HAWKEYE HOME INSPECTIONS
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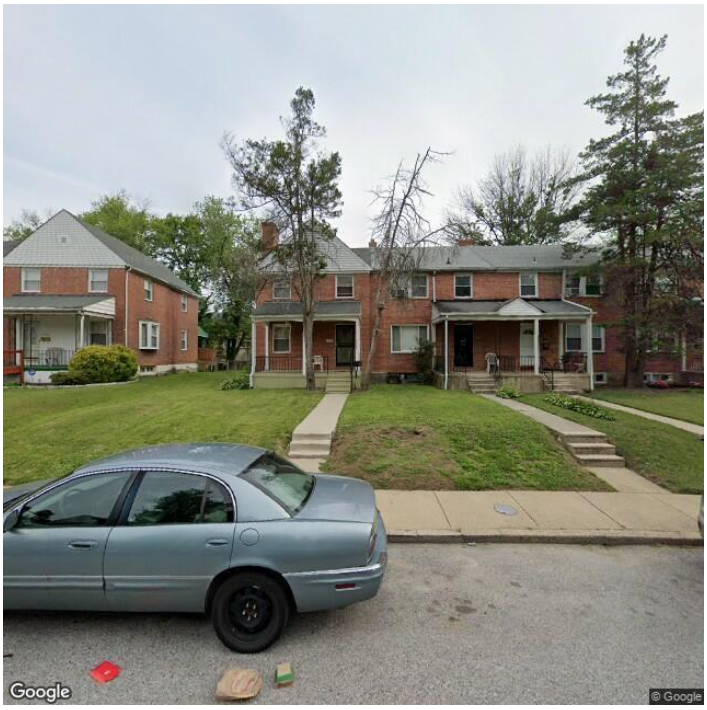

HOME INSPECTION REPORT

1234 Main St. Bel Air Maryland 21014

Buyer Name
09/06/2021 9:00AM

Inspector
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TABLE OF CONTENTS

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SUMMARY

54	11	16	3
ITEMS INSPECTED	MINOR CONCERN/MAINTENANCE NEEDED	MODERATE CONCERN/REPAIR	SERIOUS CONCERN/ACTION NEEDED

- 2.2.1 Roof - Roof Covering: Damaged Sections
- 2.3.1 Roof - Flashing: Corroded - Severe
- 2.4.1 Roof - Gutters & Downspouts: Downspouts Drain Near House
- 2.6.1 Roof - Chimney: Crown Damage/Deteriorated Mortar
- 3.6.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Deterioration At Front Porch Posts
- 3.8.1 Exterior - Windows: Wood Rot at Window
- 4.1.1 Basement, Foundation, Crawlspace & Structure - Basement: Moisture Intrusion
- 5.1.1 Heating - Heating System Information: Old System
- 5.1.2 Heating - Heating System Information: Venting Connection
- 6.1.1 Cooling - Cooling System Information: Refrigerant Line Insulation Missing or Damaged
- 6.1.2 Cooling - Cooling System Information: Old System
- 7.3.1 Plumbing - Hot Water Source: Missing Catch Pan Under Tank
- 7.3.2 Plumbing - Hot Water Source: No Expansion Tank
- 7.3.3 Plumbing - Hot Water Source: Missing Cover Plate
- 7.6.1 Plumbing - Sump Pump: Float Not Working
- 8.5.1 Electrical - Panelboards & Breakers: Open Breaker Knockout (Filler Plate Missing)
- 8.5.2 Electrical - Panelboards & Breakers: Doubled Hot Conductors
- 8.7.1 Electrical - AFCIs: Missing AFCI
- 8.8.1 Electrical - GFCIs: Missing GFCI
- 9.1.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Moisture
- 10.1.1 Bathrooms - Bathroom Toilets: Active Leak at Shutoff Valve
- 10.1.2 Bathrooms - Bathroom Toilets: Loose toilet
- 10.2.1 Bathrooms - Sinks, Tubs & Showers: Defect at S-Trap
- 10.2.2 Bathrooms - Sinks, Tubs & Showers: Caulk
- 10.3.1 Bathrooms - GFCI & Electric in Bathroom: Receptacle Is Not GFCI Protected
- 11.2.1 Doors, Windows & Interior - Windows: Window Would Not Open
- 11.3.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Ungrounded Receptacle

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance
Client

General Inspection Info: Occupancy
Occupied

General Inspection Info: Weather Conditions
Sunny, Warm

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 issues 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.

