



BRINK INSPECTIONS, LLC

931-215-4886

info@brinkinspections.com

<https://www.brinkinspections.com>



KEVIN'S INSPECTIONS

1234 Main Street
Columbia, TN 38401

Buyer Name

01/30/2025 9:00AM



Inspector

Kevin Brink

InterNACHI member, Certified Professional
Inspector, State of Tennessee licensed, and
insured

931-215-4886

info@brinkinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY

72

ITEMS INSPECTED

23

MINOR
DEFECT/MAINTENANCE
ITEM

20

MARGINAL DEFECTS

Summary Text (enter here)

-  2.5.1 Roof - Gutters & Downspouts: Downspouts Drain Near House
-  2.5.2 Roof - Gutters & Downspouts: Downspouts Terminate On Hardscape
-  2.5.3 Roof - Gutters & Downspouts: Downspout Damaged
-  3.2.1 Exterior - Eaves, Soffits & Fascia: Damage Observed at Eaves
-  3.2.2 Exterior - Eaves, Soffits & Fascia: Damage Observed at Soffit
-  3.3.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
-  3.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Negative Grading
-  3.5.1 Exterior - Walkways & Driveways: Major Cracking at Driveway
-  3.5.2 Exterior - Walkways & Driveways: Trip Hazard
-  3.6.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Damage at Step
-  3.6.2 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Riser Height Too Tall (Greater Than 7 3/4")
-  3.8.1 Exterior - Porches, Patios, Decks & Balconies: Deck - Fastener Defect
-  3.8.2 Exterior - Porches, Patios, Decks & Balconies: Joist Hanger Defect
-  3.9.1 Exterior - Railings, Guards & Handrails: Missing Handrail
-  3.9.2 Exterior - Railings, Guards & Handrails: Handrail Not Graspable
-  3.9.3 Exterior - Railings, Guards & Handrails: Recommend Guardrails
-  3.10.1 Exterior - Windows: Damaged Window Screen
-  3.11.1 Exterior - Exterior Doors: Wood Rot at Door
-  3.11.2 Exterior - Exterior Doors: Door Tread Defect
-  3.11.3 Exterior - Exterior Doors: Exterior Door Surface in Poor Condition
-  3.11.4 Exterior - Exterior Doors: Light visible around door

- 🔧 3.12.1 Exterior - Dryer Exhaust Hoods: Damaged Exhaust Hood
- ⊖ 4.1.1 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Fungal Growth - Moderate to Heavy
- 🔧 4.1.2 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Dryer vent hose
- ⊖ 4.2.1 Basement, Foundation, Crawlspace & Structure - Insulation in Crawlspace: No Under Floor Insulation
- ⊖ 4.3.1 Basement, Foundation, Crawlspace & Structure - Ventilation in Crawlspace: Crawlspace Ventilation Closed
- 🔧 5.11.1 Electrical - Switches, Fixtures & Receptacles: Light fixture damaged
- 🔧 5.11.2 Electrical - Switches, Fixtures & Receptacles: Egress Lighting Missing
- 🔧 6.3.1 Plumbing - Hot Water Source: Plumbing needs strapped
- 🔧 7.2.1 Attic, Insulation & Ventilation - Insulation in Attic: Additional Insulation Recommended
- 🔧 7.3.1 Attic, Insulation & Ventilation - Ventilation in Attic: Attic Ventilation Insufficient
- 🔧 8.2.1 Bathrooms - Sinks, Tubs & Showers: Defect at S-Trap
- 🔧 9.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Moisture Damage
- ⊖ 9.6.1 Doors, Windows & Interior - Railings, Guards & Handrails: Missing Handrail
- 🔧 10.3.1 Laundry - Clothes Dryer: Defect at Dryer Exhaust Pipe
- 🔧 10.4.1 Laundry - Laundry Room, Electric, and Tub: Missing Heat Source in Laundry Room
- 🔧 11.1.1 Kitchen - Kitchen Sink: Defect at S-Trap
- 🔧 11.1.2 Kitchen - Kitchen Sink: Spray wand
- 🔧 12.1.1 Heating, Cooling, Distribution - Heating System Information: Filter Dirty
- 🔧 12.1.2 Heating, Cooling, Distribution - Heating System Information: Corrosion & Rust
- ⊖ 12.1.3 Heating, Cooling, Distribution - Heating System Information: Old System
- ⊖ 12.2.1 Heating, Cooling, Distribution - Cooling System Information: Old System
- ⊖ 12.4.1 Heating, Cooling, Distribution - Condensate: Condensate Discharge Should Be Extended

1: INSPECTION DETAIL

Information

General Inspection Info:

Occupancy

Vacant

General Inspection Info: Weather

Conditions

Sunny

General Inspection Info:

Inspection Type

Pre-Purchase

General Inspection Info: Type of

Building

Single Family

General Inspection Info:

Temperature

65 Degrees Fahrenheit

General Inspection Info: Style

Ranch

General Inspection Info: In Attendance

Client

I do prefer that the client attend at the end of the inspection where we can discuss anything they have questions about and communicate any hazardous or dangerous defects found during the inspection. All other defects will be in the inspection report.

General Inspection Info: Structure Orientation

NE

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

General Inspection Info: Specialty Tool Information

Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

General Inspection Info: Ownership of This Report (for third parties, such as Realtors, Sellers, and other Potential Buyers)

This report is the property of the client who paid us, Brink Inspections, LLC, to generate this report based on our original inspection. You should understand that home conditions are like weather reports: anything can change at any time. If you are reading this and you are NOT my client, you should be SUSPICIOUS about why someone gave you an OLD report that you CANNOT rely on. Why take the risk on old information about one of the largest purchases you will ever make? All of our inspection reports are only for the day of the inspection and the condition of the home at the time of the inspection. Anything can happen an hour, a day, a week, a month, or longer to change the condition of the house. The inspections and reports are in no way a warranty or guarantee of the house and cannot be used by a 3rd party to file a complaint or hold us responsible for any condition of the house after the inspection.

Our advice is that you hire us to do a new inspection and report for you. Since I am already familiar with the home, you will have the advantage of me having inspected it twice. We'll do a complete and thorough inspection of the house (just like the one for our previous client) to assess it's CURRENT condition, and provide you with a fresh report that is LEGALLY yours to rely upon.

General Inspection Info: Fungal Growth

In accordance with the Standards of Practice, reporting on the presence of mold or other fungal growth is excluded from the home inspection. **If I see obvious signs of mold or fungal growth, I will recommend further evaluation and testing as a courtesy. Still, these individual references should not be construed as an all/inclusive listing of areas of fungal growth present.** Furthermore, removal of personal belongings or any remodeling or repairs that occur in the future may reveal fungal growth or mold that was not visible at the time of the inspection. **If mold is a concern, you are advised to have a mold inspection and indoor quality testing conducted by a certified mold inspector prior to the end of your inspection contingency period.**

General Inspection Info: Pests/Insects Information

Inspecting for and reporting on the presence of wood-destroying organisms, including but not limited to: termites, powder post beetles, carpenter ants, carpenter bees, etc., is beyond the scope of a home inspection and is excluded by the Standards of Practice. **It is highly recommended that you have a wood-destroying insect/termite inspection prior to the end of your inspection contingency period. Any comments in this report regarding any such activity were made as a courtesy only, should not be viewed as an all included listing of activity, and requires further evaluation by a licensed pest control company.**

General Inspection Info: Cosmetic Deficiencies Information

Cosmetic deficiencies or damage was present in areas of the home. This includes scuffs, stains, cracks, small holes, displacement and other forms of damage, etc., to home's materials, including but not limited to wall and ceiling surfaces, trim work, floor coverings, cabinetry, and or other building materials. If these areas are of concern, appropriate trades people should be contacted for repairs as needed.

Cosmetic deficiencies are not included in a home inspection. If any references are present, these should be viewed as a courtesy and not a listing of every occurrence present.

General Inspection Info: Important Information/Limitation - Detached Structures

There were detached structures such as detached garages/shops, carports, out buildings, and their related components. They were not inspected as they are excluded per the Standards of Practice and Inspection Agreement. These structures may also contain patios, stairs, decks, retaining walls, fireplaces, koi ponds and water features, pools and/or spas, related electrical equipment, etc. Any of these items and components present that were not directly permanently attached to the main structure are also excluded. If any comments are made about any of these items, these comments should be viewed as a courtesy only and not be construed as an all inclusive listing of deficiencies. If any detached structures and/or items are of concern, an evaluation of these items should be conducted by qualified individuals before the of end of your inspection contingency period.

2: ROOF

Information

Roof Covering: Approximate Age of the Roof Covering

3-5 years Approximate Age of Roof

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

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

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

Roof 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. Even a roof that appears to be in good, functional condition can leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

**Roof Covering: Roof Was Inspected**

Ground, Ladder

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

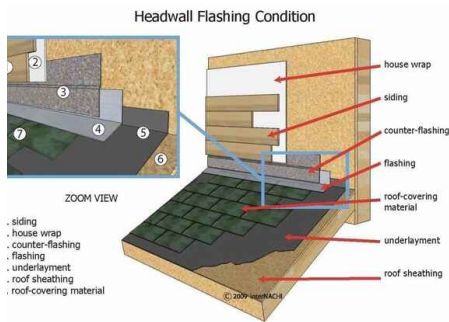
The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect every leak except when it is occurring or by noticeable water staining or wet areas in the attic or ceiling of home.

