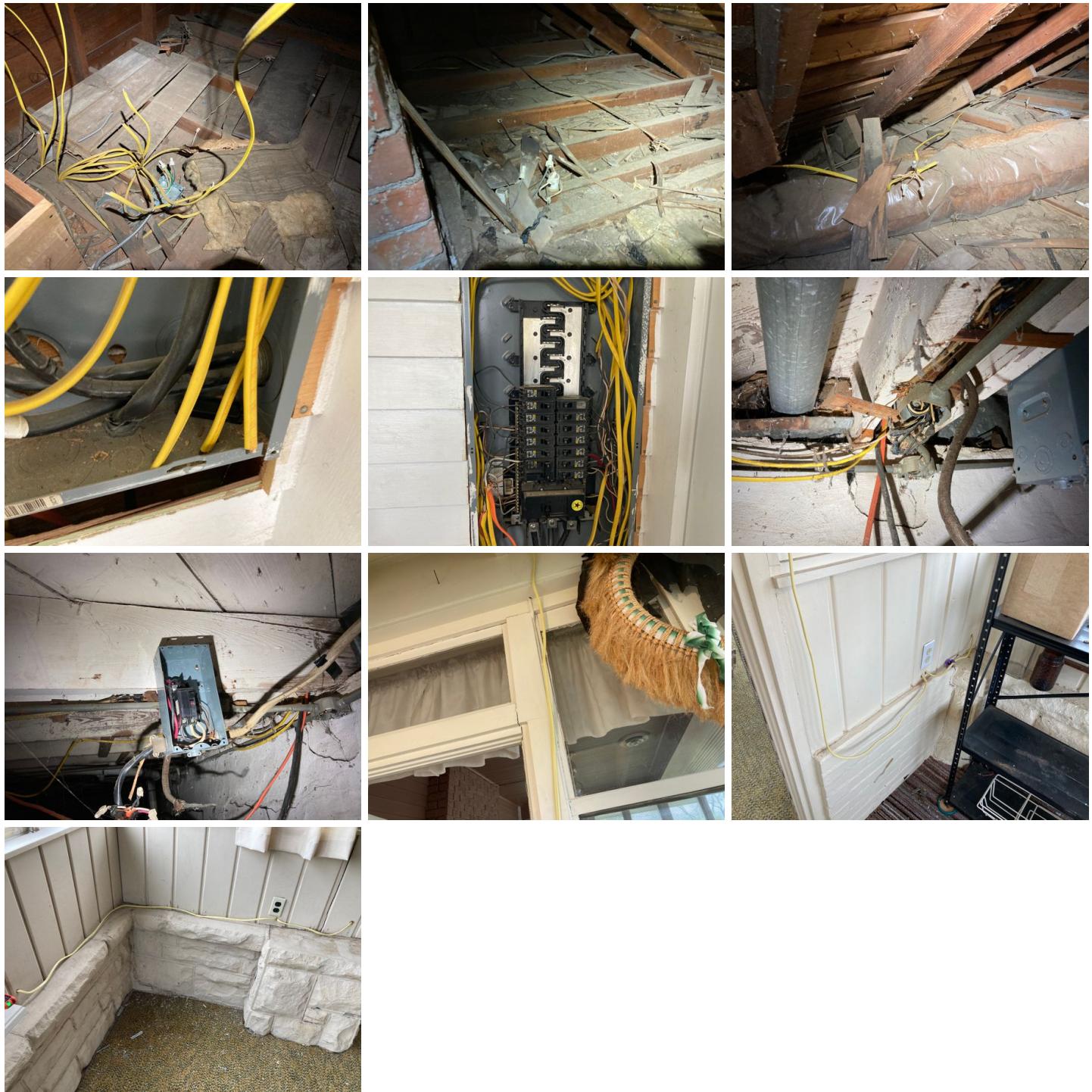
## 7.5.5 Branch Wiring

**UNLICENSED/UNCONVENTIONAL WIRING INSTALLATIONS**

There were areas of unconventional (indicative of unlicensed) wiring installations present. An evaluation of the wiring in the referenced area(s) with repairs made as needed for safety and proper wiring practices is recommended by a licensed electrician.

## Recommendation

Contact a qualified electrical contractor.



#### 7.5.6 Branch Wiring

### **WIRING - CONNECTIONS MADE OUTSIDE OF ELECTRICAL BOX**

 Safety Hazard - High Concern

There were wiring connection(s) present that were made outside of an electrical box. This can be a potential fire or electrocution hazard. Any wiring connections made outside of an electrical box in the home are recommended to be made in a proper box by a licensed electrician.

