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1: INSPECTION DETAIL

Information

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Occupied

General Inspection Info: Weather Conditions
Heavy Rain

General Inspection Info: Inspection Type
Pre-Purchase

General Inspection Info: Type of Building
Single Family

General Inspection Info: Temperature
82 Degrees Fahrenheit

General Inspection Info: Style
Bungalow

General Inspection Info: In Attendance
Client, Renter

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

2: UTILITY SHUT-OFF LOCATIONS

Information

Electric Shut Off: **Electric Shut Off**

Main breaker in breaker panel

Gas Shut Off: **Main Gas Shut-off Location**

Gas Meter

The pictured gas shut-off valve will shut off the gas supply to home in case of an emergency or for servicing.

Electric Shut Off: **Electrical Service Disconnect/Main Breaker Location**

Back room

The pictured Main Breaker/Disconnect will turn off the power to the whole house in case of any emergency or servicing.

Water Shut Off: Water Shut Off

Front of house by street

3: ROOF

Information

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

Metal

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. Roofs leak. Even a roof that appears to be in good, functional condition will 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

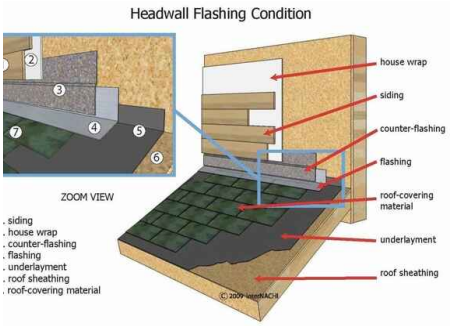
Ground, Ladder

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 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.



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 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.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

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.

*I did not walk on the roof to prevent damage of the metal roof and due to the dipping and bending noticed from the ground and ladder.

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. A home inspection is a limited visual-only inspection.

Recommendations

3.1.1 Roof Covering

Major Defect

INSTALLATION DEFECT AT ROOF COVERING

I observed indications of improperly installed roof-covering materials. This is not according to best practices or common standards. Defect. Prone to water intrusion and roof leaks. Further evaluation and correction by a roofer is recommended.

*I observed metal roofing hanging too far off the gable ends and no gable trim installed.

Recommendation

Contact a qualified roofing professional.




3.1.2 Roof Covering

Major Defect

ROOF STRUCTURE SAGGING

Areas of the roof were observed to be sagging and/or dipping. Recommend a qualified professional/roofer to evaluate and make appropriate repairs as needed.

Recommendation

Contact a qualified professional.






3.3.1 Plumbing Vent Pipes

Major Defect

DEFECT AT PIPE

I observed indications of a defect at the plumbing vent pipe.

Vent pipe did not protruded through the roof covering.

Recommendation

Contact a qualified plumbing contractor.

3.4.1 Gutters & Downspouts

Minor Defect

GUTTER FASTENING DEFECT

I observed indications of a defect at the gutter fastening.

Recommendation

Contact a qualified handyman.


,Front Of House


Back of House,

3.4.2 Gutters & Downspouts

Minor Defect

GUTTER IMPROPERLY SLOPED

I observed that the gutter showed indications of improper slope. Gutters are supposed to be sloped down toward the downspout of the gutter. That would be proper drainage of the gutter. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor


,Back Of House

3.4.3 Gutters & Downspouts

Minor Defect

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 a qualified contractor adjust 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

4: EXTERIOR

Information

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

Exhaust Hoods: Inspected Dryer exhaust hood

Back of house

I inspected the dryer exhaust hood/outlet.

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.

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

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

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

Vinyl

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

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

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

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



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

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways. The driveway was gravel.

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, decks, balconies and carports at the house that were within the scope of the home inspection.

Windows: Windows Inspected

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

Exterior water tap: Exterior water taps

I Inspected the exterior water taps/spigots.

Don't know if this is still in use

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and facia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

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

4.2.1 Eaves, Soffits & Fascia

Minor Defect

DAMAGE OBSERVED AT EAVES

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

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

Front of house over porch

4.3.1 Wall-Covering, Flashing & Trim

Major Defect

DAMAGED WALL-COVERING MATERIAL

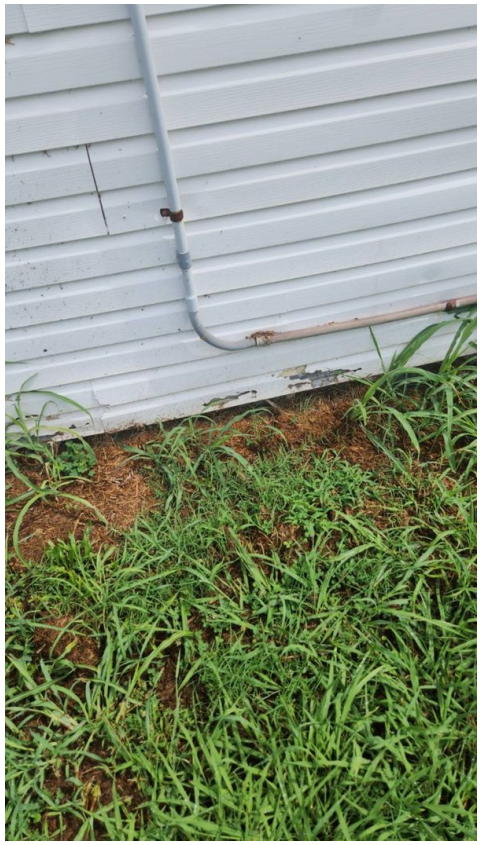
I observed indications of a defect at the exterior wall-covering material.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified siding specialist.





4.3.2 Wall-Covering, Flashing & Trim

Minor Defect

INADEQUATE GROUND CLEARANCE

I checked the distance between the bottom of wood components and the ground surface (or grade). In locations that have little or no snow, the distance should be no less than 8 inches. In locations with significant lasting snow, the bottom of wood elements should be no less than 8 inches above the average snow depth.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified siding specialist.