Roof Covering: Shingles Information

The shingles were inspected as visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or of age. No reportable conditions were observed unless otherwise noted in this report.

Flashing: Wall Intersections

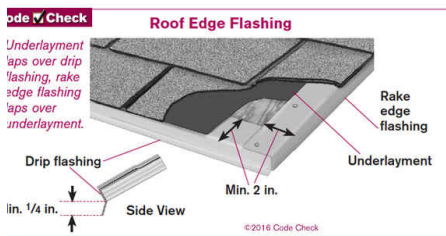
I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



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.

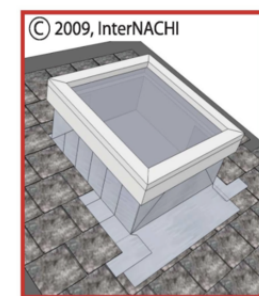


Plumbing Vent Pipes: Homeowner's Responsibility

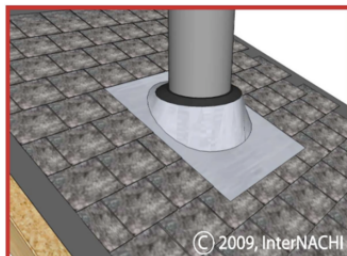
Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

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

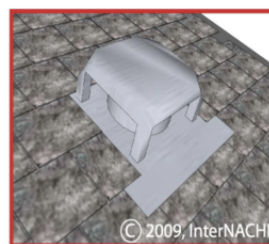
Roof penetrations and flashing



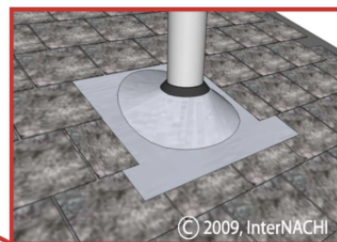
Skylight flashing and shingle application



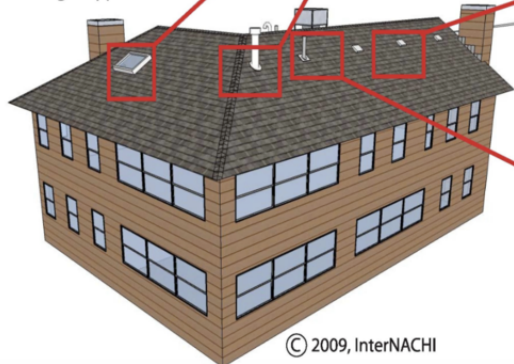
Combustion vent flashing and shingle application



Roof vent flashing and shingle application

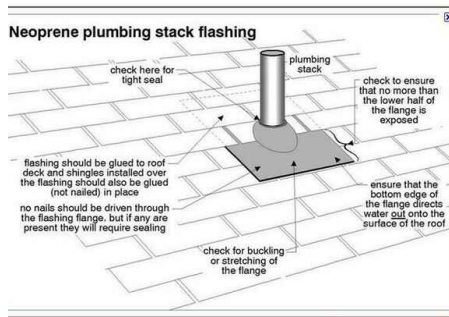


plumbing vent flashing and shingle application



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.



Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm by keeping them clean and free of debris. 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 and Downspouts 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.

Roof Structure: Inspected Roof Structure

I inspected the roof structure from the exterior looking for sagging and other visual defects. No defects observed unless otherwise noted in this report.

Limitations

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

Recommendations

2.5.1 Gutters & Downspouts

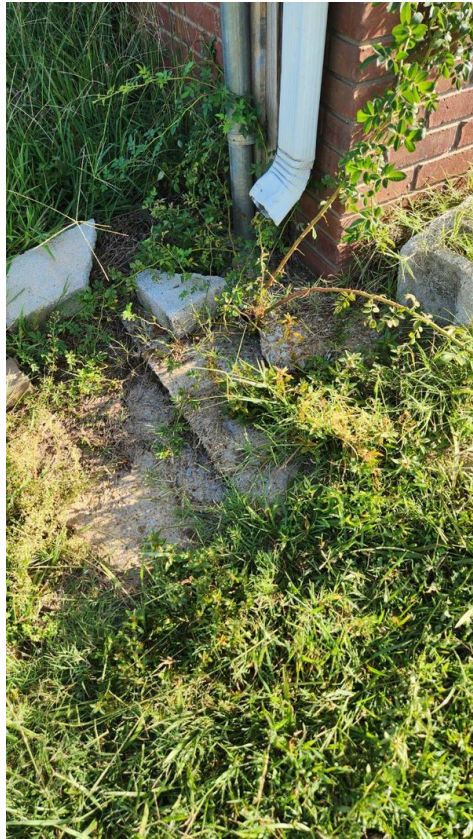
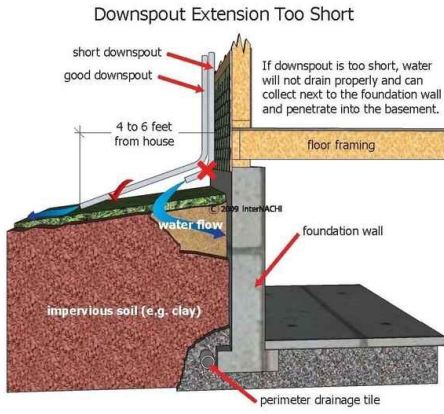
DOWNSPOUTS DRAIN NEAR HOUSE



One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend adjusting downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.

Recommendation

Contact a handyman or DIY project



2.5.2 Gutters & Downspouts

DOWNSPOUTS TERMINATE ON HARDSCAPE

 Minor Defect/Maintenance Item

Downspouts were present that were terminated on asphalt, concrete, or masonry surface. This can cause a fall/slip hazard in freezing temperatures due to the water from the downspout freezing. Repairs or modifications are recommended to be conducted as needed by a qualified person to divert the downspouts to an area that will not create a hazard.

Recommendation

Contact a qualified handyman.



2.5.3 Gutters & Downspouts

DOWNSPOUT DAMAGED



Minor Defect/Maintenance Item

Observed some downspouts that were damaged. Recommend replacing the damaged downspouts so that rainwater can drain properly. Qualified professional can be contacted or handyman/DIY.

Recommendation

Contact a qualified professional.



3: EXTERIOR

Information

General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

General: Exterior Was Inspected

I inspected the exterior of the house checking grading, wall coverings, windows, doors, etc.

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

The eaves, soffits and fascia were inspected at visible portions looking for any water damage or any significant defects. The possibility of hidden damage exists on any structures with fascia and/or soffits that are clad with vinyl/aluminum. No reportable conditions were present unless otherwise noted in this inspection.

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

Vinyl



Wall-Covering, Flashing & Trim: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

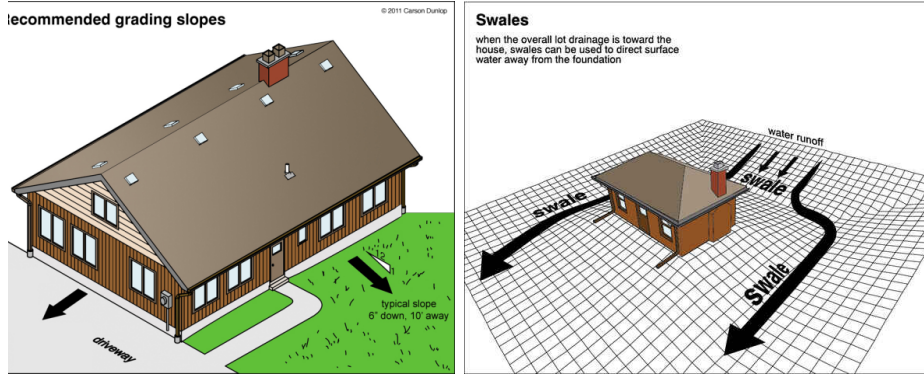
Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Wall-Covering, Flashing & Trim: Inspected Wall Covering, Flashing, Trim

We inspected the wall covering, flashing, and trim. No defects observed unless otherwise noted in this report.

Vegetation, Surface Drainage, Retaining Walls & Grading: Drainage, Walls & Grading Were Inspected

I inspected the surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. The soil is recommended to slope away from the foundation with a 6 inch drop in elevation in the first 10 feet away from the structure. When that grade cannot be achieved, swales or drains should be used as needed to properly divert and/or manage the rain water runoff. No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.



Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation Observation

Vegetation was inspected around the home to ensure that it had adequate clearances from the structure and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house as the State of Tennessee only requires that driveway(s) and walkway(s) be reported on with their respective affect on the structure. Any visible deficiencies that may be present will also be reported on, such as: cracking, displacement, or other damage. Any comments related to damage to the concrete, asphalt, and or masonry surfaces should be viewed as a courtesy. No significant deficiencies were visible unless otherwise noted in this report.