#### Recommendation

Contact a qualified electrical contractor.



## 7.7.1 GFCI Protection

**GFCI NOT PRESENT - UPGRADE**
- Defect - Medium Concern

Although not required at the time of this homes' construction, GFCI protection was not present at the referenced areas. I recommend upgrading the receptacles in these areas to GFCI protection for safety.

## Recommendation

Contact a qualified electrical contractor.

## 7.9.1 Detectors &amp; Alarms

**CO ALARM(S) NOT PRESENT AT RECOMMENDED LOCATIONS**
- Defect - Medium Concern

CO alarms were not present at all locations required by today's standards (referenced above). CO alarms are recommended for any homes containing gas appliances or an attached garage. The installation of CO detectors is recommended to be conducted outside of sleeping areas by a qualified person, for safety.

## Recommendation

Contact a qualified professional.

## 7.9.2 Detectors &amp; Alarms

**SMOKE ALARMS NOT PRESENT AT ALL RECOMMENDED LOCATIONS**
- Defect - Medium Concern

Smoke alarms were not present at all locations required by today's standards (referenced above). The installation of smoke detectors is recommended to be installed at all recommended locations for fire safety by a licensed electrician. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

## Recommendation

Contact a qualified electrical contractor.

## 8: ATTIC & VENTILATION

		INS	NOT	LIM	REC	HAZ
8.1	Attic Entrance	X				
8.2	Attic Ventilation	X				
8.3	Attic Insulation	X			X	

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

## Information

### Inspection Method

Walked the Attic

### Attic Entrance: Attic Entrance Locations

Kitchen Ceiling

### Attic Entrance: Entrance Types

Pull Down Stair(s)

### Attic Ventilation: Ventilation Types

Fixed Roof Deck Vents, Gable Vents

### Attic Insulation: Insulation

#### Amount (Average)

3 - 5"

### Attic Insulation: Insulation Information

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

### Attic Insulation: Insulation Type

Fiberglass Batts

## Recommendations

### 8.3.1 Attic Insulation



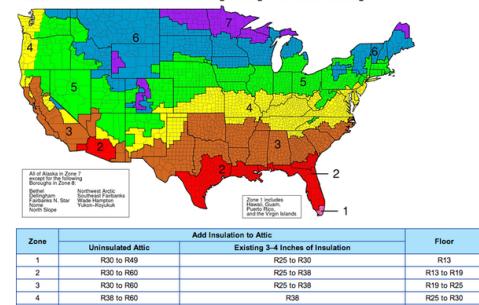
#### INADEQUATE INSULATION

Six inches or less of insulation was present in areas of the attic. This affects the energy efficiency and comfort level of the home. Current energy star guidelines call for approximately 14 inches (R-38 rating). The installation of additional insulation is recommended to be conducted by an insulation contractor.

##### Recommendation

Contact a qualified insulation contractor.

Recommended insulation levels for retrofitting existing wood-framed buildings



## 9: PLUMBING

		INS	NOT	LIM	REC	HAZ
9.1	Main Shut Off Valve	X				
9.2	Water Service Pipes	X			X	
9.3	Drains, Waste & Vent Lines	X			X	
9.4	Gas Meter & Pipes	X				

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

## Information

## **Cast or Galvanized Plumbing - Notice**

The age of the plumbing system should be taken into consideration. Typically, these materials are no longer used in the construction of homes, however, these materials were very commonly used prior to the 1970's. Galvanized water lines and cast iron drain and waste lines are known to have a 50 to 60 year lifespan.

Internal corrosion in the lines can and will affect the pressure and draining capabilities of the plumbing system at some point. The remaining life is undeterminable. It is outside of the SOP of any home inspector to determine the life expectancy of plumbing.

## **Main Shut Off Valve : Location**

Front Yard - Streetside

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



## **Main Shut Off Valve : Notice**

The inspection method of the main shut off valve includes:

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

## **Water Service Pipes: Service Pipe**

### **Material - Visible Portions**

Galvanized Steel

## **Water Service Pipes: Hose Bibs - Notice**

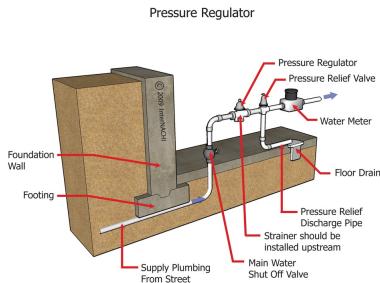
The inspection method for the hose bibs includes:

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

## Water Service Pipes: Water Pressure Regulator - Present

No

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



## Water Service Pipes: Water Pressure - Notice

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

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



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

Basement



## **Drains, Waste & Vent Lines: Material Type - Visible Vent Lines**

### **Cast Iron**

A plumbing vent or plumbing vent pipe is designed to regulate the air pressure throughout your plumbing system. You can find your plumbing vent on your roof line. It will look like a vertical pipe running through the roof. The vent pipe works hand in hand with the drainage pipes.