4.3.3 Wall-Covering, Flashing & Trim

Minor Defect

MELTED VINYL SIDING

I observed indications of melted vinyl siding. Maybe from a grill that contacted the vinyl material.

Recommendation

Contact a qualified professional.

4.3.4 Wall-Covering, Flashing & Trim

Minor Defect

LOOSE WALL-COVERING MATERIAL

I observed indications of loose areas of the exterior wall-covering material.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

Back Corner

4.3.5 Wall-Covering, Flashing & Trim

Minor Defect

WINDOW FLASHING

There was a problem at the Window flashing at one or more windows. Recommend a window or siding professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.


Bottom window trim slopes toward window


Back patio window needs caulk touch up


Back patio window needs caulk touch up

4.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Major Defect

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


Side of house. Hard to tell with high grass. Slopes toward house

4.5.1 GFCIs & Electrical

Minor Defect

MISSING RECEPTACLE

I observed indications that there was a missing electrical receptacle outlet at the house exterior. At a minimum, there should be at least one receptacle in the front and back of the house. There was none.

Recommendation

Contact a qualified electrical contractor.

4.6.1 Walkways & Driveways

Minor Defect

MINOR CRACKING AT WALKWAY

I observed minor cracking and no major damage at the walkway.

Monitoring is recommended.

Recommendation

Recommend monitoring.

4.7.1 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

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

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.

Recommendation

Contact a qualified professional.

4.8.1 Porches, Patios, Decks, Balconies & Carports

Major Defect

PATIO SLOPES TOWARD HOUSE

The back corner of the back patio slopes toward the house. Correction recommended by a concrete contractor.

Recommendation

Contact a qualified concrete contractor.

4.8.2 Porches, Patios, Decks, Balconies & Carports

Major Defect

PONDING WATER ON PATIO

I observed ponding water on Patio. Recommend concrete contractor to evaluate and correct as needed for Safety.

Recommendation

Contact a qualified concrete contractor.

4.8.3 Porches, Patios, Decks, Balconies & Carports

Major Defect

MINOR CRACKING AT PATIO

I observed minor cracking on the patio concrete slab. Recommend monitoring and/or evaluation by a concrete contractor to prevent further damage.

Recommendation

Contact a qualified concrete contractor.

4.13.1 Exterior water tap

Minor Defect

DEFECT AT WATER TAP.

There was a defect at one or more water taps/spigots. Recommend a plumber evaluate and repair as needed.

Don't know if this is still in use, but I could not get it to turn.

Recommendation

Contact a qualified plumbing contractor.

Next to ac unit

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

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.

Limitations

Under-Floor Crawlspace

TOTALLY INACCESSIBLE

The crawlspace was inaccessible. This is an inspection restriction. I don't know what's going on inside the crawlspace, because I could not enter it. Access needs to be provided in order to inspect and evaluate the crawlspace condition.

Recommendations

5.1.1 Under-Floor Crawlspace

Material Defect

POSSIBLE FOUNDATION MOVEMENT - UNLEVEL FLOOR

I observed indications of possible foundation movement at an unlevel floor area.

Correction and further evaluation is recommended.

There were several areas of unlevel throughout the house.

Recommendation

Contact a qualified general contractor.

6: HEATING

Information

Heating System Information:
Energy Source
Gas

Heating System Information:
Heating Method
Warm-Air Heating System

Heating System Information:
Brand
Bryant

Heating System Information: Could Not Read Labels

Thermostat and Normal Operating Controls: Thermostat Location

Back room

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.

Ductwork: Ductwork Installed

Could not tell if 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 the each room has a heat source, but I may not be able to find every duct register.

Limitations

Heating System Information

HOT TEMPERATURE RESTRICTION

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

Recommendations

6.1.1 Heating System Information

Major Defect

CORROSION & RUST

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

Recommendation

Contact a qualified HVAC professional.

6.1.2 Heating System Information

Major Defect

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

As best as I can tell from research I did on the date of manufacture. It is a 2000.

Recommendation

Recommend monitoring.