2: ROOF

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

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

Information

General: Monitor

The roof has had previous repairs/patchwork. Recommend monitoring.

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

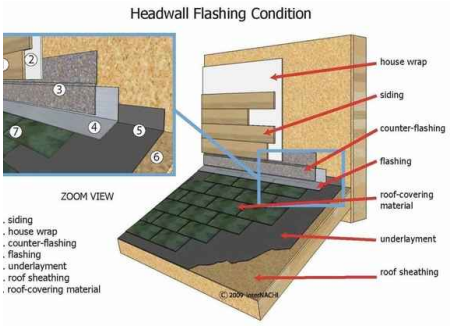
Drone

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

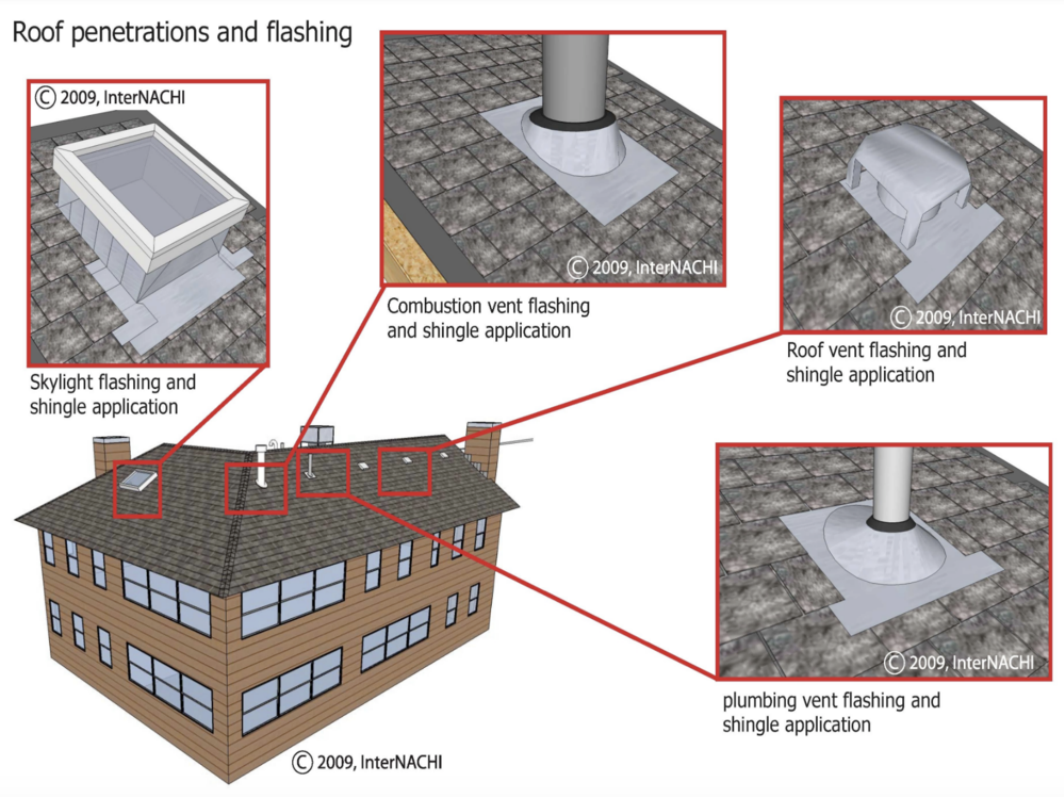
I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

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.



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

Moderate Concern/Repair

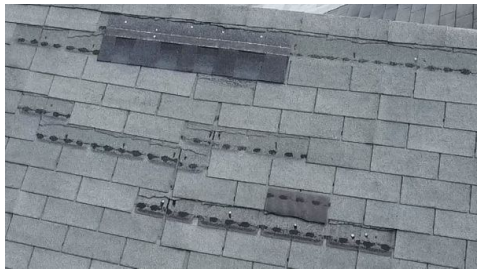
DAMAGED SECTIONS

Section of the roof appears to have had previous repairs and there were suspect areas with deteriorated shingles. Recommend having roof evaluated and repaired to prevent leaks.

Recommendation

Contact a qualified professional.






2.3.1 Flashing

Moderate Concern/Repair

CORRODED - SEVERE

Roof flashing showed signs of severe corrosion, which can lead to moisture intrusion and/or mold. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.