## **Drains, Waste & Vent Lines: Material Type - Visible Waste Lines**

### **Cast Iron**

Waste lines are for draining away the wastes of a building other than those from toilets.

## **Gas Meter & Pipes: Fuel Source -**

### **Location**

Front of Home

## **Gas Meter & Pipes: Fuel Source**

### **Gas Meter**



## **Gas Meter & Pipes: Gas Pipe -**

### **Material**

Black Iron

## **Limitations**

---

### **Water Service Pipes**

## **GENERAL OBSTRUCTIONS**

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

The condition of this area is excluded from this inspection.

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

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

---

### **Drains, Waste & Vent Lines**

## **GENERAL OBSTRUCTIONS**

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

The condition of this area is excluded from this inspection.

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

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

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## Gas Meter & Pipes

### **GAS METER & PIPES - OBSTRUCTIONS**

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

The condition of this area is excluded from this inspection.

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

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

## Recommendations

---

### 9.2.1 Water Service Pipes



Defect - Medium Concern

### **DISCOLORATION OF WATER**

The water supply was discolored for a short time at the time of inspection. This may be associated with rust or sediment in the water heater or other deficiencies. An evaluation is recommended by a licensed plumber to determine why the water supply was discolored.

Recommendation

Contact a qualified plumbing contractor.



### 9.2.2 Water Service Pipes

### **GALVANIZED DISTRIBUTION PIPES**



Maintenance Item - Low Concern

Galvanized distribution pipes were present in areas of the home. These pipes typically have a 50 - 60 year life and will eventually develop inner corrosion and rust that will lead to weakened water flow. These pipes will need to be monitored for their performance, with the understanding that repairs or replacement will be needed at some point in the future due to their age.

Recommendation

Recommend monitoring.

### 9.2.3 Water Service Pipes

### **WATER LEAK(S) PRESENT**



Defect - Medium Concern

A water leak was present on the water distribution pipe(s) in the referenced area(s). An evaluation of the water distribution pipes and repairs made as needed is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Basement



Basement

### 9.3.1 Drains, Waste & Vent Lines

#### **CLEANOUT CAP MISSING**



Defect - Medium Concern

A sewer cleanout location was missing a cap. This can potentially allow for wildlife to enter the lateral here, which could result in a clog, as well as allowing for the odor of sewer gases in the area. The installation of a proper cap is recommended here by a qualified person.

Recommendation

Contact a qualified professional.



### 9.3.2 Drains, Waste & Vent Lines

#### **CAST IRON AND/OR GALVANIZED WASTE AND DRAIN PIPES**



Maintenance Item - Low Concern

Cast iron and/or galvanized drain, waste, and vent pipes were present in areas of the home. These pipes typically have a 50 - 60 year life and will eventually develop inner corrosion that will affect the draining functionality of the system, and cause failure. These pipes will need to be monitored for performance, with the understanding that repairs or replacement will be needed at some point in the future due to their age. The remaining life is undeterminable. Evaluation of any cast or galvanized drain pipes is recommended by a qualified plumbing contractor as needed.

Recommendation

Contact a qualified plumbing contractor.

# 10: WATER HEATER

		INS	NOT	LIM	REC	HAZ
10.1	Water Heater	X				
10.2	Water Pipes	X				
10.3	Temperature Pressure Relief Valve (TPRV)	X				X

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

## Information

### Water Heater : Location

Basement

### Water Heater : Type

Tank

### Water Heater : Manufacturer

Rheem



### Water Heater : Manufactured

#### Year

2013

### Water Heater : Capacity

50

Recommended Water Heater Tank Size

NUMBER OF BEDROOMS	TANK SIZE
1	20 GALLONS
2	30 GALLONS
3	42 GALLONS
4	52 GALLONS
5	60 GALLONS

### Water Heater : Energy Source

Electric

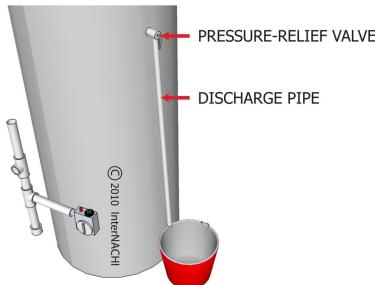
## Temperature Pressure Relief Valve (TPRV): TPR Valve - Notice

