

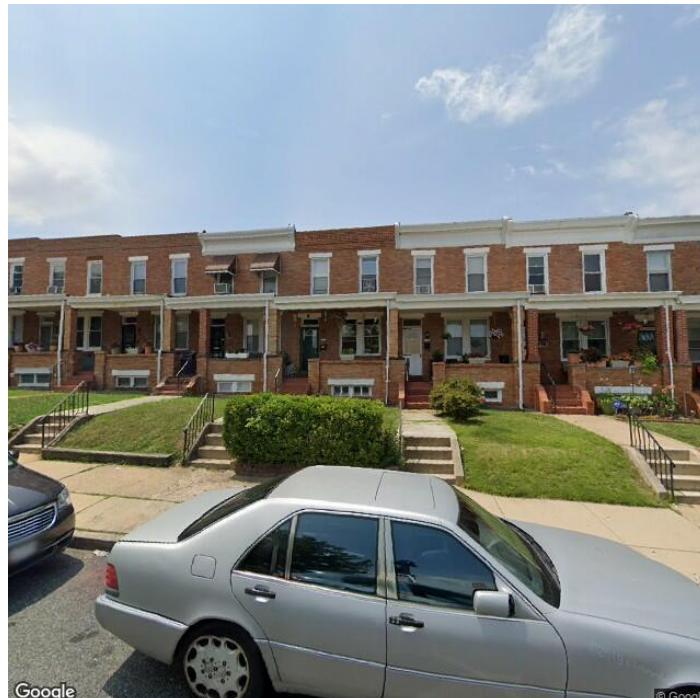


HAWKEYE HOME INSPECTIONS

4104300490

rborgess@hawkinspect.com

<https://hawkinspect.com/>



HOME INSPECTION REPORT

1234 Main St. Bel Air Maryland 21014

Buyer Name

09/16/2021 9:00AM



Inspector

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

Agent Name
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56

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14

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MODERATE
CONCERN/REPAIR

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NEEDED

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1: INSPECTION DETAIL

Information

General Inspection Info: In**Attendance**

Client, Client's Agent

General Inspection Info:**Occupancy**

Vacant

General Inspection Info: Weather**Conditions**

Light Rain, Cloudy

General Inspection Info: Type of**Building**

Attached

General Inspection Info: Type of**inspection**

Pre-purchase

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

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

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

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

But the issues that really matter fall into four categories:

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

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

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

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

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



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

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

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

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

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

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

90 Day Warranty: 90 Day warranty

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



RecallChek: RecallChek

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



2: ROOF

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

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

Information

General: General Condition

Average Condition

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.

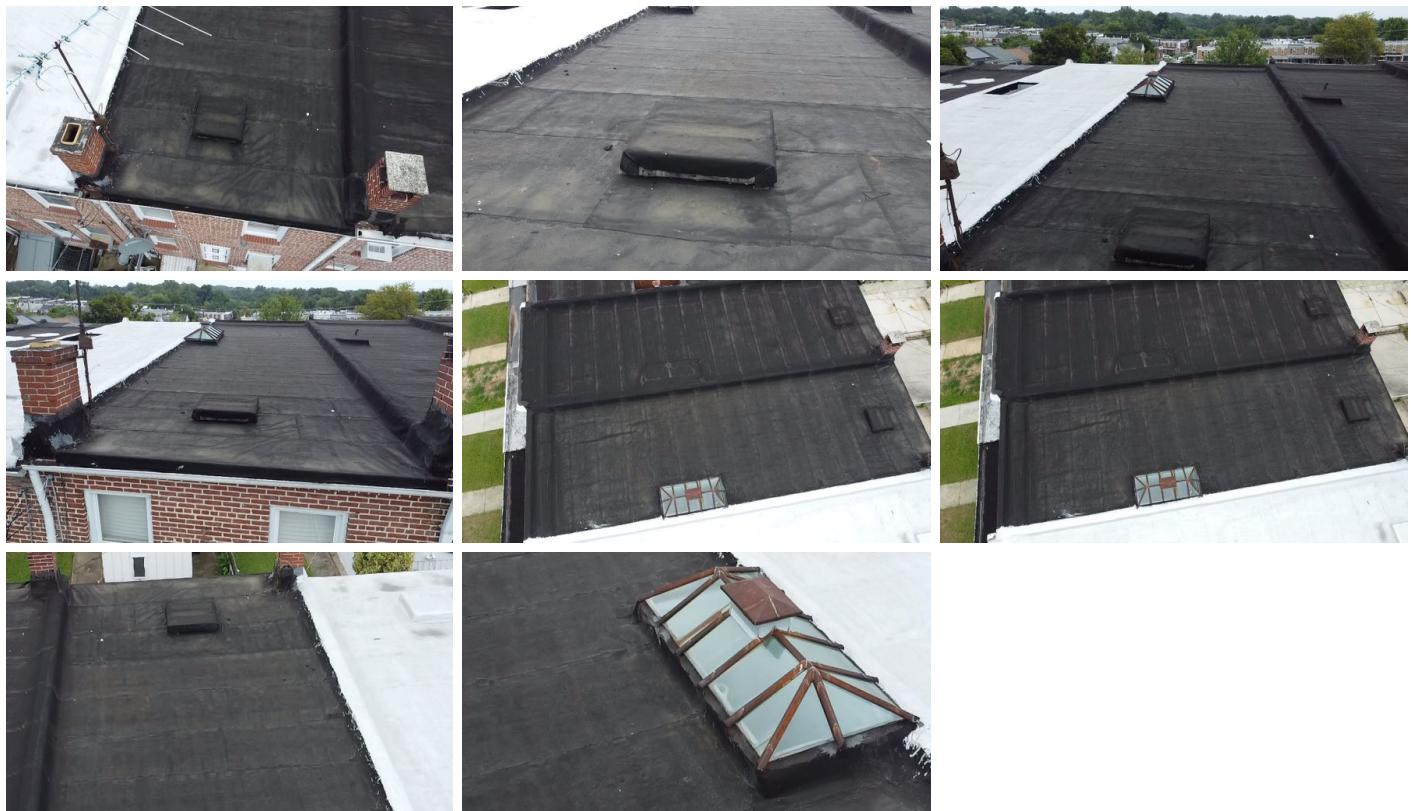
Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