7: COOLING

Information

Cooling System Information: Service Disconnect Inspected

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

Cooling System Information: Brand

Bryant

Cooling System Information: Energy Source/Type

Electric

Cooling System Information: Location

Exterior left

Thermostat and Normal Operating Controls: Thermostat Location

Back room

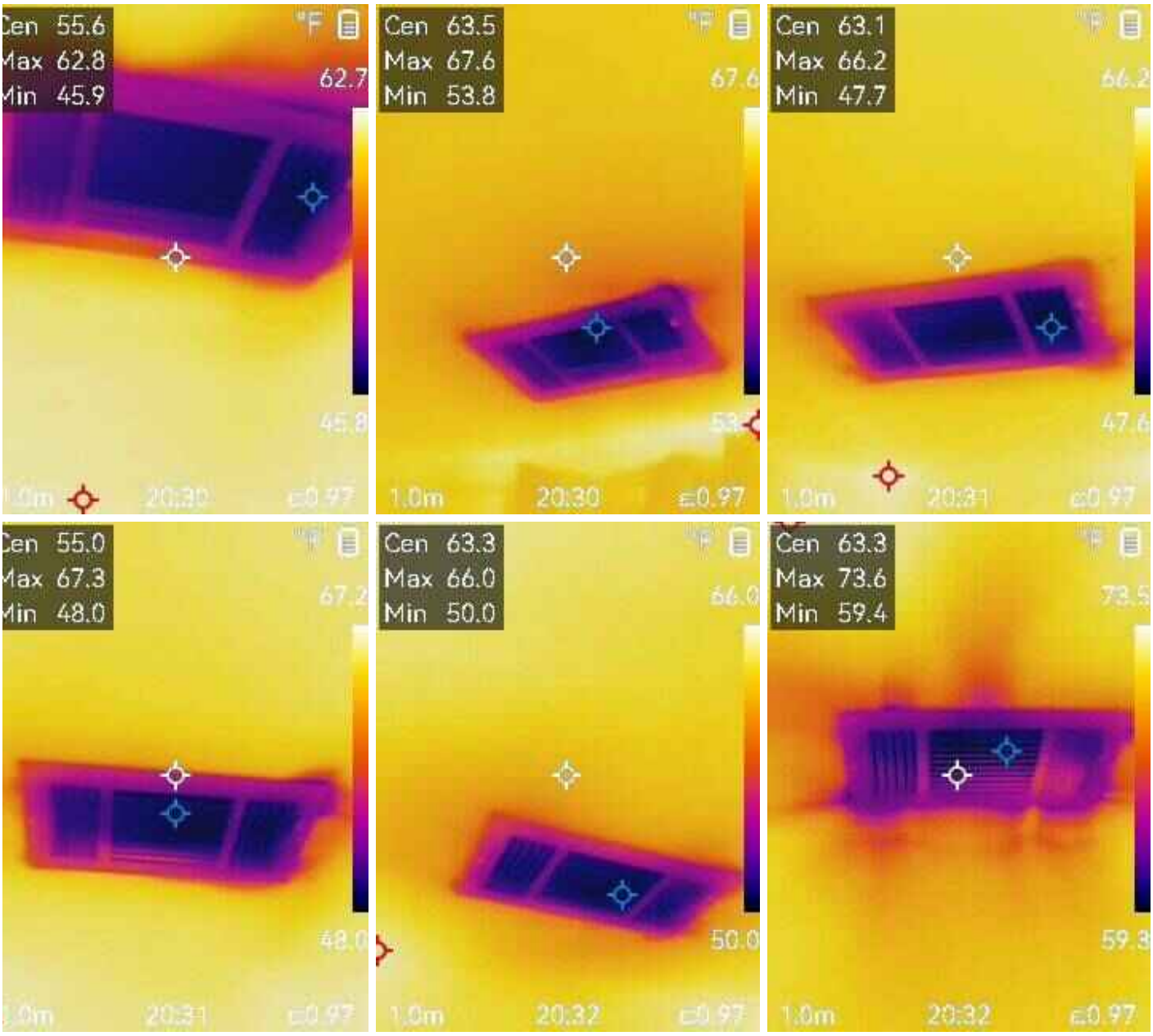
Cooling System Information: Homeowner's Responsibility

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: Cooling Thermography Imaging

Temperature of AC air vents.



Limitations

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

7.1.1 Cooling System Information

OLD SYSTEM

Major Defect

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

Recommendation

Recommend monitoring.

7.3.1 Condensate

Major Defect

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. This can also lead to the pad the unit is on to settle and become unlevel. Recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.

Can't tell where the water is coming out from

No condensate pipe

7.3.2 Condensate

Major Defect

DEFECT AT CONDENSATE

I observed a defect at the air conditioner's condensate drainage.

Recommendation

Contact a qualified HVAC professional.

8: PLUMBING

Information

Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

Hot Water Source: Manufacturer
Whirlpool

Hot Water Source: Capacity
40 Gallons

Hot Water Source: Location
Laundry

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

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.

Not sure, Looks like a 2009

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. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

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 Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

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

9: ELECTRICAL

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)

Main Service Disconnect: Homeowner's Responsibility

It's your job 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. 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: Main Disconnect Rating, If Labeled

200

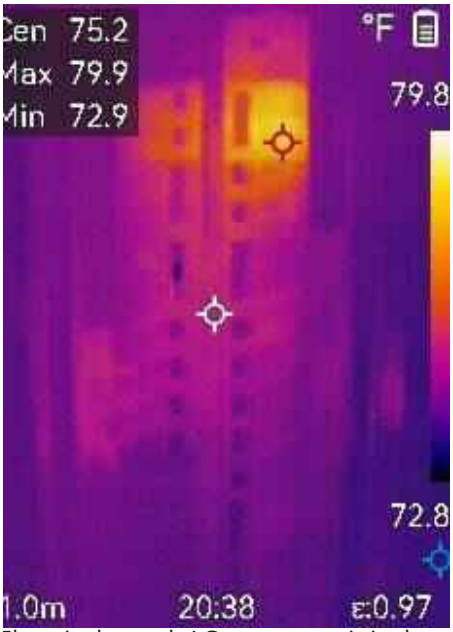
I observed indications of the main service disconnect's amperage rating. It was labeled.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

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

Panelboards & Breakers: Inspected Subpanel & Breakers

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



Electrical panel, AC was on so it is the one glowing, but normal temp.

GFCIs: Inspected GFCIs

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

Limitations

Electrical Wiring

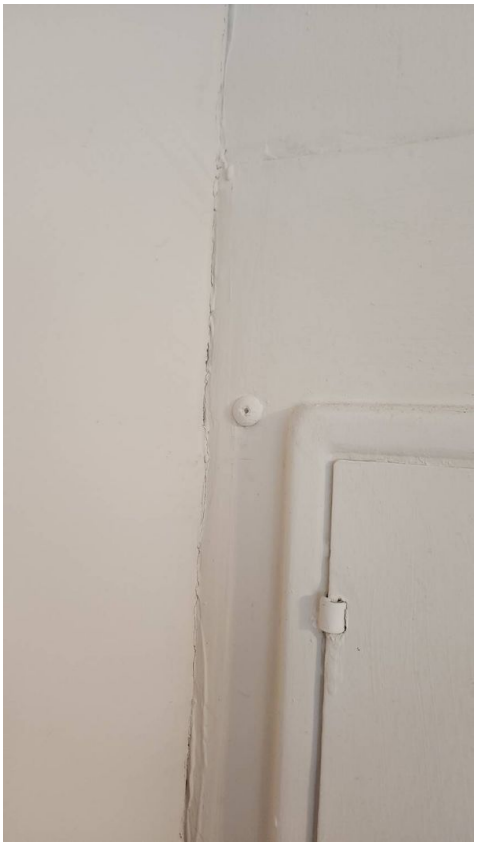
UNABLE TO INSPECT ALL OF THE WIRING

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

Panelboards & Breakers

UNABLE TO INSPECT THE PANELBOARDS AND BREAKERS CLOSELY

I was restricted in my visual-only inspection in that I did not inspect closely all of the panelboards, components, connections, and breakers. I am an electrician and usually like to open the panel to give the best inspection I can, but I will inspect the electrical system according to the Home Inspection Standards of Practice as best as I can during the inspection.



Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

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

Recommendations

9.2.1 Service-Entrance Conductors

Material Defect

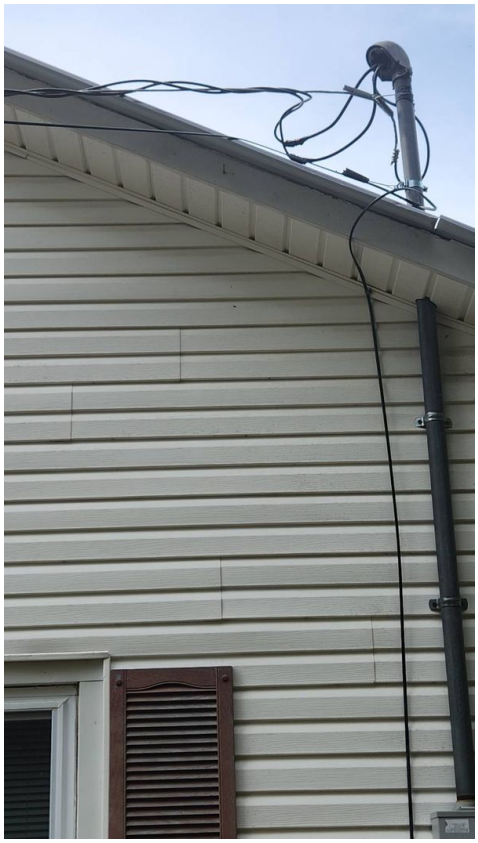
MAJOR DEFECT

I observed indications of a major defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended.

The service entrance conductors are against the metal roofing. This could easily cut or wear the insulation and electrify the roofing metal or cause a short or fire.

Recommendation

Contact a qualified electrical contractor.



9.4.1 Electrical Wiring

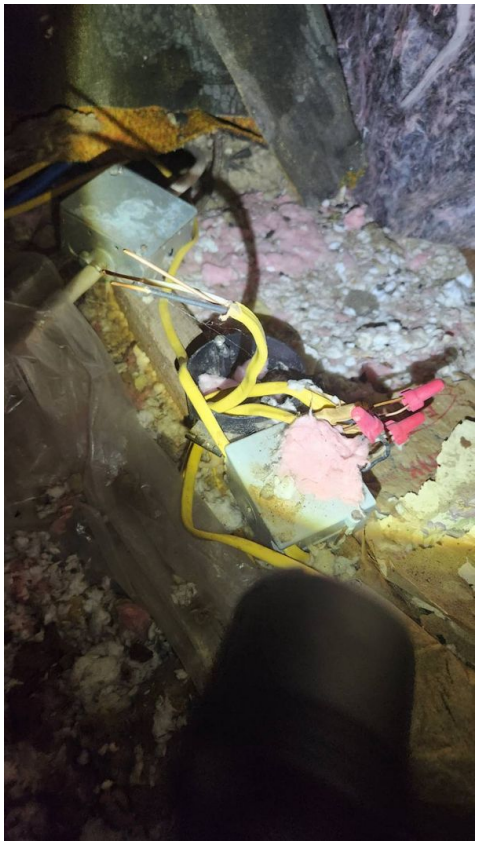
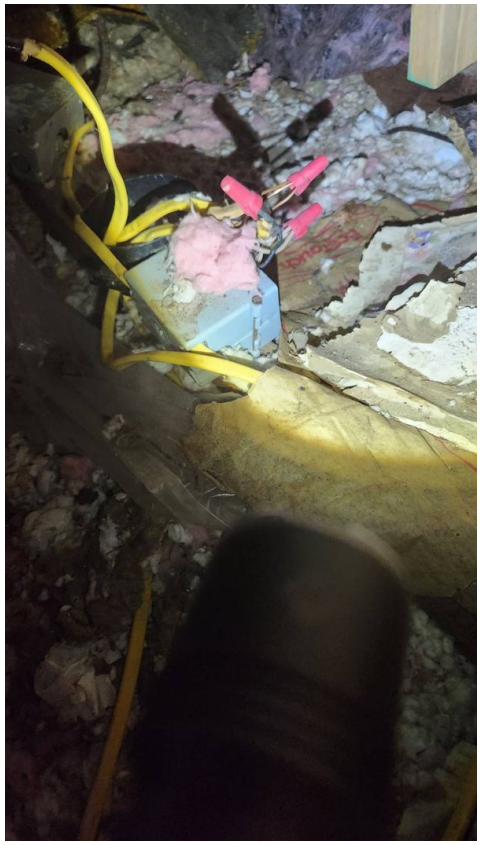
Major Defect