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

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

[Click here for more information.](#)

### DISCHARGE PIPE ON TPR VALVE



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

Not Present

## Recommendations

### 10.1.1 Water Heater

#### EXPANSION TANK NOT PRESENT



Maintenance Item - Low Concern

An expansion tank was not installed for the water heater. Current standards and manufacturers instructions recommend that expansion tanks be installed during water heater installations on closed loop systems. The presence of a pressure regulator where the water pipe enters the home, prevents back flow, and makes this a closed loop system. When water is heated, it expands, and can put pressure on the water heater or plumbing components, the expansion tank provides an area for this "expanded" water to enter. The installation of an expansion tank is recommended to be conducted by a licensed plumber as needed.

Recommendation

Contact a qualified plumbing contractor.



### 10.3.1 Temperature Pressure Relief Valve (TPRV)

#### TPR DISCHARGE PIPE MISSING



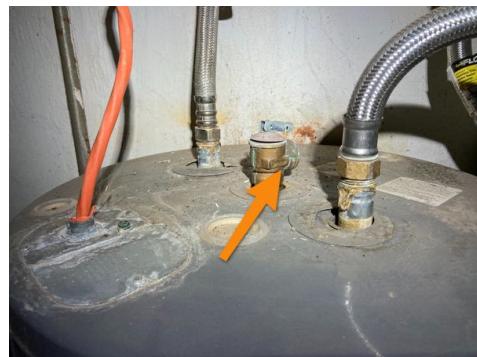
Defect - Medium Concern

A TPR valve discharge pipe was not present. A copper, CPVC, or Pex pipe with a 3/4 inch I.D. should be connected to the TPR valve and terminate no more than 6 inches from the floor. The installation of this pipe is recommended to be conducted by a licensed plumber or other qualified person.

Recommendation

Contact a qualified plumbing contractor.

## DISCHARGE PIPE ON TPR VALVE



## 11: COOLING

		INS	NOT	LIM	REC	HAZ
11.1	System Information	X			X	
11.2	System Operation	X				

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

## Information

### System Information: System Type

Electric AC Unit

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

### System Information: System Brand

Trane



### System Information: System Age

2012

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

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

## System Information: Window AC - Notice

Window AC units were present in the home. The inspection of these systems is beyond the scope of any home inspector.

The condition of this area is excluded from this inspection.

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

## System Operation: Return Air

### Temperature

70



## System Operation: Service Air Temperature

Multiple Readings



## Recommendations

### 11.1.1 System Information

#### MISSING PIPE INSULATION

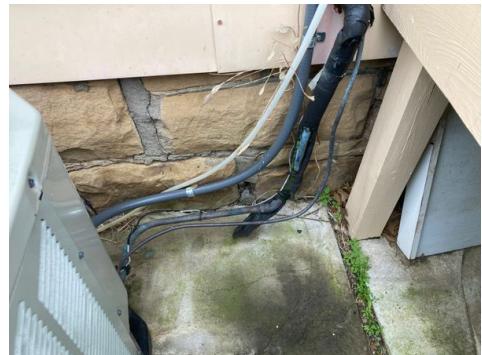


Maintenance Item - Low Concern

Pipe insulation was missing or damaged on portions of the refrigerant lines. Replacement of any missing pipe insulation is recommended to be conducted by a qualified HVAC contractor to prevent condensation formation and damage.

#### Recommendation

Contact a qualified heating and cooling contractor



## 12: HEATING & DUCTWORK

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

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

## Information

### System Information: System Type

Fan-Induced Draft

### System Information: System Brand

Trane



## System Information: System Age

2012

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

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

## System Information: Energy Source

Gas Forced Air

## System Information: Vent Termination Point

Roof

## System Operation: Return Air Temperature

70



## System Operation: Service Air Temperature

### Multiple Readings



**System Operation: Thermostat Locations**

Dining Room

**System Operation: Filter Locations**

In Air Handler

**Ductwork: Finished Construction - Notice**

Finished ceilings, walls, and flooring, as well as insulation prevent visual accessibility of the ductwork. The condition of concealed ductwork is excluded from this inspection.

## Recommendations

## 12.1.1 System Information

**VENTING - OVERSIZED FLUE PIPE**

Defect - Medium Concern

A flue was present above the electric water heater. This is not an inherent defect, but left over from a previous gas water heater. The flue connects to the flue for the furnace. Due to the reduction from two appliances to one, this causes the main vent for the furnace to be oversized. This has resulted in higher levels of condensation within the vent and is causing rust on the vent.