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

Flat Roof Material

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

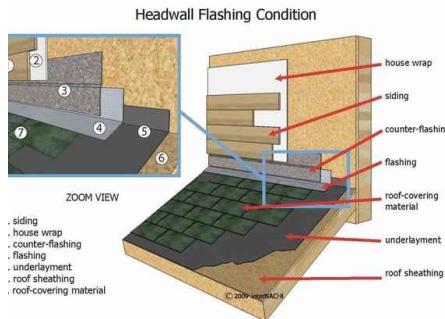
Drone

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.



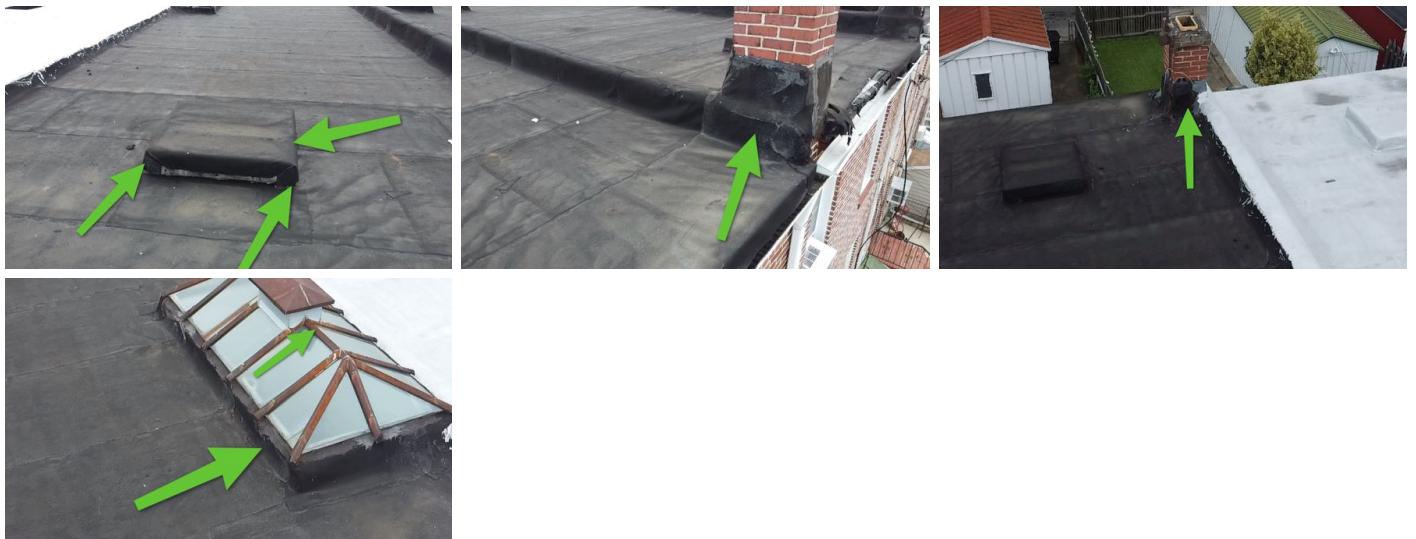
Flashing Details

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.