2.4.1 Gutters & Downspouts

Moderate Concern/Repair

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation and underground downspout extension appears to be clogged. This can result in excessive moisture in the soil and water intrusion at the foundation. Recommend replacing corrugated underground drainage component and installing more effective downspout extensions to drain at least 6 feet from the foundation.

Recommendation

Contact a qualified landscaping contractor

2.6.1 Chimney

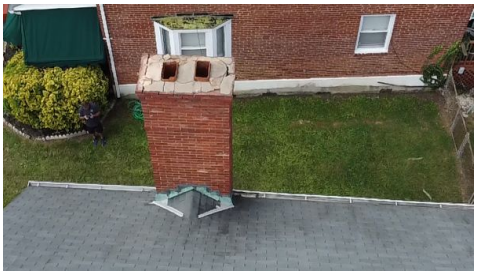
Serious Concern/Action Needed

CROWN DAMAGE/DETERIORATED MORTAR

The crown of the chimney has significant damage and there is no cap. There are also sections of brick/mortar that need maintenance. Flashing around chimney is deteriorated. Recommend having a qualified contractor evaluate and make repairs.

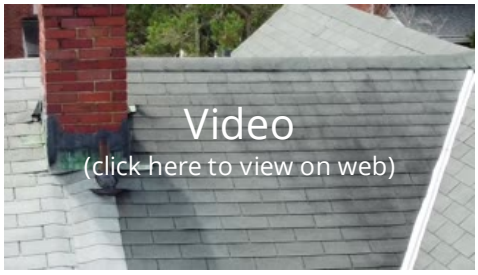
Recommendation

Contact a qualified professional.







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

Brick, Concrete

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.

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

3.6.1 Porches, Patios, Decks, Balconies & Carports

Moderate Concern/Repair

DETERIORATION AT FRONT PORCH POSTS

Front posts appear to be rotted in sections and pint is peeling. Recommend sealing and repainting and further evaluation.

Recommendation

Contact a qualified professional.

3.8.1 Windows

Minor Concern/Maintenance needed

WOOD ROT AT WINDOW

I observed indications of wood rot at the window at window frames. A piece of plywood appears to be covering window under deck.

Further evaluation is repair is recommended.

Recommendation

Contact a qualified handyman.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	R	NP
4.1	Basement	X		X	

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

Information

Basement: Type of Basement
Foundation Described
Masonry Block

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

Recommendations

4.1.1 Basement
MOISTURE INTRUSION
Moderate Concern/Repair

Moisture was observed at basement wall and previous repairs have been made. This could be a result of the chimney damage at exterior and negative grading in corner section.Recommend correcting at exterior and observing. A dehumidifier may also be helpful.

Recommendation

Contact a qualified professional.

5: HEATING

		IN	NI	R	NP
5.1	Heating System Information	X		X	

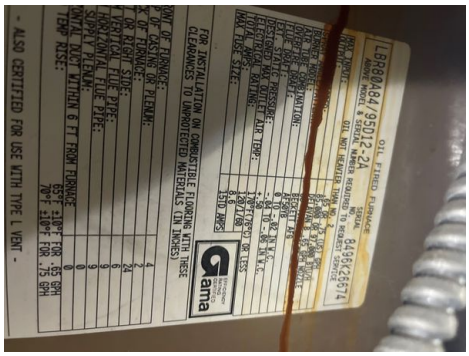
IN = Inspected NI = Not Inspected R = Recommendations NP = Not Present

Information

Heating System Information:
Energy Source
Oil

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
1996

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.

Recommendations

5.1.1 Heating System Information

Moderate Concern/Repair

OLD SYSTEM

I observed during my inspection that the system appeared to be older and at the end of its service life. It may not be reliable, but was functioning at the time of the inspection. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended, and unit should be evaluated by a professional prior to operating heat. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

Recommendation

Contact a qualified professional.

5.1.2 Heating System Information

Serious Concern/Action Needed

VENTING CONNECTION

The vent for the heating system was not properly connected to the chimney and damper cover is missing. This will allow harmful gases to enter the home if not corrected. A qualified contractor should correct prior to operation.

Recommendation

Contact a qualified professional.