EXPOSED LIVE ELECTRICAL WIRES

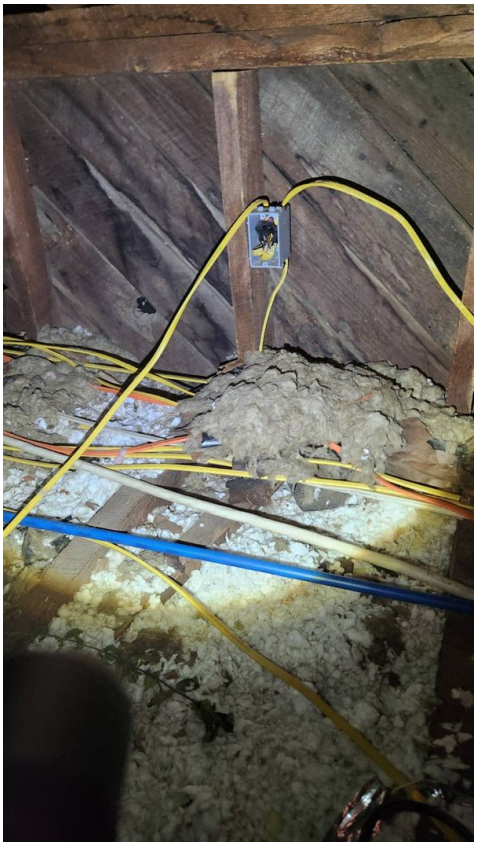
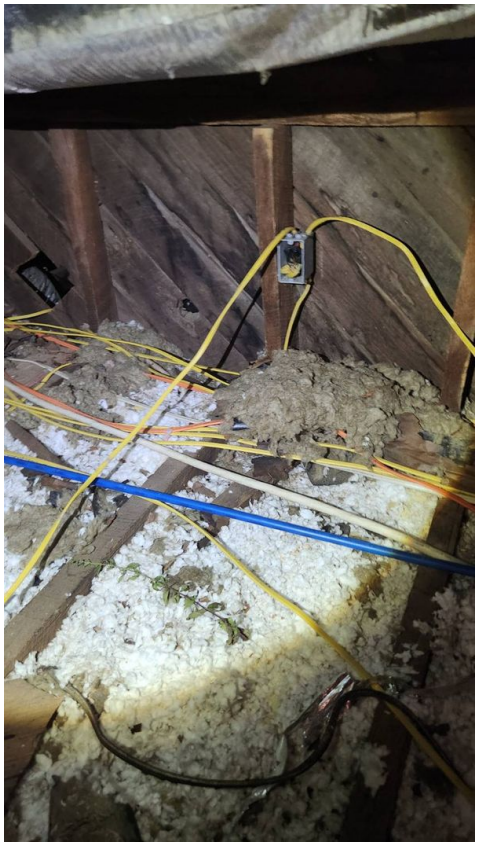
I observed exposed live electrical wires. Hazardous condition.

Recommendation

Contact a qualified electrical contractor.

under kitchen sink


9.4.2 Electrical Wiring

Major Defect

NO WIRE STRAPPING

Improper or no strapping observed can result in wires being pulled from electrical box and cause a short or possible fire. Correction by a qualified electrician is recommended.

Recommendation

Contact a qualified electrical contractor.





9.7.1 GFCIs

GFCI NOT TESTING AS FUNCTIONAL

Major Defect

I observed a defect at the GFCI in the bathroom. It was not testing properly. Not functioning.

Recommendation

Contact a qualified electrical contractor.

10: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed

Fiberglass

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.

Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in 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.

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.

Ventilation in Attic: Ventilation Inspected

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

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

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Insulation in Attic

COULD NOT REACH ALL OF ATTIC.

Could not get to or see all of the attic space. It was limited.

Recommendations

10.1.1 Structural Components & Observations in Attic

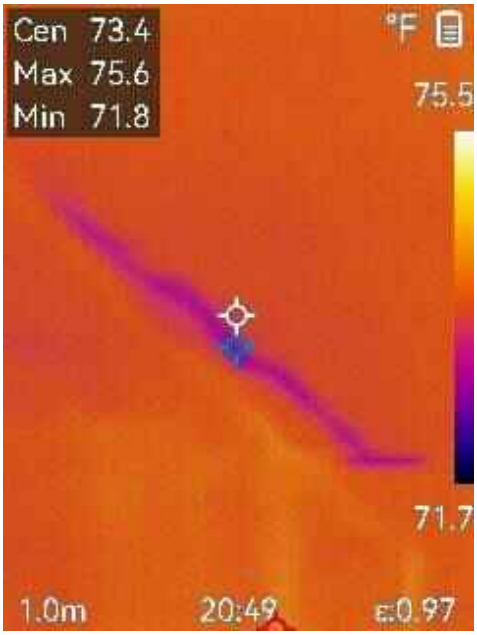
Major Defect

POSSIBLE WATER PENETRATION OBSERVED

I observed indications of the possibility of an active water penetration in the attic. Correction and further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.



10.2.1 Insulation in Attic

Major Defect

ADDITIONAL INSULATION RECOMMENDED

I recommend air sealing and adding insulation to the areas that need more insulation.

Recommendation

Contact a qualified insulation contractor.

10.2.2 Insulation in Attic

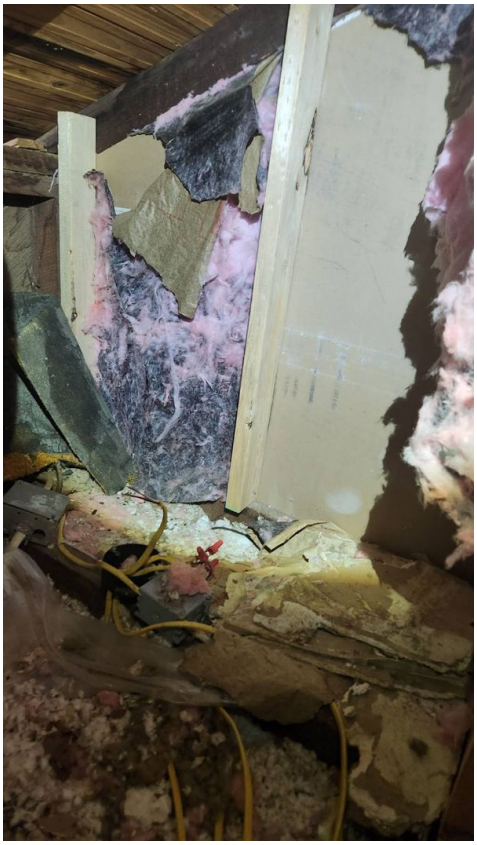
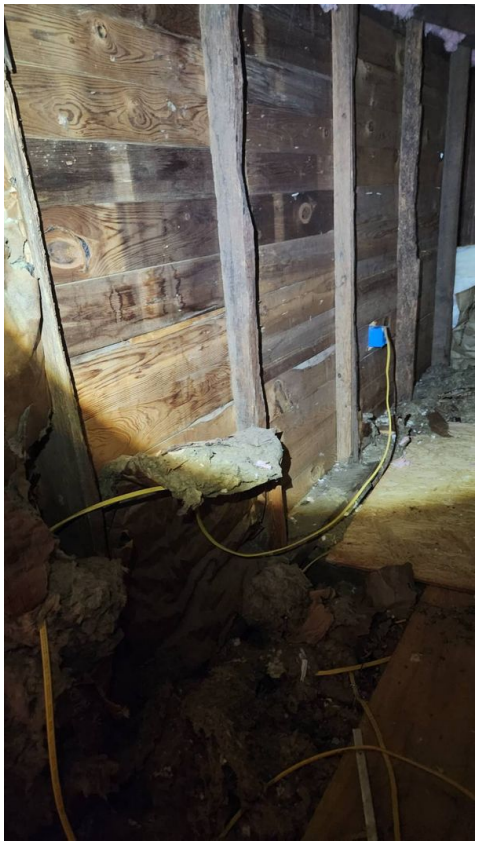
Major Defect