Flashing: Monitor

Monitor these sections to ensure a proper seal is maintained.



Gutters & Downspouts: Homeowner's Responsibility

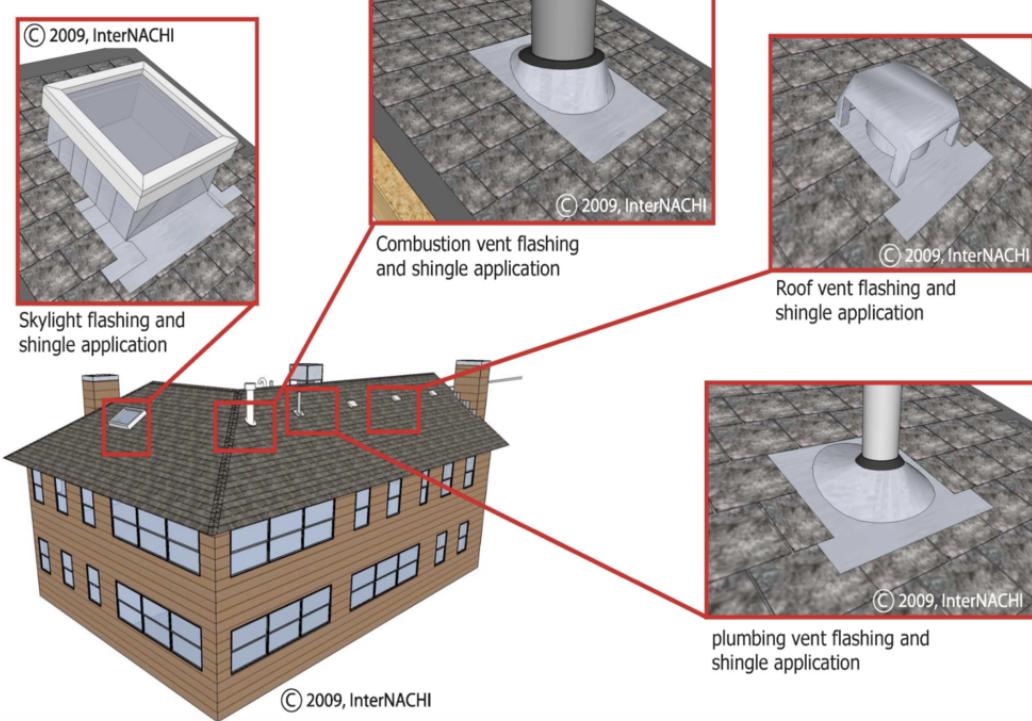
Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Plumbing Vent Pipes: Homeowner's Responsibility

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

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

Roof penetrations and flashing



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Limitations

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Recommendations

2.2.1 Roof Covering

CRAZE CRACKING

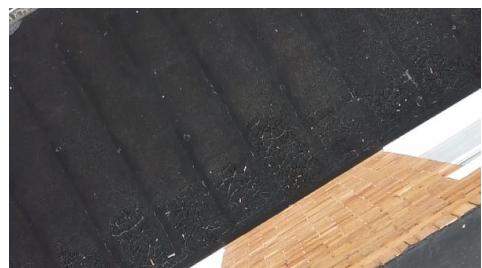
The roll roofing exhibited minor craze cracking. Craze cracking typically indicates lower quality materials and is a result of thermal expansion and contraction. This condition is common and is limited to the surface layer of asphalt only. It is an early sign of deterioration and over time will slowly become more severe. Recommend further evaluation and repair of front lower roof due to puddling from roof drain being covered. Upper roof should be monitored as part of a general maintenance plan.

Recommendation

Contact a qualified professional.



Minor Concern/Maintenance needed



Keep drain clear

2.6.1 Chimney

NO CROWN/COVER

No chimney crown was installed at the time of the inspection. A chimney crown should be provided to prevent damage to the chimney structure from moisture intrusion. The inspector recommends consulting with a qualified masonry contractor to discuss options and costs for installation of a chimney crown.