6: COOLING

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

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

Information

Cooling System Information: Service Disconnect Inspected

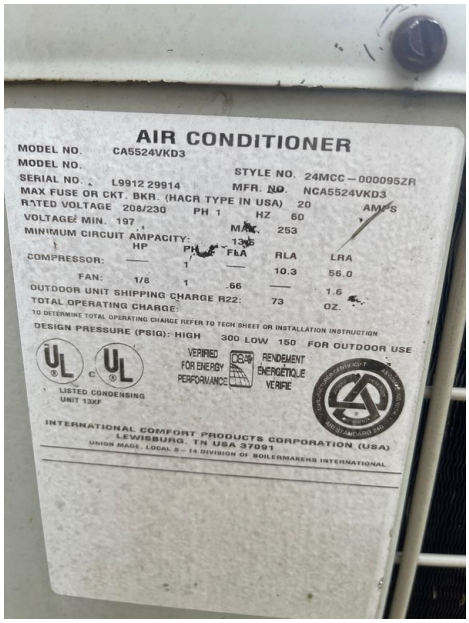
I observed a service disconnect within sight of the cooling system.

Cooling System Information: Date of Manufacture

1999

Cooling System Information: 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.

Condensate: Condensate Pump

I observed a condensate drain installed at the cooling system. This drains to basement sink.

Recommendations

6.1.1 Cooling System Information

Minor Concern/Maintenance needed

REFRIGERANT LINE INSULATION MISSING OR DAMAGED

I observed missing or damaged foam insulation at the cooling system's refrigerant line, which can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.

6.1.2 Cooling System Information

Moderate Concern/Repair

OLD SYSTEM

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

Recommendation

Recommend monitoring.

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		X	
7.4	Drain, Waste, & Vent Systems	X			
7.5	Water Supply & Distribution Systems	X			
7.6	Sump Pump	X		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

2019

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.

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Source: Type of Hot Water Source

Gas-Fired 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

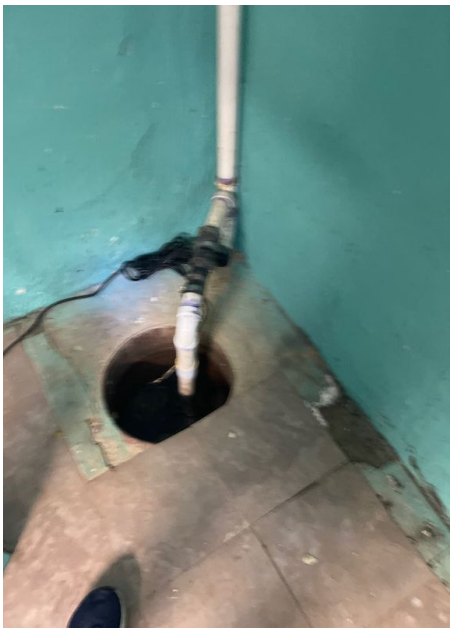
I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

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.

Sump Pump: Sump Pump Installed

A sump pump is installed on the premises. This may indicate that water accumulates inside or below the structure, or may just be a pre-caution. Recommend asking the property owners how often the sump pump operates and for how long at different times of the year. Also, the clients should be aware that the service life of most sump pumps is between five and seven years, and that the pump may need replacing soon depending on its age and how much it operates.



Recommendations

7.3.1 Hot Water Source

MISSING CATCH PAN UNDER TANK

Minor Concern/Maintenance needed

I observed that the hot water tank is missing a water leak catch pan.

Recommendation

Contact a qualified professional.

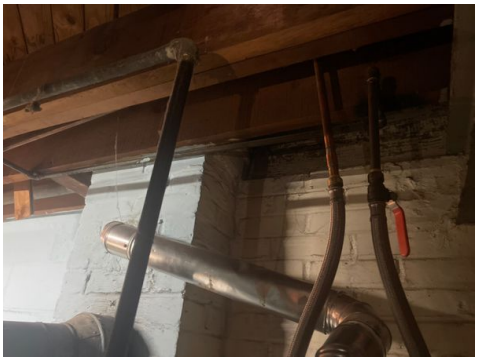
7.3.2 Hot Water Source

NO EXPANSION TANK

Moderate Concern/Repair

This water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. Consider consulting with a qualified plumbing contractor about the need for the installation of an expansion tank on this system.

Recommendation
Contact a qualified professional.



7.3.3 Hot Water Source

Minor Concern/Maintenance needed

MISSING COVER PLATE

Recommendation
Contact a qualified professional.

7.6.1 Sump Pump

Moderate Concern/Repair

FLOAT NOT WORKING

Pump was filled with water, pump didn't turn on automatically. Recommend replacement.