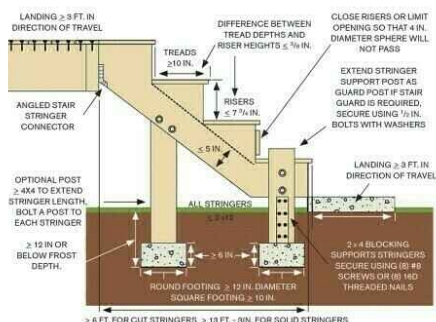


Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps by looking at their construction, attachment, and other deficiencies 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.

No reportable deficiencies were present unless otherwise noted in this report.



Exterior Water Tap: Exterior Spigot Information

The exterior spigot was inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were observed unless otherwise noted in this report.



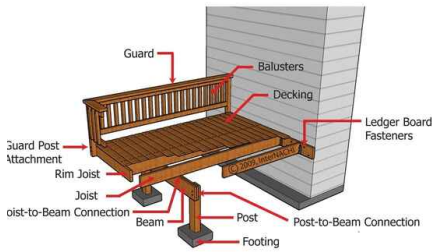
Back Of House



Front Of House

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

I inspected the porches, patios, decks, balconies and carports looking for damage or any other significant deficiencies. No reportable deficiencies were observed unless otherwise noted in this report.



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

I inspected the railings, guards and handrails looking for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies that were within the scope of the home inspection. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.



Windows: Windows Inspected

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable conditions were present unless otherwise noted in this report.



Exterior Doors: Exterior Doors Inspected

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies in their operation, etc. No reportable deficiencies were present unless otherwise noted in this report.



Limitations

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Recommendations

3.2.1 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT EAVES



Minor Defect/Maintenance Item

I observed indications that one or more areas of the eaves were damaged.

Correction and further evaluation is recommended.

Observed holes in fascia from a removed satellite dish and remaining satellite dish. Recommend removing the old dish attachment and caulking to prevent water intrusion.

Recommendation

Contact a handyman or DIY project



3.2.2 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT SOFFIT



Marginal Defects

I observed rot and water damage to one or more areas of the soffit.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.



3.3.1 Wall-Covering, Flashing & Trim

DAMAGED WALL-COVERING MATERIAL

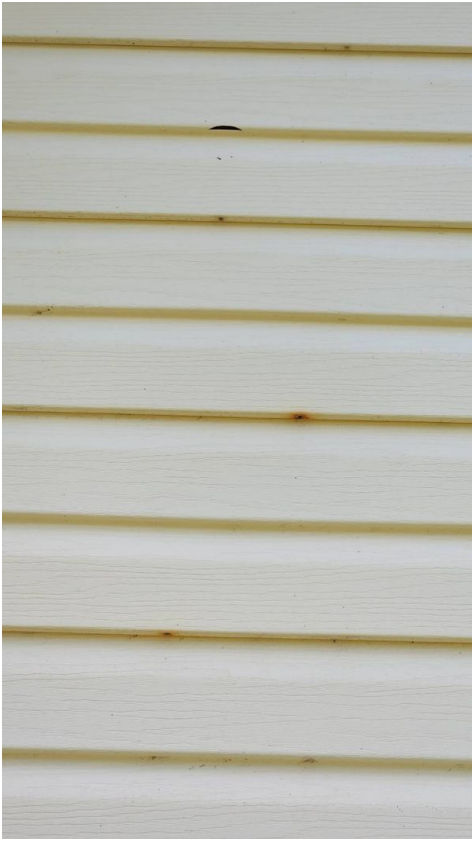
I observed indications of a defect at the exterior wall-covering material.

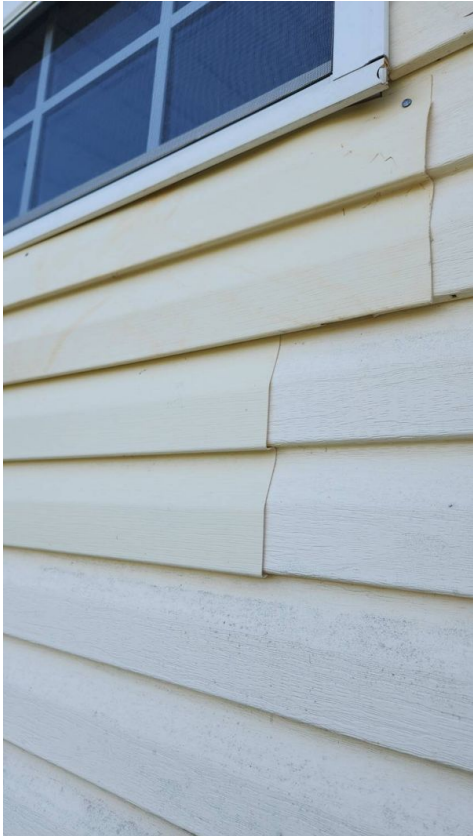
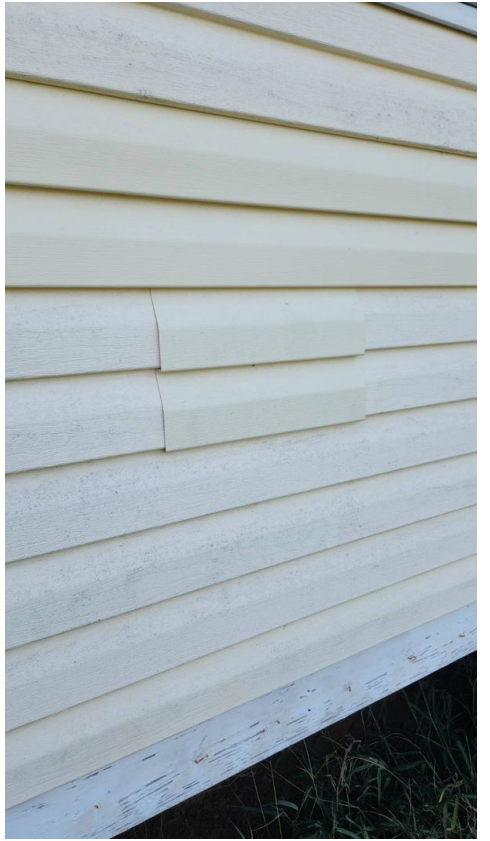
Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

 Marginal Defects







3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

— Marginal Defects

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues.

The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.

Recommendation

Contact a qualified landscaping contractor



Front by porch



Water runs toward AC unit. Could run under house.



Back corner hole at downspout and slopes to crawlspace access.

3.5.1 Walkways & Driveways

MAJOR CRACKING AT DRIVEWAY

I observed indications of major cracking at the driveway. Correction and further evaluation is recommended.

Recommendation

Contact a qualified driveway contractor.

 Marginal Defects



3.5.2 Walkways & Driveways

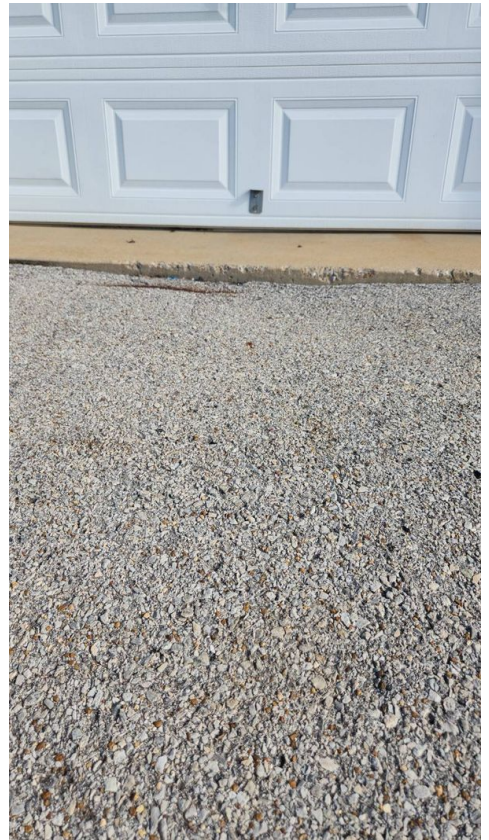
 Marginal Defects

TRIP HAZARD

A elevation change was present between the referenced masonry surfaces. This is a potential trip hazard. Modifications/repairs are recommended to be performed to any such areas as needed for safety by a qualified professional.

Recommendation

Contact a qualified professional.



3.6.1 Stairs, Steps, Stoops, Stairways & Ramps

 Marginal Defects

DAMAGE AT STEP

I observed a damage at a step. This condition is a safety hazard.

Correction and further evaluation is recommended.

Improper support was observed and not proper landing at bottom of steps.

Recommendation

Contact a qualified general contractor.



3.6.2 Stairs, Steps, Stoops, Stairways & Ramps

RISER HEIGHT TOO TALL (GREATER THAN 7 3/4")

— Marginal Defects

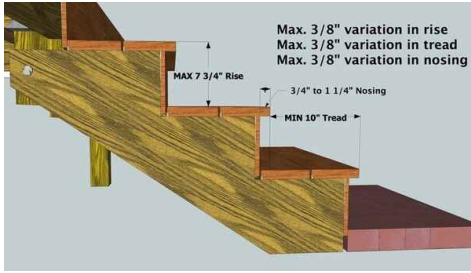
I observed a defect at the stair riser height.