## Recommendation

Contact a qualified HVAC professional.



## 12.3.1 Ductwork

**AGED DUCTWORK**

The ductwork was aged and is likely at, or past its useful service life. Multiple sources list 20-25 years as the average life expectancy of ductwork. Typical characteristics of aged ductwork include, but are not limited to: missing/damaged insulation, low R-rating of insulation, air leakage at connections, deteriorated tape/sealant, sagging ductwork, etc. A full evaluation of the home's ductwork is recommended to be conducted by an HVAC contractor with repairs or replacement made as needed.

## Recommendation

Contact a qualified heating and cooling contractor



Defect - Medium Concern

**13: INTERIOR**

		<b>INS</b>	<b>NOT</b>	<b>LIM</b>	<b>REC</b>	<b>HAZ</b>
13.1	Interior Windows & Interior Doors	X			X	X
13.2	Interior Walls & Ceiling	X			X	
13.3	Interior Floor Coverings	X			X	

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

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

Single Pane, Double Pane,  
Aluminum, Wood

## Interior Walls & Ceiling: Cracking - Notice

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

### How to proceed and what to know:

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

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

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

## Interior Floor Coverings: Defined

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

## Recommendations

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### 13.1.1 Interior Windows & Interior Doors

#### **DOORS - BINDING DOOR PRESENT**

MULTIPLE DOORS THROUGHOUT HOME

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

Recommendation

Contact a qualified professional.



Maintenance Item - Low Concern

### 13.1.2 Interior Windows & Interior Doors

#### **DOORS - COSMETIC DAMAGE PRESENT**

THROUGHOUT HOME

Cosmetic damage was present to the interior door(s). This may include cosmetic deficiencies to the jambs, hardware, slabs, and/or mouldings. Repairs to any cosmetic damage is recommended by a qualified person as desired.

Recommendation

Contact a qualified professional.



Defect - Medium Concern

### 13.1.3 Interior Windows & Interior Doors

#### **DOORS - OPENINGS OUT OF SQUARE**



Defect - Medium Concern

There were door openings that were out of square, this is typically indicative of settlement, or could be from a poor installation. Repairs are recommended to put the door back into "square". Also, look for other comments made in this report in regards to the foundation or settlement.

## Recommendation

Contact a foundation contractor.



## 13.1.4 Interior Windows &amp; Interior Doors

**CASEMENT WINDOWS - NOT FUNCTIONING PROPERLY**

## LIVING ROOM

There were casement window(s) present that were not functioning properly. This could be related to issues with the crank mechanism or the window sash binding in the frame. Evaluation and repairs are recommended to be conducted as needed for proper operation by a qualified person.

## Recommendation

Contact a qualified window repair/installation contractor.



Defect - Medium Concern

## 13.1.5 Interior Windows &amp; Interior Doors

**WINDOWS - DIFFICULT TO OPERATE (MEANS OF EGRESS)**

## BEDROOMS

The window(s) in the referenced area(s) were difficult to operate (raise and lower). Repairs or replacement of the window(s) is recommended to be performed by a qualified person as needed for proper operation.

Why is this defect a safety hazard?

When a property lacks means of egress it presents a safety hazard to the occupants as it limits escape from a property during an emergency.

Means of egress defined:

A means of egress is a continuous and unobstructed way of exit travel from any point in a building or structure.

## Recommendation

Contact a qualified window repair/installation contractor.



Safety Hazard - High Concern

## 13.1.6 Interior Windows &amp; Interior Doors

**WINDOWS - NOT LATCHING / LOCKING PROPERLY**

## MULTIPLE WINDOWS THROUGHOUT HOME

There were window(s) present in the referenced area(s) that were not latching and/or locking properly. Repairs are recommended to be conducted as needed for proper operation by a qualified person.

## Recommendation

Contact a qualified professional.



Defect - Medium Concern

## 13.2.1 Interior Walls &amp; Ceiling

**WALLS - CRACKING PRESENT**

## OVER MULTIPLE DOORWAYS AND WINDOW OPENINGS



Defect - Medium Concern

Cracking was present on the wall in the referenced area(s). Some cracks in homes may be present due to standard settlement of the structure and/or expansion and contraction. Further evaluation for repairs are recommended by a qualified drywall contractor as needed.

Recommendation

Contact a qualified drywall contractor.

13.3.1 Interior Floor Coverings

**DAMAGE TO HARDWOOD**

DINING ROOM

There was damage present to areas of the hardwood flooring. Evaluation and repairs as needed is recommended by a flooring contractor.