Recommendation
Contact a qualified professional.

8: ELECTRICAL

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

Main Service Disconnect: Inspected Main Service Disconnect

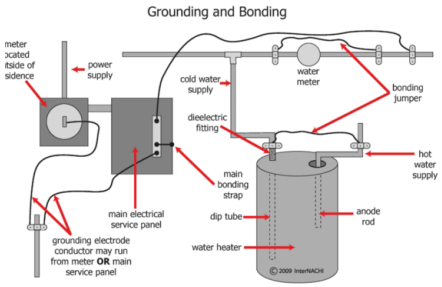
I inspected the electrical main service disconnect.

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex), Cloth

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect: Homeowner's Responsibility

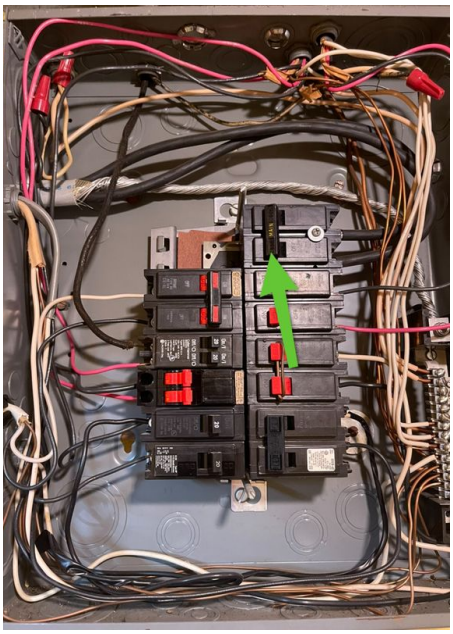
It's important to know where the main electrical panel is located, including the main service disconnect that turns everything off.

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

Main Service Disconnect: Main Disconnect Rating, If Labeled

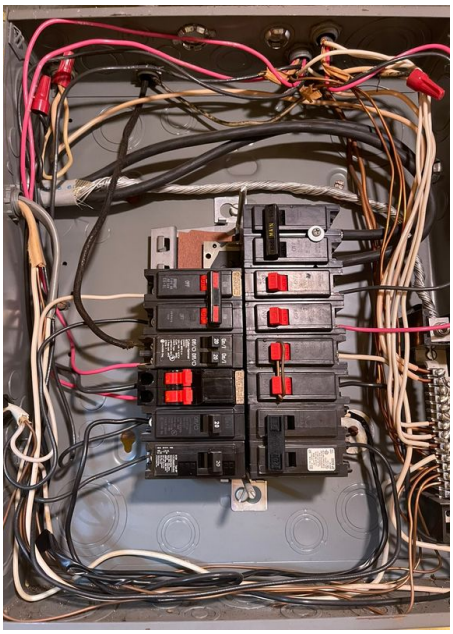
100

I observed indications of the main service disconnect's amperage rating. It was labeled.



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. Based on the age of the home the client may wish to have wiring evaluated by a qualified electrician for safety.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding 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 grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Recommendations

8.5.1 Panelboards & Breakers

Minor Concern/Maintenance needed

OPEN BREAKER KNOCKOUT (FILLER PLATE MISSING)

I observed unused circuit-breaker panel opening that was not filled. Missing filler plate at the electrical panel cover. Hazardous. Fatal if someone sticks their finger through the opening and touches a live electrical component.

Recommendation

Contact a qualified electrical contractor.

8.5.2 Panelboards & Breakers

DOUBLED HOT CONDUCTORS

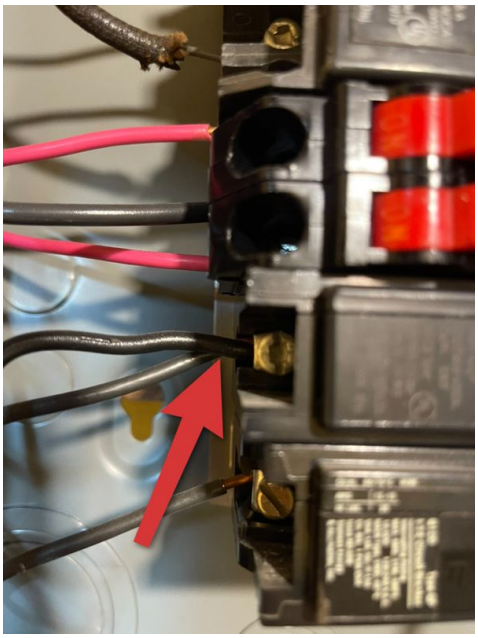
Moderate Concern/Repair

I observed doubled hot conductor wires connected to the same single breaker disconnect.