The riser height maximum is 7 3/4 inches measured vertically between the stair treads. This poses a trip hazard.

The bottom step riser measured at 14 inches due to improper landing making that step really tall.

Recommendation

Contact a qualified professional.



3.8.1 Porches, Patios, Decks & Balconies

DECK - FASTENER DEFECT

I observed a defect at the deck related to fasteners (ie nails or screws).

Correction and further evaluation of the deck is recommended.

Recommendation

Contact a qualified deck contractor.

 Marginal Defects



3.8.2 Porches, Patios, Decks & Balconies

 Marginal Defects

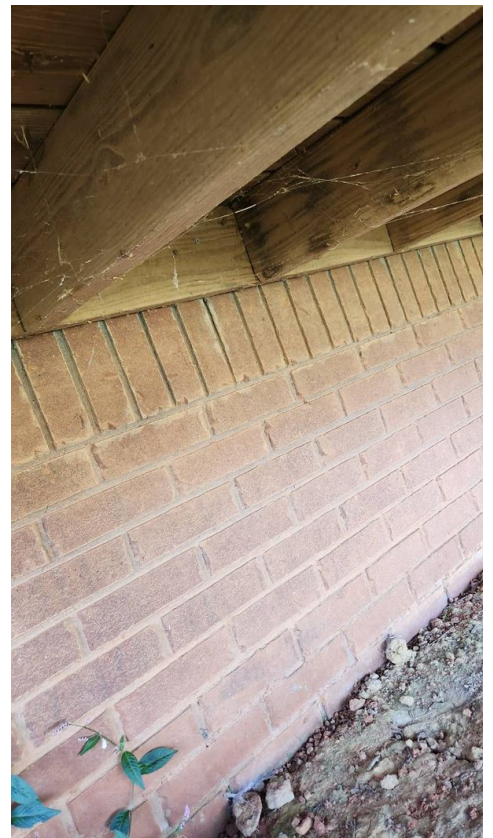
JOIST HANGER DEFECT

I observed a defect at the joist hangers of the deck. This condition is a major structural defect.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified deck contractor.



3.9.1 Railings, Guards & Handrails

 Marginal Defects

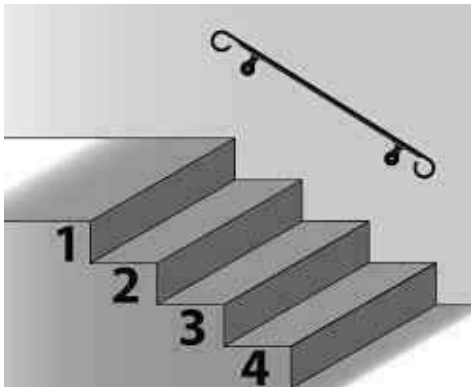
MISSING HANDRAIL

I observed a missing handrail.

There is more than four steps here, and I recommend installation of a handrail by a qualified professional for safety.

Recommendation

Contact a qualified professional.



Front Porch



Garage

3.9.2 Railings, Guards & Handrails

HANDRAIL NOT GRASPABLE

 Marginal Defects

I observed a handrail that is not grippable or graspable. This condition is a safety hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.



3.9.3 Railings, Guards & Handrails

 Marginal Defects

RECOMMEND GUARDRAILS

Recommend installing guardrails on the front porch due to height of porch exceeding 30 inches. Contacting a qualified professional is recommended to evaluate and repair as needed.

Recommendation

Contact a qualified professional.



3.10.1 Windows

DAMAGED WINDOW SCREEN

I observed damaged window screens.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.

 Minor Defect/Maintenance Item



Back of house



Front of house



Front of house

3.11.1 Exterior Doors

WOOD ROT AT DOOR

I observed wood rot and damage at the exterior doors.

Correction and further evaluation is recommended.

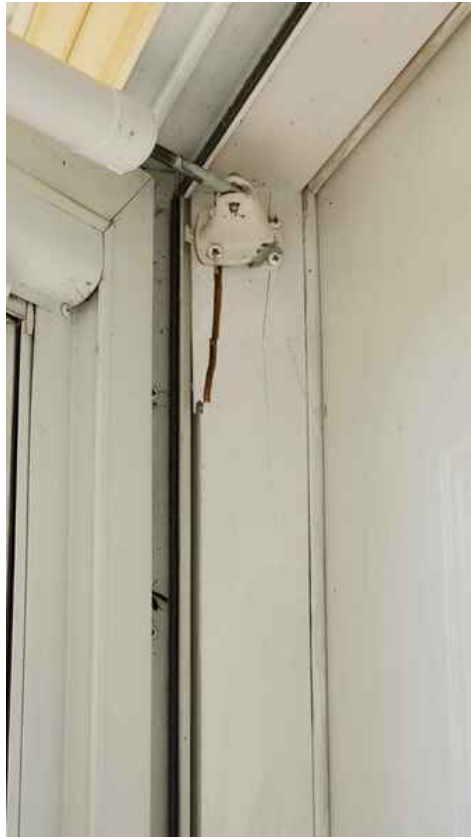
Recommendation

Contact a qualified professional.

 Minor Defect/Maintenance Item



Front Door



Front door



Garage



Garage

3.11.2 Exterior Doors
DOOR TREAD DEFECT

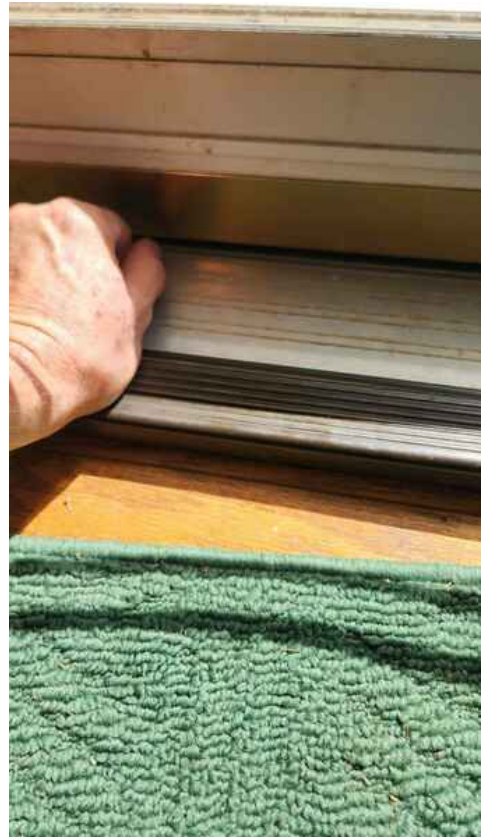
 Minor Defect/Maintenance Item

I observed a defect at the door tread.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified door repair/installation contractor.



Front door

3.11.3 Exterior Doors

EXTERIOR DOOR SURFACE IN POOR CONDIIION

I observed that the surface of the exterior door was in poor condition.

Correction and further evaluation is recommended.

Recommendation

Contact a handyman or DIY project



Minor Defect/Maintenance Item



Back door



Back door



Garage door



Front door



Front door



Front Door

3.11.4 Exterior Doors

LIGHT VISIBLE AROUND DOOR

 Marginal Defects

Light was visible around door while closed. Adjustments or modifications are recommended to be conducted as needed for energy efficiency by a handyman.

Recommendation

Contact a qualified handyman.



Back Door

3.12.1 Dryer Exhaust Hoods

 Minor Defect/Maintenance Item

DAMAGED EXHAUST HOOD

I observed an exhaust hood that was damaged.

Recommendation

Contact a handyman or DIY project



Back of House

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Under-Floor Crawlspace: Type of Under-Floor Crawlspace	Insulation in Crawlspace: Type of Insulation Observed
Foundation Described	None
Dirt	

Under-Floor Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water 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.

Under-Floor Crawlspace: Under-Floor Crawl Access Location

Exterior

The crawlspace access was inspected by reporting on its location as well as inspecting for any significant defects. No reportable conditions were present at the time of inspection, unless otherwise noted in this report.

Under-Floor Crawlspace: Under-Floor Crawlspace Inspected

The under-floor crawlspace area was inspected according to the Home Inspection Standards of Practice.

The crawlspace can be a revealing area in the house and often provides a general picture of how the entire structure works. In many crawlspaces, 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.



Under-Floor Crawlspace: Structural Components Inspected

Visible and accessible portions of the floor structure where inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Under-Floor Crawlspace: Foundation Walls

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Under-Floor Crawlspace: Floor Structure Support

The floor structure support(s) were inspected at visible portions looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Insulation in Crawlspace: Insulation Was Inspected

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

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the crawlspace area.

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



Insulation in Crawlspace: Approximate Average Depth of Insulation

Attic

missing insulation

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

Ventilation in Crawlspace: Ventilation Inspected

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

I report as in need of correction the general absence of ventilation in unfinished spaces.