Recommendation

Contact a qualified flooring contractor



Defect - Medium Concern

13.3.2 Interior Floor Coverings

**COSMETIC DAMAGE TO HARDWOOD**

THROUGHOUT HOME

Scratches, marring, and/or finish issues were present to the hardwood flooring in areas. Repairs are recommended as needed by a flooring contractor.

Recommendation

Contact a qualified flooring contractor



Defect - Medium Concern

## 14: KITCHEN

		INS	NOT	LIM	REC	HAZ
14.1	Kitchen Appliances	X			X	
14.2	Kitchen Cabinets & Countertops	X				
14.3	Sink & Hardware (Above Countertop)	X			X	
14.4	Sink & Hardware (Below Countertop)	X				
14.5	Exhaust Fan	X				

INS = INSPECTED

NOT = NOT INSPECTED

LIM = LIMITATIONS

REC = RECOMMENDATIONS

HAZ = SAFETY HAZARDS

## Information

Kitchen Appliances: Appliances Present	Kitchen Appliances: Range Energy Source	Exhaust Fan: Type
Fridge, Built-in Microwave, Range	Gas	Microwave Recirculating

## Limitations

Kitchen Cabinets & Countertops

### GENERAL OBSTRUCTIONS

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

The condition of this area is excluded from this inspection.

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

## Recommendations

14.1.1 Kitchen Appliances

### RANGE- NOT FUNCTIONING PROPERLY

The oven was not functioning properly at the time of inspection. While the lower oven would operate with the analog control knob, the upper ovens digital knob was erratic and gave an "F3" error code. Repairs are recommended as needed for proper operation by an appliance repair company.

Recommendation

Contact a qualified appliance repair professional.



Defect - Medium Concern

14.3.1 Sink & Hardware (Above CounterTop)



Defect - Medium Concern

### PART OF FAUCET MISSING

Part of the kitchen faucet was missing. Repairs to replace the faucet is recommended by a qualified person.

Recommendation

Contact a qualified professional.



# 15: BATHROOM

		INS	NOT	LIM	REC	HAZ
15.1	Cabinets & Countertops	X				
15.2	Sink & Hardware (Above Countertop)	X				
15.3	Sink & Hardware (Below Countertop)	X				
15.4	Ventilation	X			X	
15.5	Showers	X				
15.6	Bathtubs	X				
15.7	Toilets	X			X	

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

## Information

### Ventilation: Sources

Window(s)

## Recommendations

### 15.4.1 Ventilation

#### **NO VENTILATION FAN - WINDOW PRESENT**

No ventilation fan was present in the referenced bathroom(s), but the room(s) did contain a window. Current standards state that a ventilation source should be present in bathrooms to control humidity and moisture that is produced from bathing and showering. Although current standards state that a window can substitute for a fan, the installation of a fan is still recommended to be performed by a licensed electrician, as windows are not utilized in winter months.

Recommendation

Contact a qualified professional.



Maintenance Item - Low Concern

### 15.7.1 Toilets

#### **TOILET LOOSE AT FLOOR**

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

Recommendation

Contact a qualified plumbing contractor.



Defect - Medium Concern

# 16: LAUNDRY

		INS	NOT	LIM	REC	HAZ
16.1	Washing Machine Hook-Ups	X				
16.2	Dryer's Hook-Ups & Ventilation	X				

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

## Information

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### **Washing Machine Hook-Ups: Notice**

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

The condition of this area is excluded from this inspection.

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

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

#### **Energy Source**

Gas

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

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

The condition of this area is excluded from this inspection.

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

# 17: HOW WE DO INSPECTIONS

## Information

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## **Terms and Definitions:**

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

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

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

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

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

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

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

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

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

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

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



Maintenance  
Item - Low  
Concern



Defect - Medium  
Concern



Safety Hazard -  
High Concern

### **What is inspected?**

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

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

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

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

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

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

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

## **Further Evaluation Defined:**

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

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

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

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

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

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

## **Thermal Imaging:**

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

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

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

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

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

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

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

## Moisture Meter:

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

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

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

#### Moisture meters are used to determine:

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

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

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

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

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

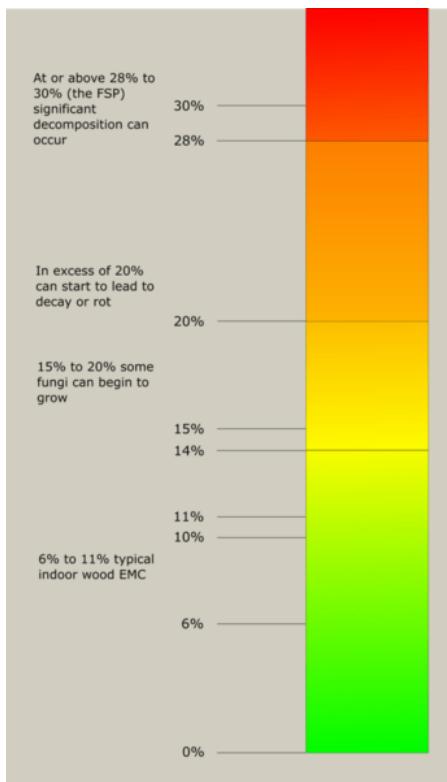
#### Rule of thumb reading are as follows:

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

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

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

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



## **Inspection Exclusions:**

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

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

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

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

## **A home inspector will not inspect:**

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

## **Home inspectors will not:**

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

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

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

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

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

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

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

## **3rd Party Notice:**

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

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

## 18: FIREPLACE

		INS	NOT	LIM	REC	HAZ
18.1	Chimney	X				
18.2	Fireplace(s)	X				

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

## **Information**

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### **Fireplace(s): Fireplace Flue**

#### **Termination Point**

Chimney

### **Fireplace(s): Fireplace Information**

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

### **Fireplace(s): Fireplace Location(s)    Fireplace(s): Fireplace Type(s)**

Living Room

Wood Burning Fireplace

# STANDARDS OF PRACTICE

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## **Roof Accessibility Policy:**

Roofs are navigated to the best of the inspector's physical ability and safety.

The type of roof covering, debris, remodeling, and weather are all factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

### **How Weather Affects Your Roof Inspection:**

**The Benefits:** Inclement weather can present benefits on inspection day. Recent and active rain allows us to potentially discover leaks within property and drainage issues around the property.

**The Disadvantages:** Inclement weather can also prevent visibility and physical access to some elements of the property, creating a limitation to the inspection.

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.1. Roof](#)

## **Exterior Accessibility Policy:**

Exterior elements of the home are navigated to the best of the inspector's physical ability and safety.

Weather, rodents and insects, organic debris, tight spaces, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

### **How Weather Affects Your Roof Inspection:**

**The Benefits:** Inclement weather can present benefits on inspection day. Recent and active rain allows us to potentially discover leaks within property and drainage issues around the property.

**The Disadvantages:** Inclement weather can also prevent visibility and physical access to some elements of the property, creating a limitation to the inspection.

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.2. Exterior](#)

## **Grounds Accessibility Policy:**

Grounds are navigated to the best of the inspector's physical ability and safety.

Weather, rodents and insects, organic debris, tight spaces, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

### **How Weather Affects Your Roof Inspection:**

**The Benefits:** Inclement weather can present benefits on inspection day. Recent and active rain allows us to potentially discover leaks within property and drainage issues around the property.

**The Disadvantages:** Inclement weather can also prevent visibility and physical access to some elements of the property, creating a limitation to the inspection.

## **Foundation, Crawlspace, & Basement Accessibility Policy:**

Basement and crawlspaces are navigated to the best of the inspector's physical ability and safety.

Weather, rodents and insects, organic debris, tight spaces, low hanging ductwork, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

### **Inspecting Visual Portions Only:**

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

Damage and defects beyond surface coverings can include:

- leaks, both current and previous
- cracks and displacement (movement)
- structural concerns
- safety concerns
- improper repairs
- improper installation of electrical, mechanical, and plumbing
- improper installation of framing
- improper installation of insulation
- wood destroying insects
- pest/pest damage

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.3. Basement, Foundation, Crawlspace & Structure](#)

### **Electrical Accessibility Policy:**

Electrical components are navigated to the best of the inspector's physical ability and safety.

Personal belongings, appliances, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

### **Inspecting Visual Portions Only:**

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

Damage and defects beyond surface coverings can include:

- safety concerns
- improper repairs
- improper installation
- pest/pest damage

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.7. Electrical](#)

### **Attic & Ventilation Accessibility Policy:**

Attics are navigated to the best of the inspector's physical ability and safety.

Weather, rodents and insects, organic debris, tight spaces, low hanging ductwork, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

### **Inspecting Visual Portions Only:**

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

Damage and defects beyond surface coverings can include:

- leaks, both current and previous
- cracks and displacement (movement)
- structural concerns
- safety concerns
- improper repairs
- improper installation of electrical, mechanical, and plumbing
- improper installation of framing
- improper installation of insulation
- wood destroying insects
- pest/pest damage

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.9. Attic, Insulation & Ventilation](#)

### **Plumbing Accessibility Policy:**

Plumbing is navigated to the best of the inspector's physical ability and safety. Personal belongings, cleaning supplies, appliances, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection.