GENERAL ABSENCE OF INSULATION

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

Recommendation

Contact a qualified insulation contractor.

10.3.1 Ventilation in Attic

Major Defect

GENERAL ABSENCE OF VENTILATION

I observed indications of the general absence of ventilation in the unfinished attic area.

Recommendation

Contact a qualified insulation contractor.

11: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

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

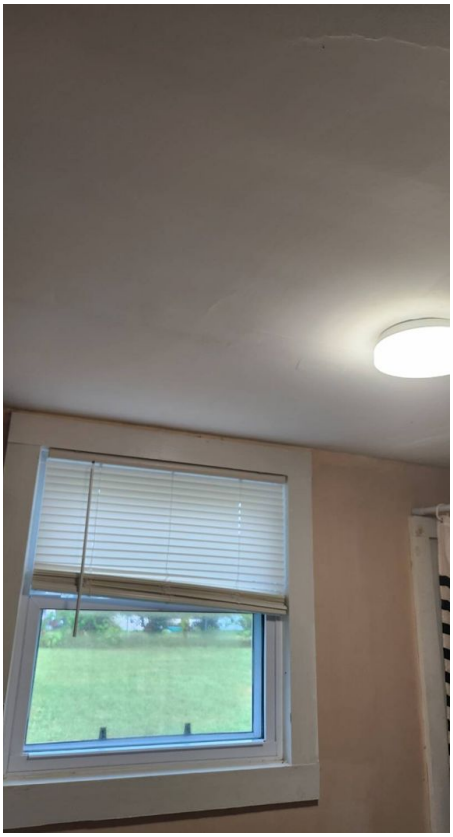
Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.




Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

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



Recommendations

11.1.1 Bathroom Toilets

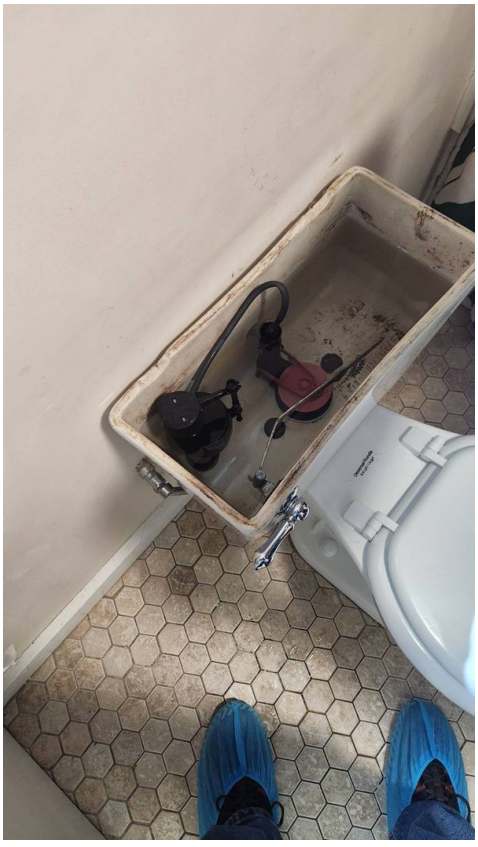
Major Defect

DEFECT AT FLUSHING MECHANISM

I observed indications of a defect at the flushing mechanism in the toilet tank.

Recommendation

Contact a qualified plumbing contractor.



11.2.1 Sinks, Tubs & Showers

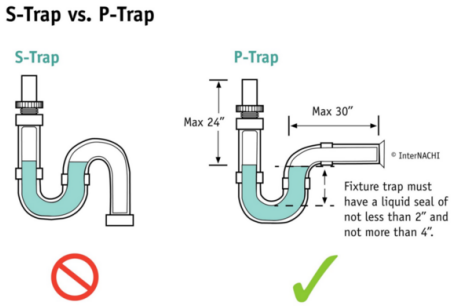
Minor Defect

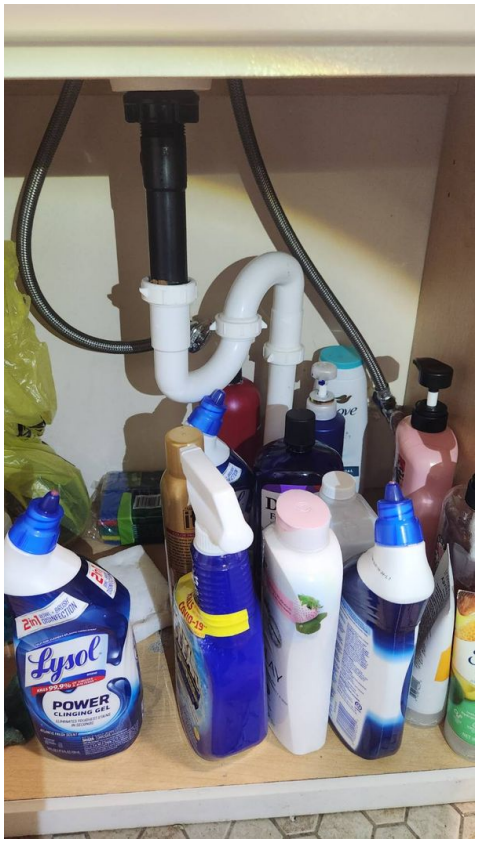
DEFECT AT S-TRAP

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





11.3.1 Bathroom Exhaust Fan / Window

Major Defect

MISSING FAN

I observed that the bathroom does not have a mechanical exhaust fan installed.