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

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.

Wall-Covering, Flashing & Trim: Worn Out Areas of Exterior Wall-Covering

I observed indications of worn out areas, delayed maintenance, or aging.

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

3.3.1 Wall-Covering, Flashing & Trim

WALL PENETRATIONS/MOISTURE INTRUSION

Several areas at the exterior need general maintenance and repair to prevent water intrusion. These sections may have deteriorated over time due to lack of maintenance. Recommend having exterior sections evaluated and properly sealed.

Recommendation

Contact a qualified professional.



Moderate Concern/Repair



3.5.1 Stairs, Steps, Stoops, Stairways & Ramps



Minor Concern/Maintenance needed

DAMAGE AT STEP

I observed a damage at a step. This condition is a safety hazard. Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.



3.5.2 Stairs, Steps, Stoops,
Stairways & Ramps



Minor Concern/Maintenance needed

LOOSE HANDRAIL

I observed a loose handrail. Recommend securing.

Recommendation

Contact a qualified professional.



Video

(click here to view on web)

3.6.1 Porches, Patios, Decks, Balconies & Carports

PORCH STRUCTURE BY WINDOW

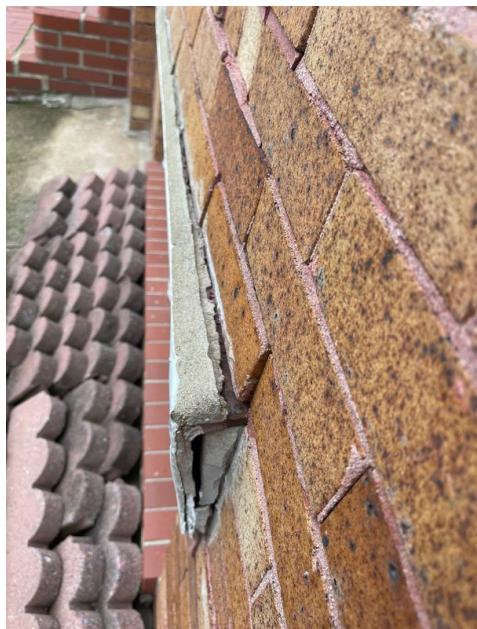
The front porch around the window is bowing and deteriorated in sections. To prevent further damage to structure and water intrusion, recommend having window repaired/replaced and structure evaluated and repaired by a qualified contractor.

Recommendation

Contact a qualified professional.



Moderate Concern/Repair



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.

Recommendations

4.1.1 Basement

FLOOR JOISTS DAMAGED

Floor joists were deteriorated in sections and several were significantly twisted. Recommend having evaluated and repaired by a qualified contractor to prevent further damage.

Recommendation

Contact a qualified professional.



Moderate Concern/Repair



4.1.2 Basement

EXTERIOR BASEMENT STAIRS

Exterior basement stairs are in disrepair and should be repaired/replaced for safety. The inspector recommend replacing existing hatch door with a higher quality product to prevent water intrusion and further damage to structure.

Recommendation

Contact a qualified professional.



Moderate Concern/Repair



4.1.3 Basement

STAIR RAILING

The stair railing is pieced together in sections and not secure. Recommend replacing with a full railing for safety.

Recommendation

Contact a qualified professional.



Minor Concern/Maintenance needed



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

Gas

Heating System Information:

Heating Method

Steam Heating System

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.

Heating System Information: Picture Of Data Plate

Data plate was not legible.