Vapor barrier in crawlspace: Vapor Barrier/Ground Cover

Vapor barrier, also called ground covers (if present) are inspected to ensure they cover the entirety of the soil in the crawlspace, that they are not damaged or dry rotted, and contain no gaps. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Recommendations

4.1.1 Under-Floor Crawlspace

FUNGAL GROWTH - MODERATE TO HEAVY

 Marginal Defects

Moderate to heavy coverage of fungal growth was present on the floor structure and/or building materials in the crawlspace. This typically indicates high humidity allowing condensation to form on the framing members. This can be caused by moisture from bare soil in crawlspace, improper or inadequate ventilation, moisture intrusion from the exterior, and/or a combination of these items.

1. Collecting samples of the growth and sending the samples to an accredited laboratory is recommended to be conducted by a mold inspector.
2. If testing results of the fungal growth are determined to be mold, an evaluation and remediation is recommended to be conducted by an environmental contractor.
3. Recommend an evaluation of the floor structure to determine the growth's effect on the wood, along with locating the source of moisture and fungal growth by qualified contractor familiar with building sciences and ventilation.

Recommendation

Contact a qualified professional.

4.1.2 Under-Floor Crawlspace



Minor Defect/Maintenance Item

DRYER VENT HOSE

Dryer vent hose needs proper support to prevent lent from settling in the dips in the hose. Recommend supporting the hose by a handyman/DIY

Recommendation

Contact a handyman or DIY project



4.2.1 Insulation in Crawlspace



Marginal Defects

NO UNDER FLOOR INSULATION

I observed indications of the general absence of insulation in the unfinished crawlspace area.

Recommendation

Contact a qualified insulation contractor.



4.3.1 Ventilation in Crawlspace

CRAWLSPACE VENTILATION CLOSED

 Marginal Defects

Crawlspace vents should be opened during warm weather to ventilate moisture from crawlspace. Recommend opening vents at this time.

Recommendation

Recommended DIY Project



5: ELECTRICAL

Information

Main Service Disconnect: Type Of Disconnecting means

Breaker

Service-Entrance Conductors: Conductor Type

Copper

Service-Entrance Conductors: Conductor Gauge

#2

Electrical Branch Wiring: Type of Wiring, If Visible

NM-B (Romex)

Main Service Disconnect: Homeowner's Responsibility

All home owners should 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. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Inspected Main Service Disconnect

The main electrical service disconnect known as the Main Over Current Protection Device was inspected, looking for any deficiencies or damage, as well as it's location. This is the means of shutting off all of the power that is entering the home.



Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnects amperage rating.

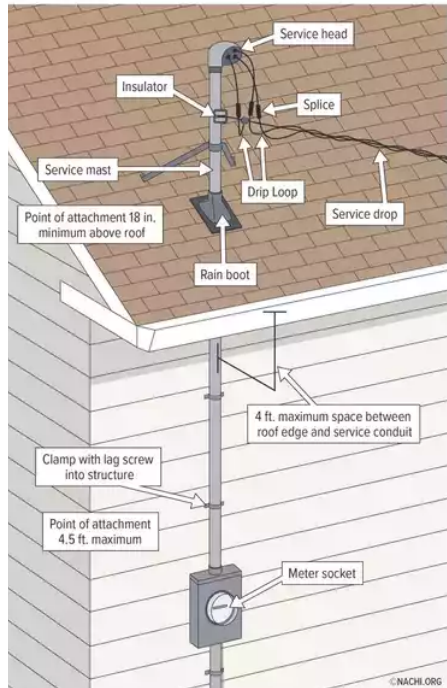
Service Entrance: Underground Service Lateral

Power comes in to the home by underground piping from a service pole. No deficiencies were observed at visible areas unless noted in this report.

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter, base, and conduit. It was in satisfactory condition unless otherwise noted in this report.

Electrical Service

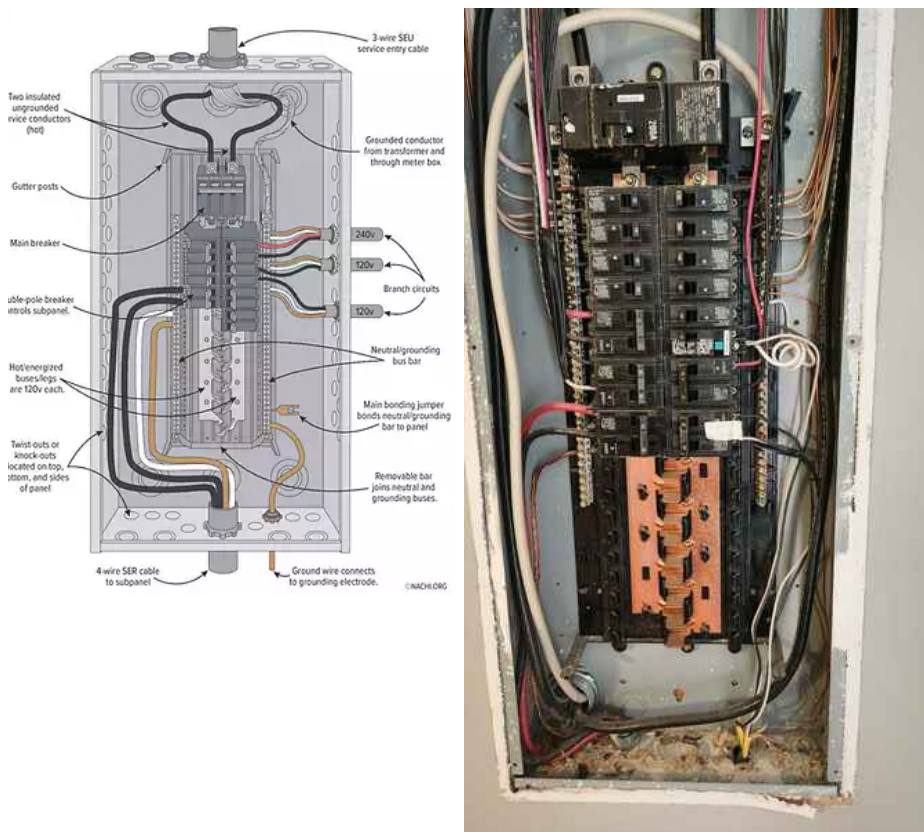


Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors at visible portions looking at the integrity of the insulation and any other deficiencies. No reportable conditions were observed unless otherwise noted in this report.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses) for signs of damage, as well as the other components that were visible. No reportable conditions were present unless otherwise noted in this report.



Electrical Branch Wiring: Electrical Branch Wiring

The electrical branch wiring was inspected at visible portions looking for deficiencies, including but not limited to; open junction boxes, junctions made not using a junction box, improper support, the wiring material, and condition of the wire. These deficiencies could be a fire or safety hazard. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

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

I inspected a representative number of switches, lighting fixtures and receptacles by turning on lights and using a tester on receptacles. Looking for proper operation and damage. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

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

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.

Electrical Branch 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.

AFCIs

UNABLE TO INSPECT EVERYTHING

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

GFCIs

UNABLE TO INSPECT EVERYTHING

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

Recommendations

5.11.1 Switches, Fixtures & Receptacles

LIGHT FIXTURE DAMAGED



Minor Defect/Maintenance Item

I observed damage at one or more light fixtures. Recommend electrician or handyman repair or replace as needed.

Recommendation

Contact a qualified professional.



Front porch



Front porch

5.11.2 Switches, Fixtures & Receptacles

EGRESS LIGHTING MISSING

 Minor Defect/Maintenance Item

There was no egress lighting next to an exterior door. Current standards require a light by each exterior door for safety. Recommend an electrician evaluate and install as needed.

Recommendation

Contact a qualified electrical contractor.



6: PLUMBING

Information

Main Water Shut-Off Valve: Main Water Shutoff Location
Meter, Front of house

Hot Water Source: Manufacturer
Whirlpool

Hot Water Source: Capacity
50 Gallons

Hot Water Source: Location
Laundry

Water Distribution Pipes: Water Pipes - Type of Material
CPVC

Main Water Shut-Off Valve: Homeowner's Responsibility

All homeowners need 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

Electric Hot Water Tank

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

Hot Water Source: Inspected Hot Water Source

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc. and that it produced heated water at the time of inspection. No reportable deficiencies were visibly present with the unit unless noted in this report.



Hot Water Source: TPR Discharge Pipe Information

The water heater was inspected for the presence of a TPR valve discharge pipe. No deficiencies were observed unless otherwise noted in this report.

Hot Water Source: Water Temperature Information

The maximum recommended water temperature produced at faucets in homes is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at the faucets in the home to safe levels while keeping the tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve.

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

Visible portions of the drain, waste, and vent pipes were inspected looking for leaks and other significant deficiencies. No reportable conditions were visible unless otherwise noted in this inspection report.

Water Distribution Pipes: Inspected Water Supply & Distribution Pipes

Visible portions of the water distribution pipes were inspected, looking for leaks or significant deficiencies. No reportable deficiencies were observed unless otherwise noted in this report.

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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

Water Distribution Pipes

NOT ALL PIPES WERE INSPECTED

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

Recommendations

6.3.1 Hot Water Source



Minor Defect/Maintenance Item

PLUMBING NEEDS STRAPED

I observed plumbing that was not properly strapped. Recommend handyman or plumber evaluate and properly strap.