### **Inspecting Visual Portions Only:**

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

Damage and defects beyond surface coverings can include:

- leaks, both current and previous
- cracks and displacement (movement)
- improper repairs of plumbing and its mechanical components
- improper installation of plumbing and its mechanical components

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.6. Plumbing](#)

### **Water Heater Accessibility Policy:**

Water heaters are navigated to the best of the inspector's physical ability and safety.

Personal belongings, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

### **Cooling Accessibility Policy:**

Heating and cooling elements of the home are navigated to the best of the inspector's physical ability and safety.

Weather, system location, debris, tight spaces, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

### **How Weather Affects Your HVAC Inspection:**

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

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.5. Cooling](#)

### **Heating & Ductwork Accessibility Policy:**

Heating and cooling elements of the home are navigated to the best of the inspector's physical ability and safety.

Weather, system location, debris, tight spaces, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.4. Heating](#)

### **Interior Accessibility Policy:**

The interior areas of the home are navigated to the best of the inspector's physical ability and safety.

Personal belongings, cleaning supplies, appliances, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

### **Inspecting Visual Portions Only:**

FHI inspects the visual portions only of the walls and ceilings in a non-invasive way. FHI inspectors are not able to see beyond the sheetrock.

Damage and defects beyond the sheetrock can include:

- leaks, both current and previous
- cracks and displacement (movement)
- structural concerns
- safety concerns
- improper repairs
- improper installation of electrical, mechanical, and plumbing
- improper installation of framing
- improper installation of insulation
- wood destroying insects
- pest/pest damage

Damage and defects beyond the floor coverings can include:

- leaks, both current and previous
- cracks and displacement (movement)
- improper repairs

[VIEW THE FULL INTERNACHI STANDARDS OF PRACTICE | 3. Standards of Practice 3.10. Doors, Windows & Interior](#)

### **Kitchen Accessibility Policy:**

Kitchens are navigated to the best of the inspector's physical ability and safety.

Personal belongings, cleaning supplies, appliances, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

### **Bathroom Accessibility Policy:**

Bathrooms are navigated to the best of the inspector's physical ability and safety.

Personal belongings, cleaning supplies, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

## FHI Does Not Test Shower Pans

Shower pans are *not* tested for leaks as this would be a invasive test. Shower pans are tested for leaks by blocking off the drain, filling the shower pan with 1-2" of water, and waiting for leaks on drywall or framing below to appear, causing damage to the home.

The condition of this area is excluded from this inspection.

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

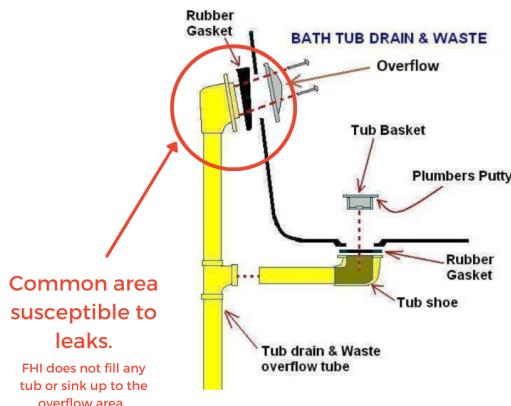
## FHI Does Not Test Overflows

Tub and sink overflows are *never* tested for functionality due to the likelihood that the gaskets can leak. Overflows are a common element in the home concerning latent defects. FHI does not inspect properties in a way that might cause a plumbing leak.

**In other words, FHI does not fill bathtubs or sinks to full capacity.**

The condition of this area is excluded from this inspection.

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



### Laundry Accessibility Policy:

Laundry rooms are navigated to the best of the inspector's physical ability and safety.

Personal belongings, cleaning supplies, appliances, storage, remodeling, etc.. can all be factors that can prevent physical and visual accessibility of some areas and items. Debris and other materials will not be moved or disturbed during the inspection. The inspection of these areas is limited to a visual and non-invasive inspection. Any areas that were not visible or accessible are excluded from this inspection.

## Concerning the washer and dryer and their components.

**FHI will** inspect the following:

- presence of proper electrical outlets and installation
- whether a gas line is properly connected, or capped for water valve leaks
- for water valve corrosion
- for proper drainage
- for proper installation of dryer vents
- for proper termination of dryer vents

**FHI will not** inspect the following:

- operating the laundry appliances
- electrical outlets that are at capacity, FHI does not unplug appliances
- 220 outlets (dryer outlets)
- the inside of dryer vents
- water valves