Recommendations

5.1.1 Heating System Information

OLD SYSTEM

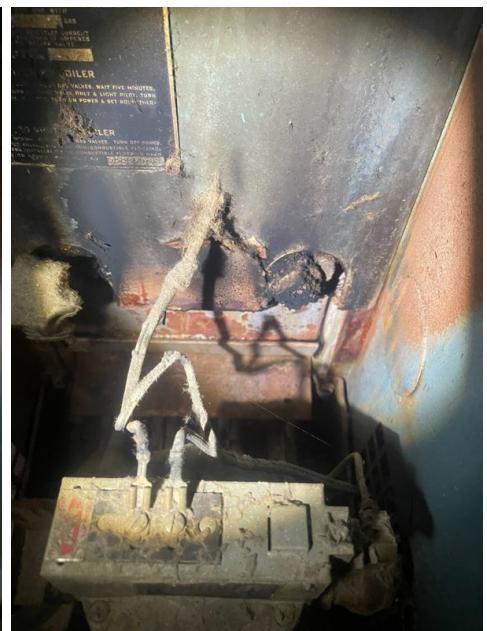
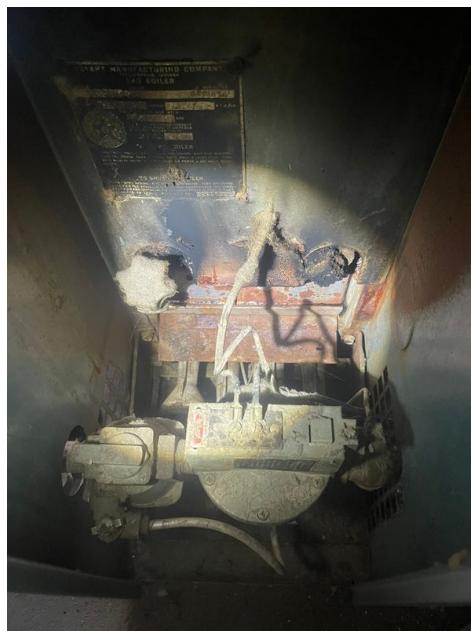
The heating system appeared to be old and at the end of its service life based on significant corrosion and rust. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)



Serious Concern/Action Needed

Recommendation

Contact a qualified plumbing contractor.



6: PLUMBING

		IN	NI	R	NP
6.1	Main Water Shut-Off Valve	X			
6.2	Water Supply	X			
6.3	Hot Water Source	X		X	
6.4	Drain, Waste, & Vent Systems	X			
6.5	Water Supply & Distribution Systems	X			
6.6	Main Fuel Supply Shut-Off Valve	X			
6.7	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: Inspected
Venting Connections

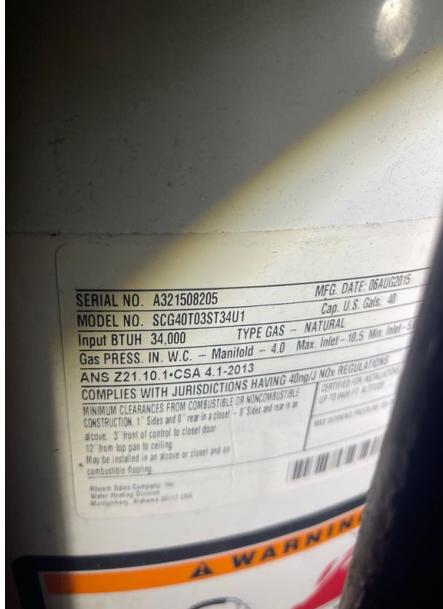
I inspected the venting connections.

Hot Water Source: Date of manufacture

Hot Water Source: Picture of Data Main Fuel Supply Shut-Off Valve: Plate

Location of Main Shut-Off Valve

Basement



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

6.3.1 Hot Water Source

**DEFECT AT TPR VALVE
DISCHARGE**

I observed a defect at the TPR (temperature, pressure, and relief) valve. The discharge pipe that serves a temperature pressure relief valve must:

- Not be connected to the drainage system.
- Discharge through an air gap located in the same room as the water heater.
- Not be smaller than the diameter of the outlet of the valve.
- Serve a single relief device.
- Discharge to the floor.
- Discharge in a manner that does not cause personal injury or structural damage.
- Discharge to a termination point that is readily observable.
- Not be trapped.
- Be installed so as to flow by gravity.
- Terminate no more than 6 inches above the floor or flood level rim of the waste receptor. And not less than 2 times the discharge pipe diameter.
- Not have valves or tee fittings.
- Be constructed of materials listed or rated for such use.
- Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings.



Minor Concern/Maintenance needed



Recommendation

Contact a qualified plumbing contractor.

6.3.2 Hot Water Source

**MISSING CATCH PAN
UNDER TANK**

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

Recommendation

Contact a qualified professional.



Minor Concern/Maintenance needed



6.3.3 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.

6.7.1 Sump Pump

DISCHARGE PIPE



Minor Concern/Maintenance needed

The sump pump discharge pipe should be plumbed and secured at the interior. The pipe should be extended away from the home at the exterior so water does not enter basement.

Recommendation

Contact a qualified professional.