Recommendation

Contact a qualified professional.



7: ATTIC, INSULATION & VENTILATION

Information

Structural Components & Observations in Attic:

Approximate Percentage of Attic Inspected
75

Insulation in Attic: Type of Insulation Observed

Fiberglass

Structural Components & Observations in Attic: Attic Access

The attic access was inspected by reporting their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Structural Components & Observations in Attic: Structural Components Were Inspected

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

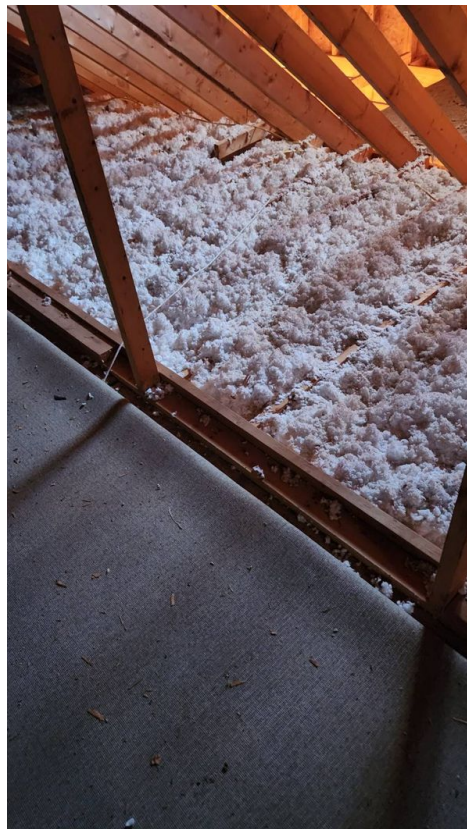
Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in the attic areas.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed in the unfinished attic.

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

	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2-3.8	2.2-2.7	3.0-3.3
Inches (cm) needed for R-38	10-12 (25-30)	14-17 (35-43)	11.5-13 (29-33)
Density in lb/ft ³ (kg/m ³)	1.5-2.0 (24-36)	0.5-1.0 (10-14)	1.7 (27)
Weight at R-38 in lb/ft ³ (kg/m ³)	1.25-2.0 (6-10)	0.5-1.2 (3-6)	1.6-1.8 (8-9)
OK for 1/2" drywall, 4" on center?	No	Yes	No
OK for 1/2" drywall, 6" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 4" on center?	Yes	Yes	Yes

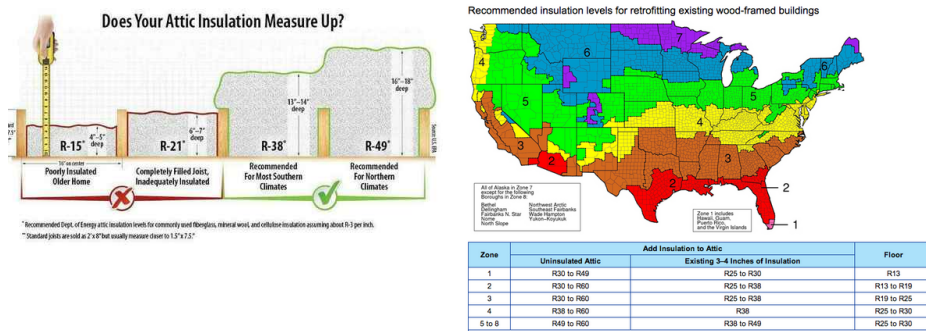


Insulation in Attic: Approximate Average Depth of Insulation

Attic

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.



Recommendations

7.2.1 Insulation in Attic

Minor Defect/Maintenance Item

ADDITIONAL INSULATION RECOMMENDED

Less than the recommended amount of insulation was present in the attic. The installation of additional insulation to the attic area is recommended to be conducted for energy efficiency and comfort by an insulation contractor, as current standards recommend approximately 14 to 16 inches of insulation to achieve an R-38 rating.

Recommendation

Contact a qualified insulation contractor.

7.3.1 Ventilation in Attic

Minor Defect/Maintenance Item

ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

Recommendation

Contact a qualified professional.

8: BATHROOMS

Information

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

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



Bathroom Toilets: Toilets Inspected

The toilets were inspected by flushing them to ensure adequate flushing and to determine that no leaks were present at the water supply line or tank location. No deficiencies were observed unless otherwise noted in this inspection.

**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.



Sinks, Tubs & Showers: Under Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe/trap assembly, water supply lines, and areas underneath the sink area. Other significant defects are looked for within the plumbing. No reportable conditions were observed unless otherwise noted in this report.



Sinks, Tubs & Showers: Shower Doors/Enclosures Information

The enclosure and door was inspected by running water in the shower for a few minutes looking for visible signs of leaks. Lived in condition can not be replicated and if leaks are noticed after taking possession, an evaluation by a qualified professional is recommended. No reportable conditions were present unless otherwise noted in this report.

Bathroom Exhaust Fan : Inspected Bath Exhaust Ventilation

Bathroom ventilation is reported on by its source: windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in cold winter months. No reportable conditions were observed unless otherwise noted in this report.



Mirrors: Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were observed unless otherwise noted in this report.



Recommendations

8.2.1 Sinks, Tubs & Showers

DEFECT AT S-TRAP

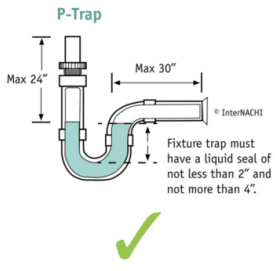
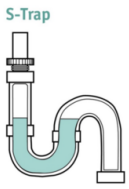
 Minor Defect/Maintenance Item

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

S-Trap vs. P-Trap



9: DOORS, WINDOWS & INTERIOR

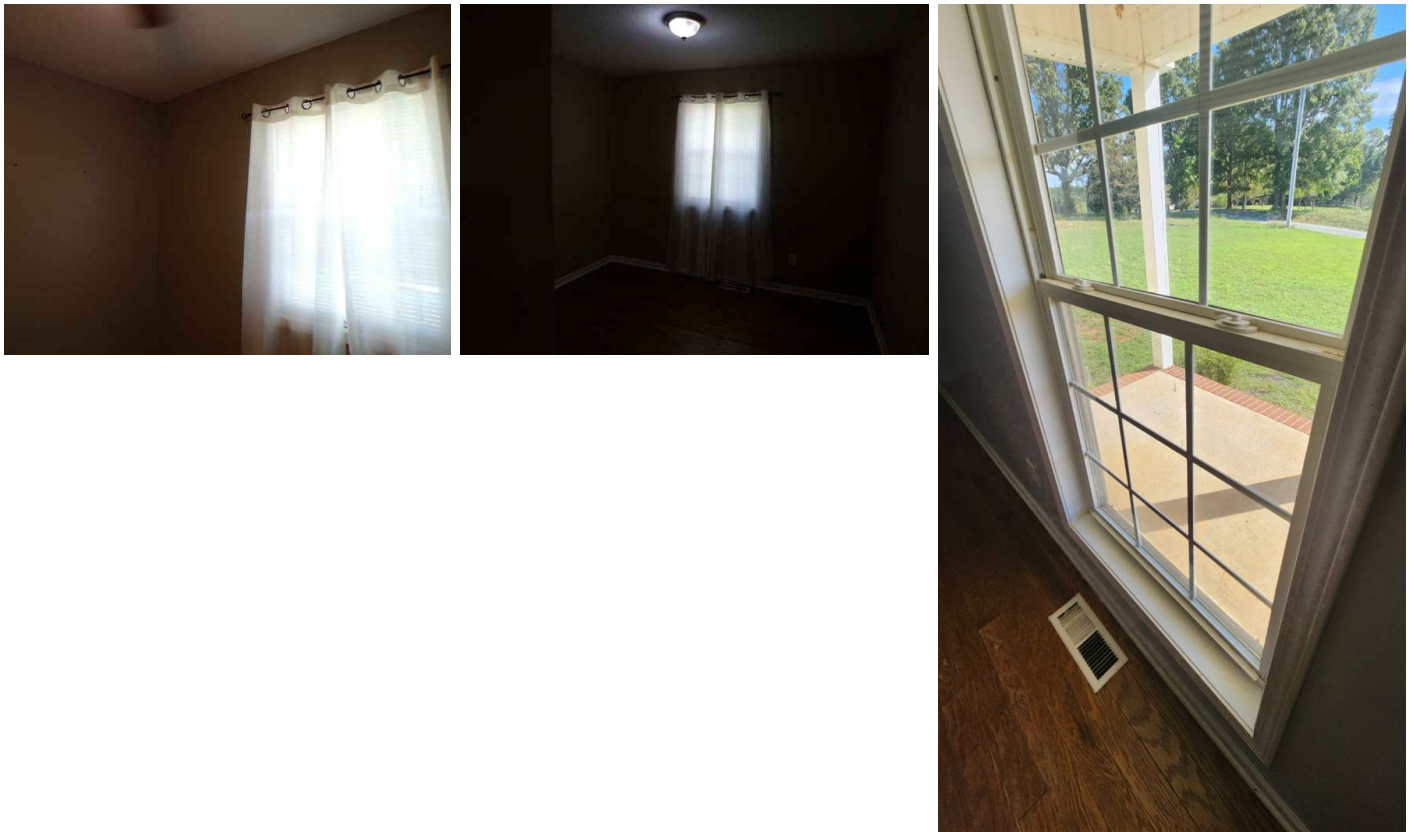
Information

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. I did not operate window locks and operation features, which is beyond the scope of a home inspection.