Each breaker should have just one conductor wire connected to it.

Recommendation

Contact a qualified electrical contractor.



8.7.1 AFCIs

MISSING AFCI

Minor Concern/Maintenance needed

I observed indications that an AFCI (Arc Flash Circuit Interrupter)is missing in panel. An AFCI breaker provides a higher level of protection than a standard circuit breaker and is required by the National Electrical Code to be installed in dwelling rooms such as bedrooms and living rooms. Recommend installing.

Recommendation

Contact a qualified electrical contractor.

8.8.1 GFCIs

MISSING GFCI

Moderate Concern/Repair

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

Recommendation

Contact a qualified electrical contractor.

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			

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

Information

Insulation in Attic: Type of Insulation Observed

Mineral Wool

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.

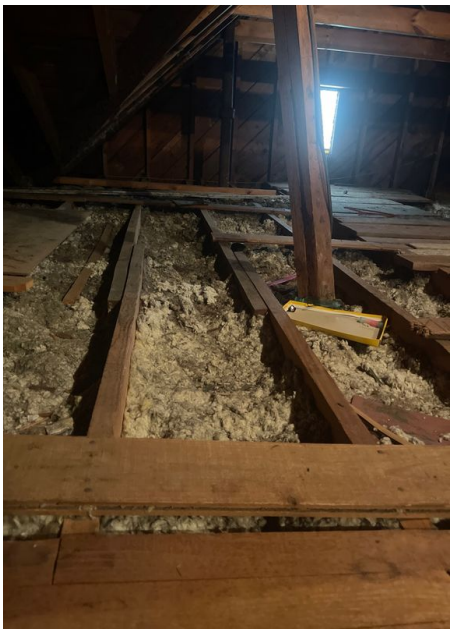
I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

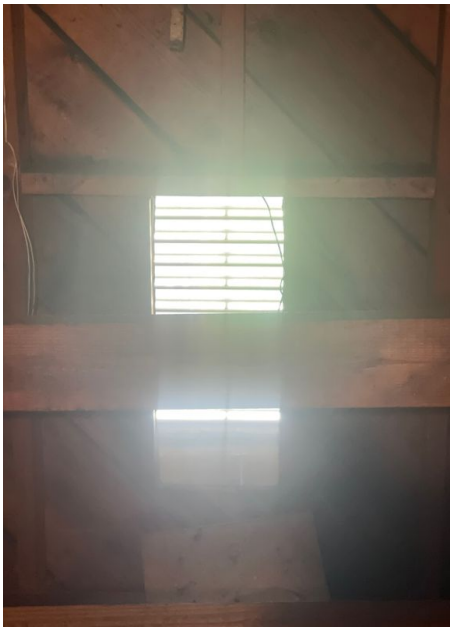
3-6 inches

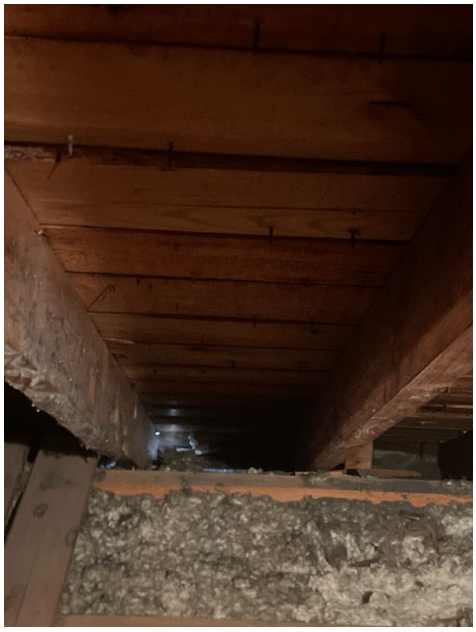
Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.



Ventilation in Attic: Ventilation Inspected

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





Recommendations

9.1.1 Structural Components & Observations in Attic

Minor Concern/Maintenance needed

MOISTURE

Indications of moisture intrusion were observed in sections where roof repairs were made. Recommend monitoring after roof is evaluated.

Recommendation

Contact a qualified professional.