7: ELECTRICAL

		IN	NI	R	NP
7.1	Electric Meter & Base	X			
7.2	Service-Entrance Conductors	X			
7.3	Main Service Disconnect	X			
7.4	Electrical Wiring	X			
7.5	Panelboards & Breakers	X		X	
7.6	Service Grounding & Bonding	X			
7.7	AFCIs	X		X	
7.8	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

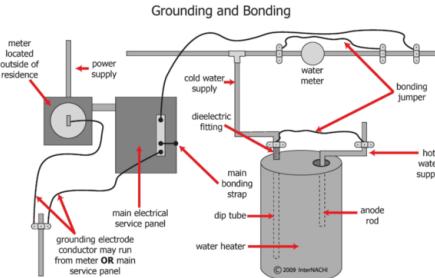
I inspected the electrical main service disconnect.

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex), Conduit

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. Beyond the scope of a visual home inspection.

Recommendations

7.5.1 Panelboards & Breakers

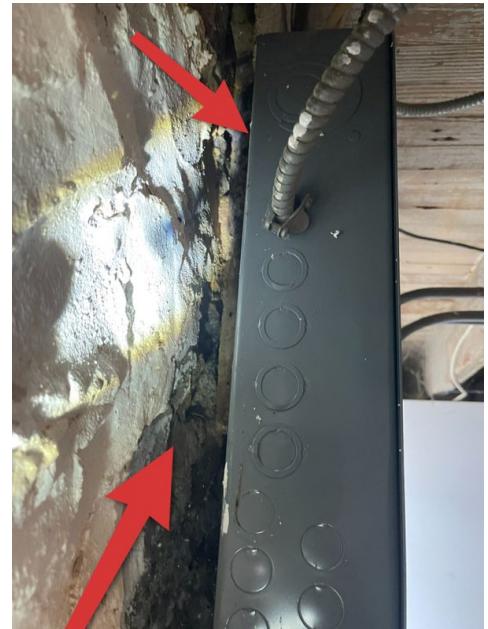


MOISTURE AROUND PANEL

The panel is located in an area that has moisture damage from exterior. Recommend sealing the exterior wall to ensure no water enters the panel.

Recommendation

Contact a qualified professional.



7.7.1 AFCIs



MISSING AFCI

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.

7.8.1 GFCIs



MISSING GFCI

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

Recommendation

Contact a qualified electrical contractor.

8: BATHROOMS

		IN	NI	R	NP
8.1	Bathroom Toilets	X			
8.2	Sinks, Tubs & Showers	X			
8.3	Bathroom Exhaust Fan / Window	X		X	
8.4	GFCI & Electric in Bathroom	X		X	
8.5	Cabinetry, Ceiling, Walls & Floor	X			
8.6	Door	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.

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

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

GFCI & Electric in Bathroom: GFCI-Protection Tested

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

All receptacles in the bathroom must be GFCI protected.

Recommendations

8.3.1 Bathroom Exhaust Fan / Window



Minor Concern/Maintenance needed

FAN TERMINATED IN BASEMENT

Bathroom exhaust fan terminated in basement, it should terminate to exterior.

Recommendation

Contact a qualified professional.



Basement Bathroom

8.4.1 GFCI & Electric in Bathroom

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.



Moderate Concern/Repair

9: DOORS, WINDOWS & INTERIOR

		IN	NI	R	NP
9.1	Doors	X		X	
9.2	Windows	X		X	
9.3	Switches, Fixtures & Receptacles	X		X	
9.4	Floors, Walls, Ceilings	X		X	
9.5	Stairs, Steps, Stoops, Stairways & Ramps	X			
9.6	Railings, Guards & Handrails	X			
9.7	Presence of Smoke and CO Detectors	X			