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

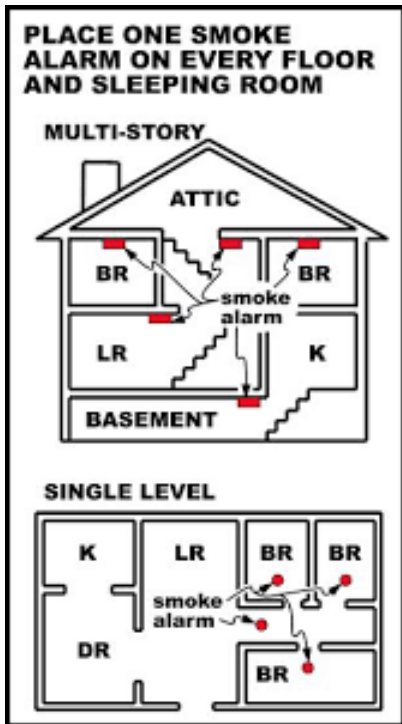
I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

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 (including every inhabitable attic and basements). **I recommend replacing the batteries and testing the alarms before spending your first night in the home. Also, replace batteries and test alarms twice a year.**



Cabinetry/Countertops: Cabinetry/Countertops Were Inspected

The kitchen cabinetry, bathroom cabinetry and any other cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



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

9.4.1 Floors, Walls, Ceilings

MOISTURE DAMAGE

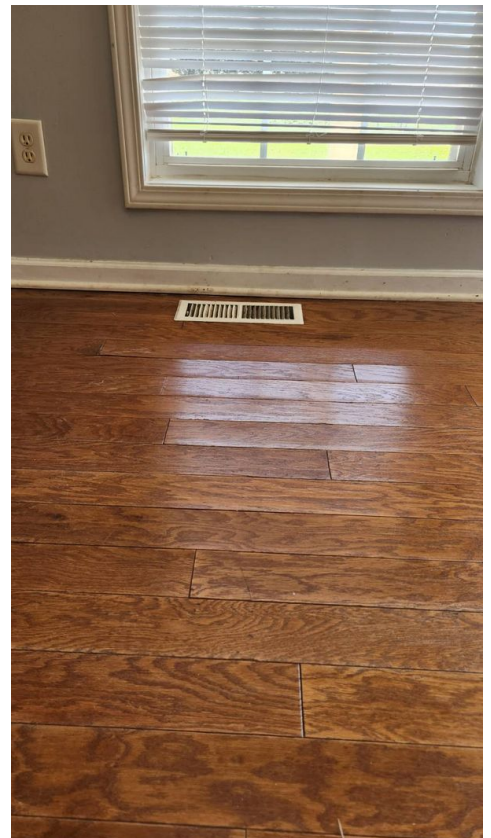
Stains on the floor was visible at the time of the inspection appeared to be the result of moisture. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation

Contact a qualified professional.



Minor Defect/Maintenance Item



9.6.1 Railings, Guards & Handrails

➔ Marginal Defects

MISSING HANDRAIL

I observed a missing handrail.

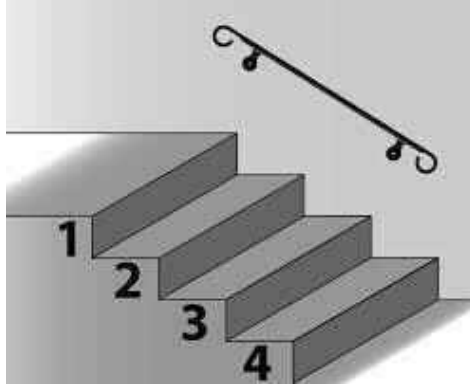
There is more than one step here, and I recommend installing a handrail for safety.

Recommendation

Contact a qualified professional.



Garage



10: LAUNDRY

Information

Clothes Dryer: Dryer Vent

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with visible portions of the vent unless otherwise noted in this report.

It is highly recommended to have the duct cleaned prior to using the dryer as this maintenance is rarely performed by home owners. Lint build-up or a blockage in the duct is a common cause of home fires annually.

Laundry Room, Electric, and Tub: Inspected Laundry

I inspected the laundry room for signs of leakage, GFCI present, dryer vent, and more. No observed defects unless otherwise listed in this report.

Limitations

General Information

WASHER/DRYER PRESENT

A washer and/or dryer was present. This washer and dryer may block the accessibility of electrical and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality.

General Information

PLUMBING INFORMATION/WASHER PRESENT

The washing machine water supply valves and visual portions of the drain standpipe were visually examined for leaks from the valves and other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected. No indications of deficiencies or leaks were present during the time of the inspection unless otherwise noted in this report. Washing machines are not tested during a home inspection.

Clothes Washer

DID NOT INSPECT

LAUNDRY

I did not inspect the clothes washer. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

DID NOT INSPECT

LAUNDRY

I did not inspect the clothes dryer. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Recommendations

10.3.1 Clothes Dryer

DEFECT AT DRYER EXHAUST PIPE



Minor Defect/Maintenance Item

I observed indications of a defect at the clothes dryer. The dryer exhaust pipe was damaged on the exterior of the house. Recommend replacement by either handyman or DIY.

Recommendation

Contact a qualified appliance repair professional.



10.4.1 Laundry Room, Electric, and Tub

MISSING HEAT SOURCE IN LAUNDRY ROOM



Minor Defect/Maintenance Item

I observed that there is no heat source in the laundry room. Recommend evaluation and repair or replacement as needed.

Recommendation

Contact a qualified HVAC professional.

11: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink inspecting for deficiencies in water supply and drainage looking for active leaks and improper installation.



Kitchen Sink: Under Sink Plumbing Information

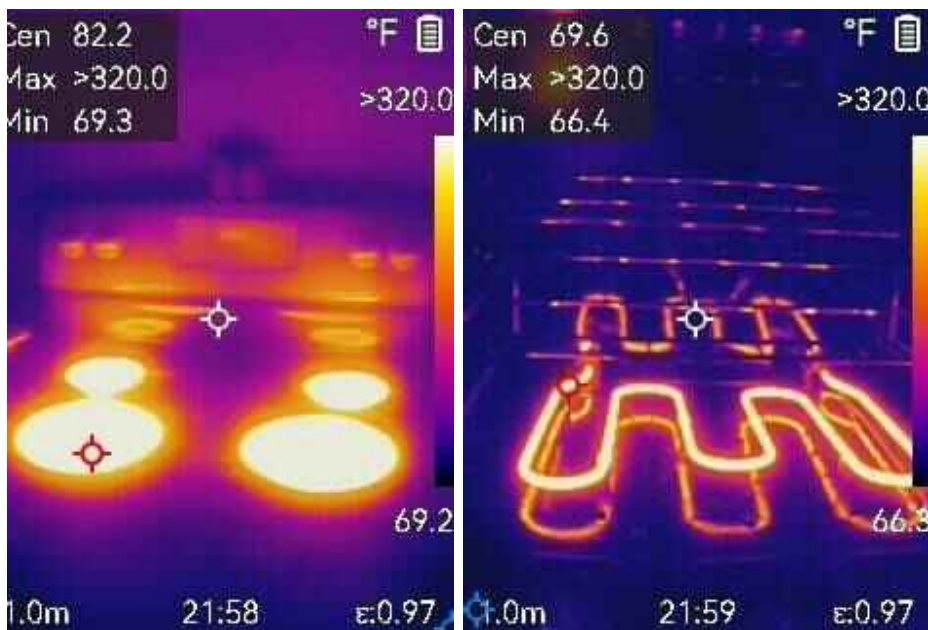
The supply and drain pipes were inspected looking for leaks, improper installation and other deficiencies. No reportable conditions were observed unless otherwise noted in this report.



Range/Oven/Cooktop: Oven/Range/Cooktop Information

Kitchen

Oven/range/cooktop was operated by turning on controls to confirm heat was produced from the elements. Temperature calibration, "clean" option and other functions are not tested for. No reportable conditions were observed unless otherwise noted in this report.



Refrigerator: Refrigerator Information

We opened the refrigerator and took a thermal temperature reading to make sure the refrigerator is cooling. No deficiencies were present at the time of inspection unless otherwise noted in the report.

Dishwasher: Inspected Dishwasher

The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection, unless noted otherwise in this report.