Regardless of what kind of ventilation system may be installed for the rest of the house, exhaust fans are recommended in the bathrooms to remove excess moisture, cleaning chemical fumes, etc. The fan should be ducted to exhaust outside of the home.

Recommendation

Contact a qualified general contractor.

11.5.1 Cabinetry, Ceiling, Walls & Floor

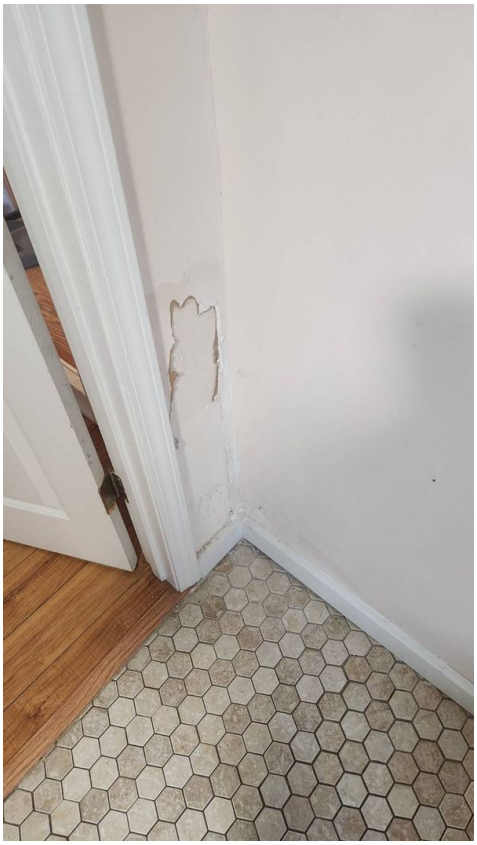
Minor Defect

WALL DAMAGE

I observed damage at the bathroom ceiling.

Recommendation

Contact a qualified handyman.



11.6.1 Door

Minor Defect

MINOR DAMAGE AT DOOR

I observed indications of minor damage at the bathroom door.

Recommendation

Recommended DIY Project

12: DOORS, WINDOWS & INTERIOR

Information

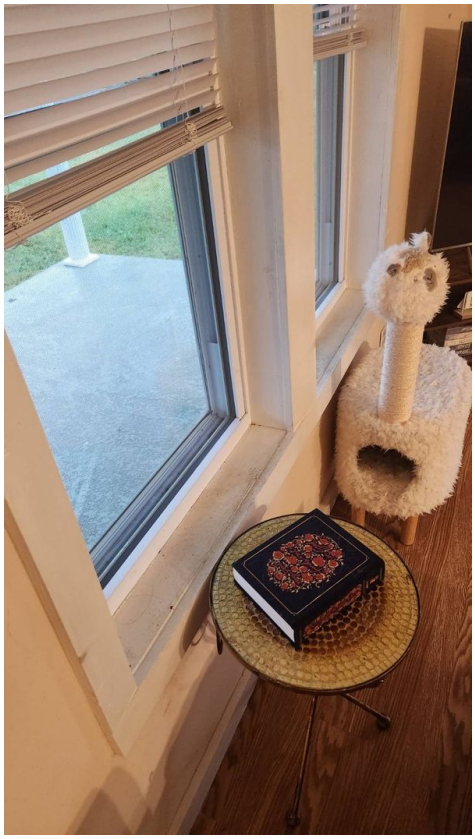
Doors: Doors Inspected

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.



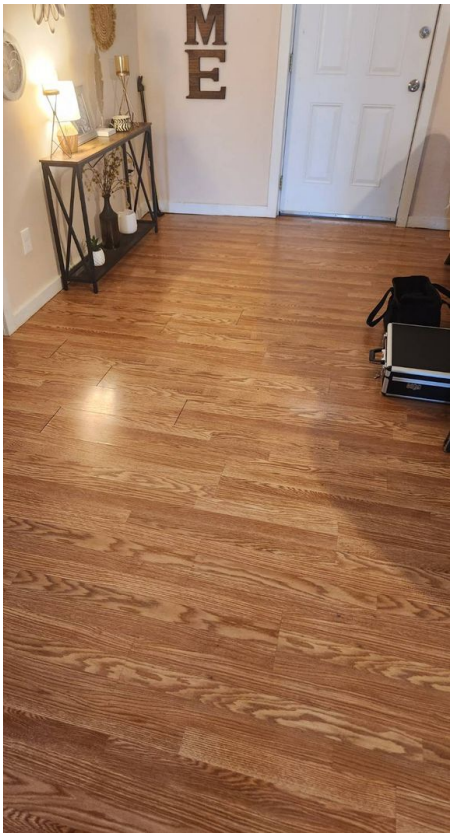


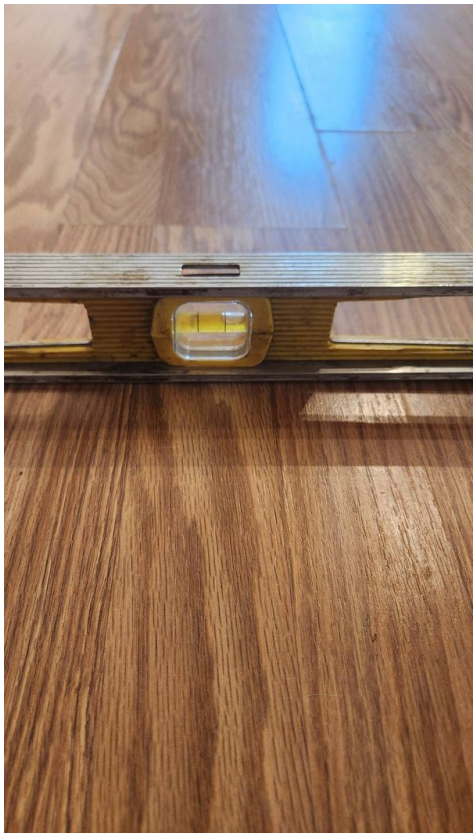
Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