10: BATHROOMS

		IN	NI	R	NP
10.1	Bathroom Toilets	X		X	
10.2	Sinks, Tubs & Showers	X		X	
10.3	GFCI & Electric in Bathroom	X		X	

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

Information

Bathroom Toilets: **Toilets**
Inspected

I flushed all of the toilets.

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.

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

10.1.1 Bathroom Toilets

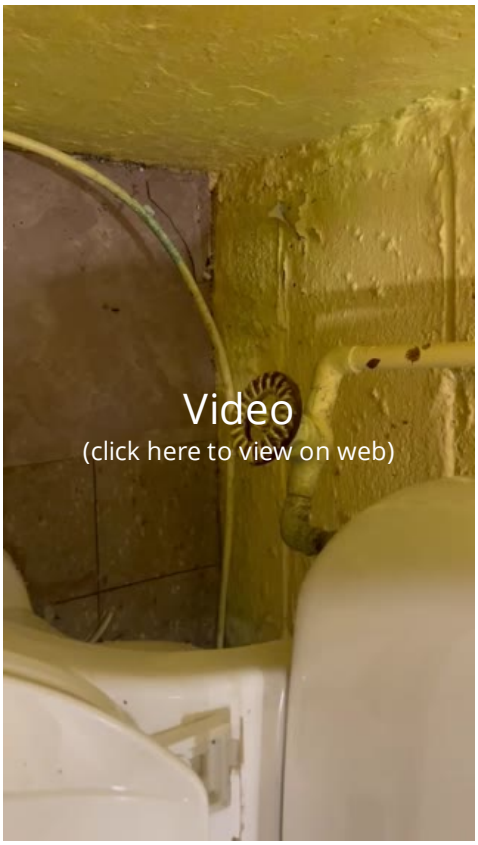
Moderate Concern/Repair

ACTIVE LEAK AT SHUTOFF VALVE

I observed an active water leak at the toilet's shutoff valve. Recommend repair or replacement.

Recommendation

Contact a qualified plumbing contractor.



10.1.2 Bathroom Toilets

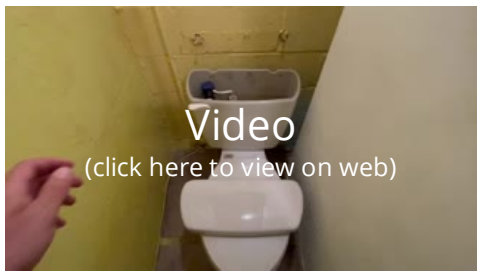
Minor Concern/Maintenance needed

LOOSE TOILET

I observed a toilet was loose and base needs to be secured.

Recommendation

Contact a qualified professional.



10.2.1 Sinks, Tubs & Showers

Minor Concern/Maintenance needed

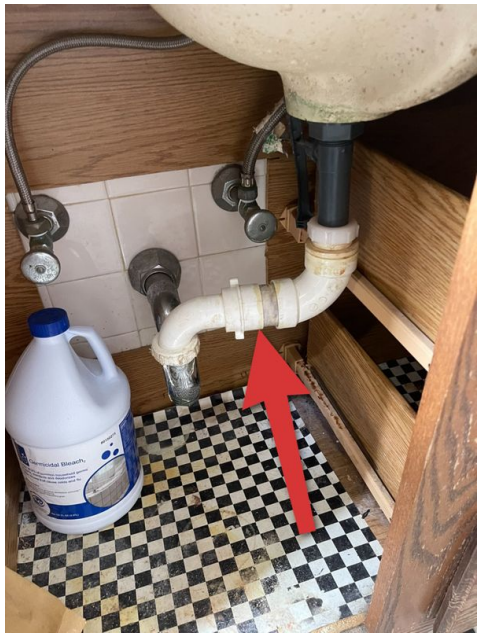
DEFECT AT S-TRAP

One or more sink drains use an s-trap rather than a vented p-trap. Water seals (the water lying in the bottom of the u-shaped pipe) may be lost when discharges occur in the system, resulting in sewer gases entering the structure. Recommend having a qualified plumber evaluate and replace s-traps with vented p-traps where necessary.

Please see illustration for details.

Recommendation

Contact a qualified plumbing contractor.