IN = Inspected

NI = Not Inspected

R = Recommendations

NP = Not Present

Information

Doors: Doors Inspected

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

Windows: Windows Inspected

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

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

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

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

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

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

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

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

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

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

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

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

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

Limitations

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

9.1.1 Doors

DOOR HITS FLOOR

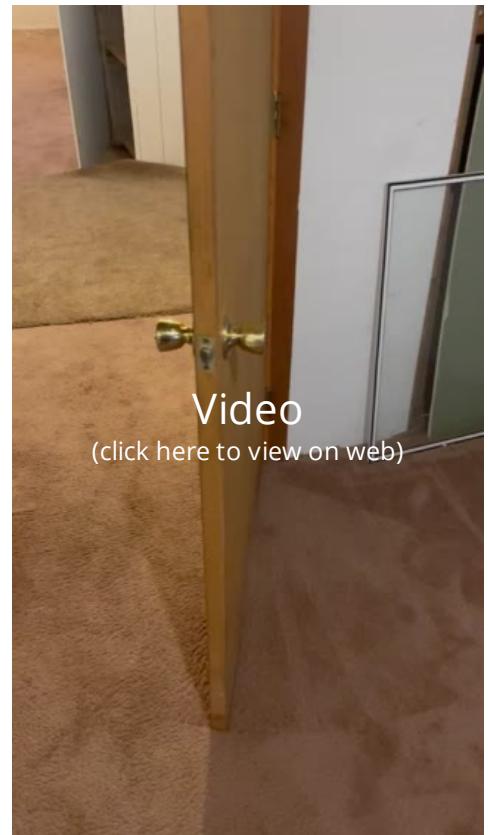


Minor Concern/Maintenance needed

I observed that the door strikes floor when opening/closing making it difficult to operate.

Recommendation

Contact a qualified handyman.



Video

(click here to view on web)

9.2.1 Windows

MOISTURE AT WINDOW



Moderate Concern/Repair

I observed indications of excessive moisture or water intrusion at a window. This is likely due to inadequate flashing and deteriorated conditions at exterior. Further evaluation and repair is recommended.

Recommendation

Contact a qualified window repair/installation contractor.



9.2.2 Windows

PAINTED SHUT

Basement windows were painted shut and unable to be opened.

Recommendation

Contact a handyman or DIY project



Minor Concern/Maintenance needed



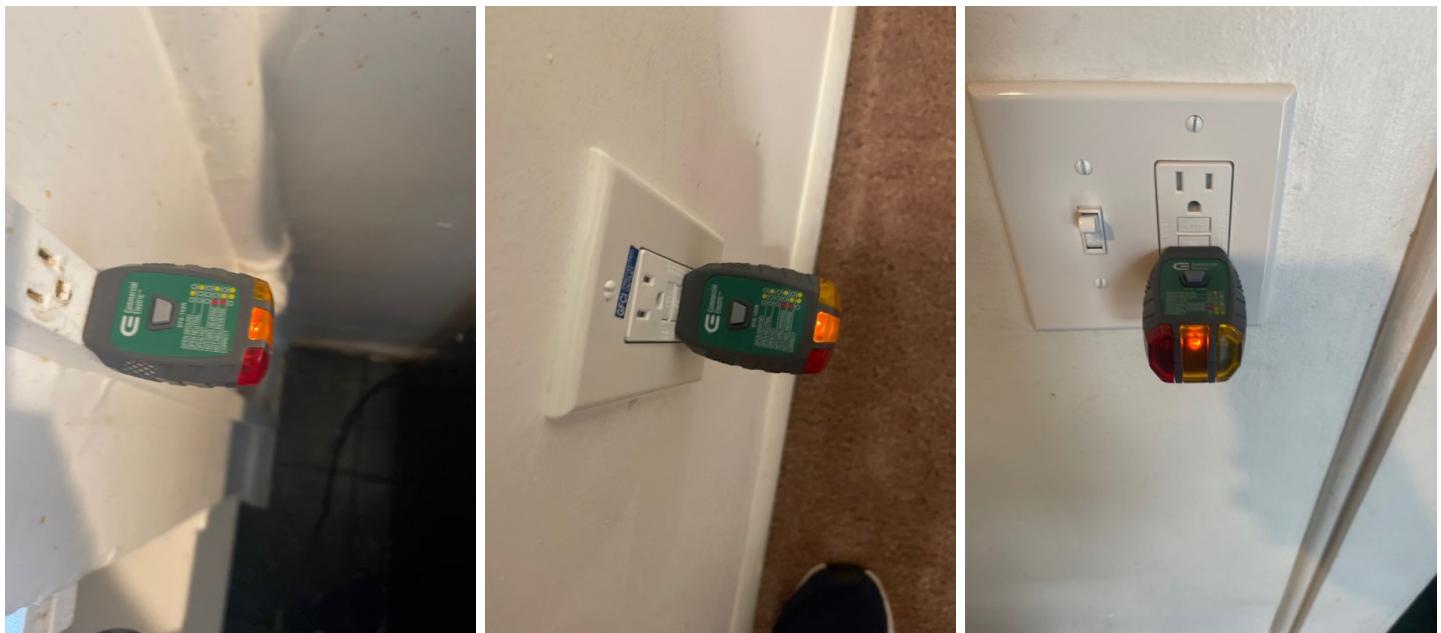
9.3.1 Switches, Fixtures & Receptacles

UNGROUNDED RECEPTACLES

I observed indications of one or more wall receptacles that were tested as being ungrounded. The wall receptacle apparently has a disconnected ground connection. This is a potential electrical hazard and should be corrected.