Recommendations

11.1.1 Kitchen Sink

 Minor Defect/Maintenance Item

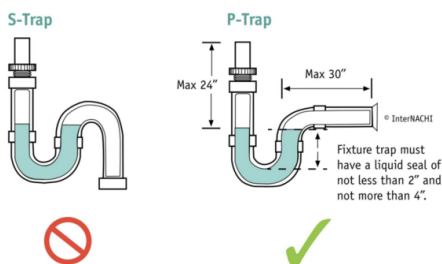
DEFECT AT S-TRAP

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

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.



11.1.2 Kitchen Sink

 Minor Defect/Maintenance Item

SPRAY WAND

KITCHEN OR LAUNDRY

The mounting ring for the spray wand was loose or broken at the sink. Repair or replacement is recommended to be performed by a qualified person.

Recommendation

Contact a qualified handyman.



12: HEATING, COOLING, DISTRIBUTION

Information

**Heating System Information:
Energy Source**

Electric



**Heating System Information:
Heating Method**

Heat Pump System

**Heating System Information:
Brand**

Unknown



**Cooling System Information:
Service Disconnect Inspected**

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



**Cooling System Information:
Brand**

Unknown

**Cooling System Information:
Energy Source/Type**

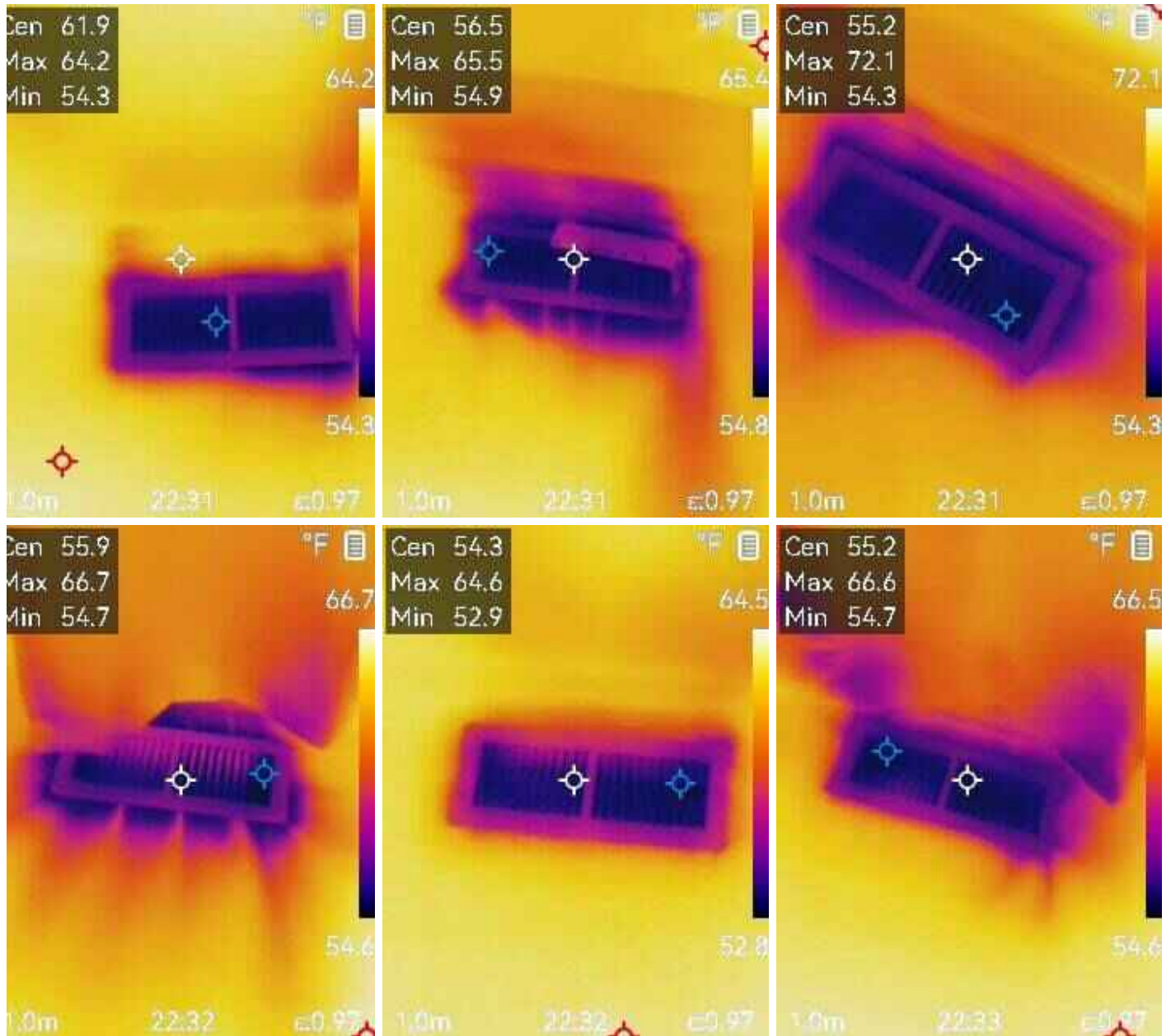
Electric

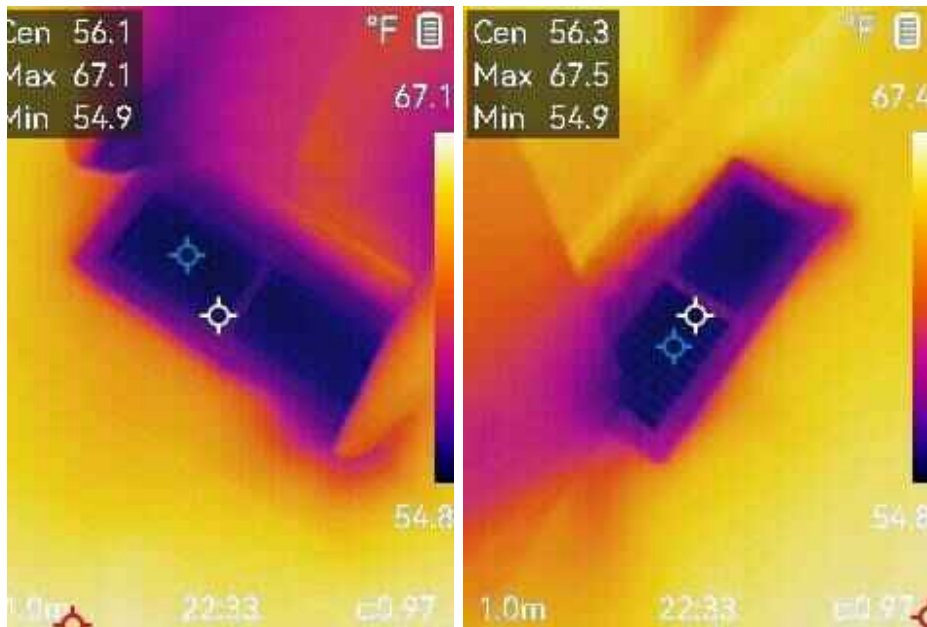
**Cooling System Information:
Location**

Exterior North

Air Supply Information

An infrared camera was used to show the system responded to normal operating controls at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or the performance of the system which lies beyond the scope of a home inspection.** Accessible and visible HVAC registers were inspected to determine conditioned air supply was produced (CFM air flow is not tested for). No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.





Air Filter/Return Plenum

The return air grille, air filter, and return air plenum were inspected looking for any significant deficiencies. gaps in the plenum, dirty filter or accumulation of dust. Changing the filter every 30 days - 3 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform, as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

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.

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.

Cooling System Information: SEER Rating

?? SEER

Modern standards call for at least 13 SEER rating for new install. Read more on energy efficient air conditioning at Energy.gov.

Thermostat and Normal Operating Controls: Thermostat Location and Inspection

Hallway

The thermostat was operated to determine it activated the HVAC system. No indication of any deficiencies were observed during the time of inspection unless otherwise noted in this report.

Thermostat and Normal Operating Controls: Thermostat inspected

The thermostat was inspected for proper operation. No defects observed unless otherwise noted in this inspection.



Condensate: Condensate Drain Pipe Inspected

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection unless otherwise noted in this report.

Ductwork: Ductwork Installed

Insulated

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if each room has a heat source, but I may not be able to find every duct register.

Limitations

Heating System Information

COULD NOT READ LABELS

Observed that the labels were too worn to be able to read information



Heating System Information

HOT TEMPERATURE RESTRICTION

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

Cooling System Information

LABEL WORN OUT

I observed that the manufacturing label on the system was worn out and illegible. This is an indication of old age.



Recommendations

12.1.1 Heating System Information

FILTER DIRTY

I observed a dirty air filter in the return. Recommend replacement to keep proper air flow and operation.

Recommendation

Recommended DIY Project



12.1.2 Heating System Information

CORROSION & RUST

I observed areas of corrosion and rust at the heating system.

Recommendation

Contact a qualified HVAC professional.



12.1.3 Heating System Information

 Marginal Defects

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.



12.2.1 Cooling System Information

 Marginal Defects

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.



12.4.1 Condensate

 Marginal Defects

CONDENSATE DISCHARGE SHOULD BE EXTENDED

The condensate discharge pipe should be extended so that the water is diverted far enough away from the house foundation.

Recommendation

Contact a qualified professional.



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.

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.

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.

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.