10.2.2 Sinks, Tubs & Showers

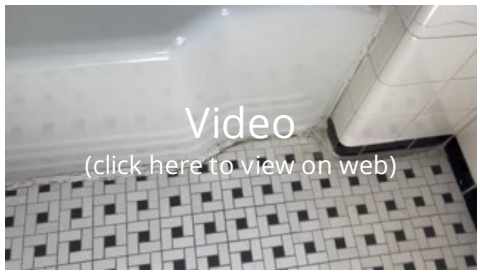
Minor Concern/Maintenance needed

CAULK

Recommend adding caulk around tub for maintenance.

Recommendation

Recommended DIY Project



10.3.1 GFCI & Electric in Bathroom

Moderate Concern/Repair

RECEPTACLE IS NOT GFCI PROTECTED

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition.

Recommendation

Contact a qualified electrical contractor.

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			
11.5	Stairs, Steps, Stoops, Stairways & Ramps	X			
11.6	Railings, Guards & Handrails	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.

Recommendations

11.2.1 Windows

Minor Concern/Maintenance needed

WINDOW WOULD NOT OPEN

I observed a window that would not open. Recommend evaluation.

Recommendation

Contact a qualified window repair/installation contractor.

11.3.1 Switches, Fixtures & Receptacles

Moderate Concern/Repair

UNGROUNDED RECEPTACLE

I observed several older two prong outlets missing a ground. This is a potential electrical hazard and should be updated.

Recommendation

Contact a qualified electrical contractor.

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

Moderate Concern/Repair

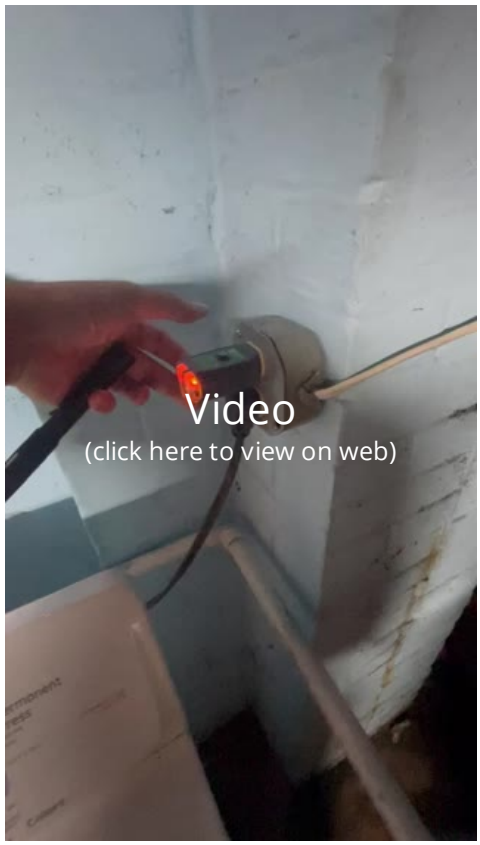
MISSING GFCI PROTECTION

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.



12.3.2 Laundry Room, Electric, and Tub

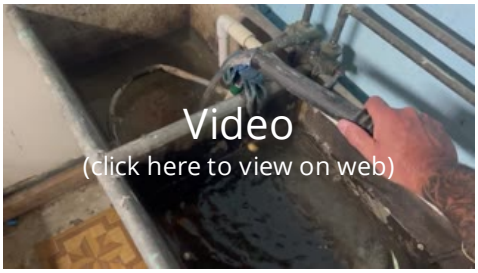
Serious Concern/Action Needed

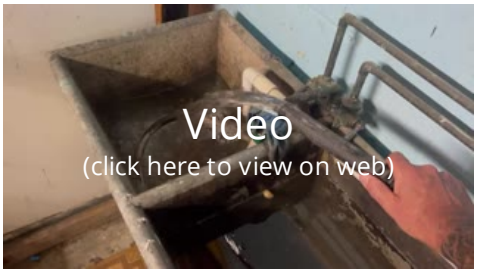
LAUNDRY SINK

The sink in laundry area does not drain properly. During the inspection the washing machine was operated and the sink nearly overflowed as the water was discharging. The sink plumbing does not appear to be at proper slope for drainage and it may need to be updated due to condensate and laundry draining to the sink. There the drain also appears to be galvanized pipe which has the potential for internal corrosion. Recommend evaluation.

Recommendation

Contact a qualified professional.





13: KITCHEN

		IN	NI	R	NP
13.1	Kitchen Sink	X			
13.2	GFCI	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

13.2.1 GFCI

Moderate Concern/Repair

MISSING GFCI PROTECTION

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.