Recommendation

Contact a qualified electrical contractor.



9.3.2 Switches, Fixtures & Receptacles

COVER NOT IN PLACE

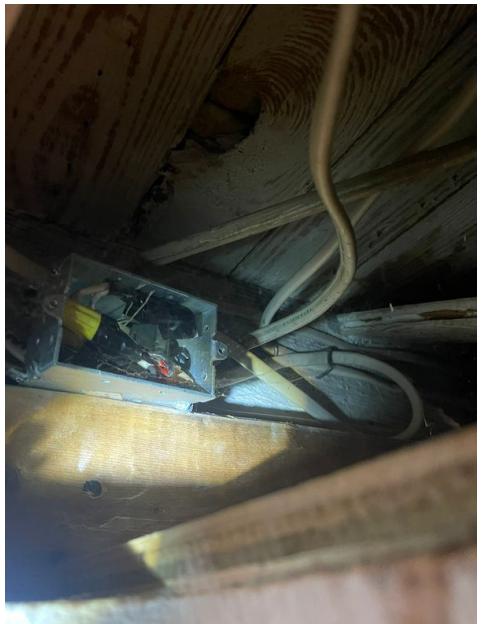
I observed several junction boxes and receptacles without cover plates. This is a safety concern and should be corrected.

Recommendation

Contact a qualified professional.



Moderate Concern/Repair



9.4.1 Floors, Walls, Ceilings

PREVIOUS WATER DAMAGE

Older water damage was observed around attic access hatch. It appears this has been repaired but the client should monitor these sections.

Recommendation

Recommend monitoring.



Minor Concern/Maintenance needed



10: LAUNDRY

		IN	NI	R	NP
10.1	Clothes Washer	X		X	
10.2	Clothes Dryer	X		X	
10.3	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

10.2.1 Clothes Dryer



Serious Concern/Action Needed

DRYER NOT EXHAUSTING OUTSIDE

I observed indications that the clothes dryer is not exhausting outside.

Recommendation

Contact a qualified appliance repair professional.



10.3.1 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.



11: KITCHEN

		IN	NI	R	NP
11.1	Kitchen Sink	X		X	
11.2	GFCI	X		X	
11.3	Dishwasher	X			
11.4	Range/Oven/Cooktop	X			

IN = Inspected

NI = Not Inspected

R = Recommendations

NP = Not Present

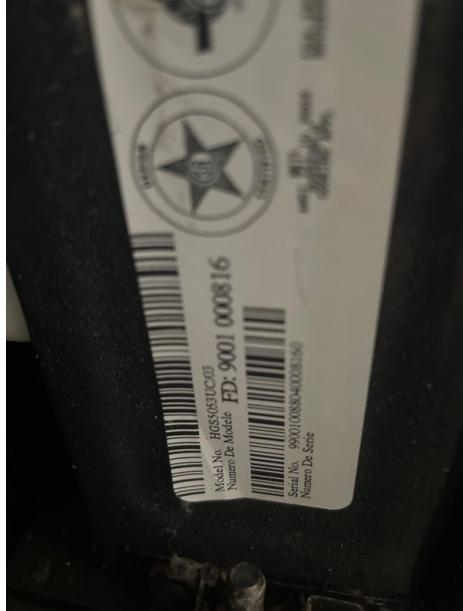
Information

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.

Range/Oven/Cooktop: Serial/Model Numbers

See Pictures



GFCI: GFCI Tested

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

Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Recommendations

11.1.1 Kitchen Sink

DEFECT AT S-TRAP

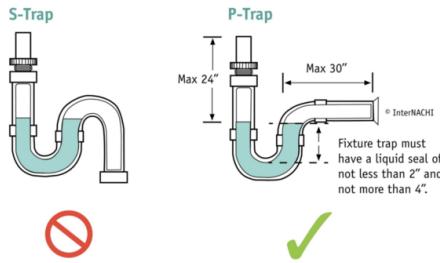
I observed indications of a defect at the sink drain trap. It is an S-trap, which are not permitted. It should be a P-trap. Please see illustration for details.

Recommendation

Recommended DIY Project



Moderate Concern/Repair

S-Trap vs. P-Trap

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

**11.2.1 GFCI****MISSING GFCI PROTECTION**

Moderate Concern/Repair

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.

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.

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.