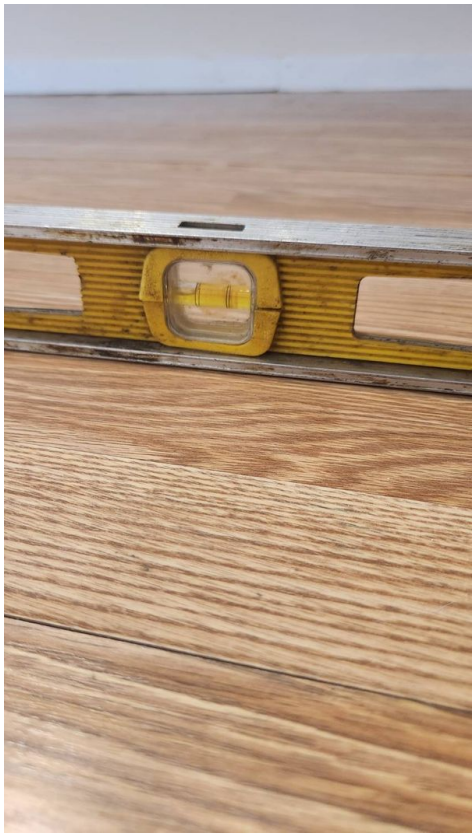
I inspected a representative number of switches, lighting fixtures and receptacles.

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

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



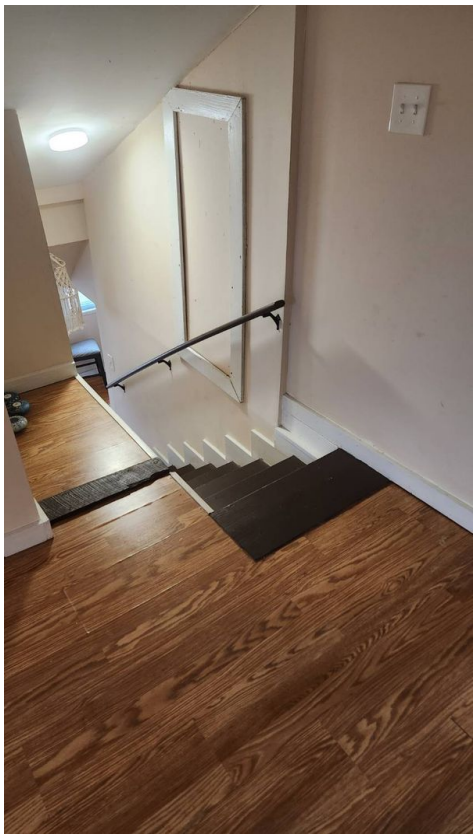




Stairs, Steps, Stoops, Stairways & Ramps: **Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

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

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



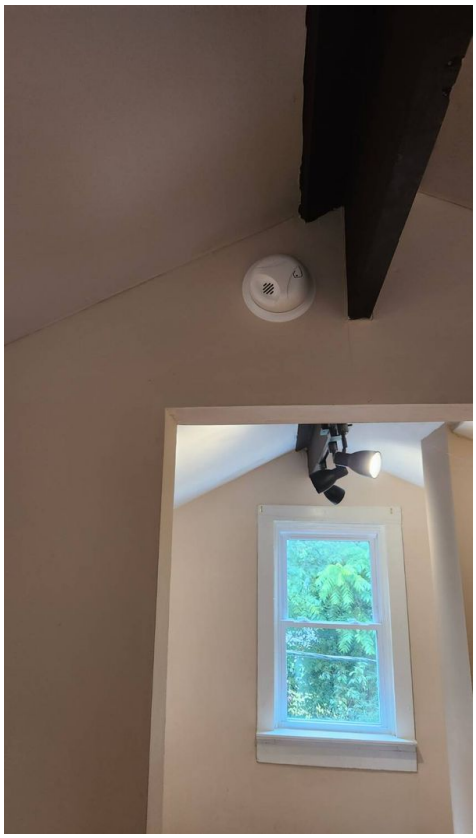
Railings, Guards & Handrails: **Railings, Guards & Handrails Were Inspected**

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

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

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

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



Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

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

12.1.1 Doors

Minor Defect

DAMAGED DOOR HARDWARE

I observed damage to the door hardware.

Recommendation

Contact a handyman or DIY project

Bathroom door

12.1.2 Doors

Minor Defect

DAMAGED DOOR

I observed damage to the door.

Recommendation

Contact a qualified handyman.

Bathroom

12.3.1 Switches, Fixtures & Receptacles

Minor Defect

INADEQUATE NUMBER OF RECEPTACLES IN A ROOM

BACK ROOM

I observed indications of a minimal number of receptacles in a room.

Recommendation

Contact a qualified electrical contractor.

12.3.2 Switches, Fixtures & Receptacles

Minor Defect

RECEPTACLES AND SWITCHES STICKING OUT FROM WALL

Boxes may not be at proper depth or some other problem that allows receptacle or switch to stick out from wall. Correction by an electrician recommended.

Recommendation

Contact a qualified electrical contractor.

12.4.1 Floors, Walls, Ceilings

Major Defect

DAMAGED (GENERAL)

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.


Bathroom

12.4.2 Floors, Walls, Ceilings

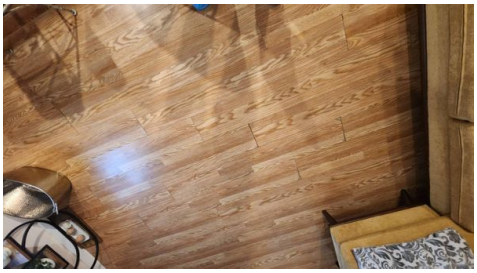
Major Defect

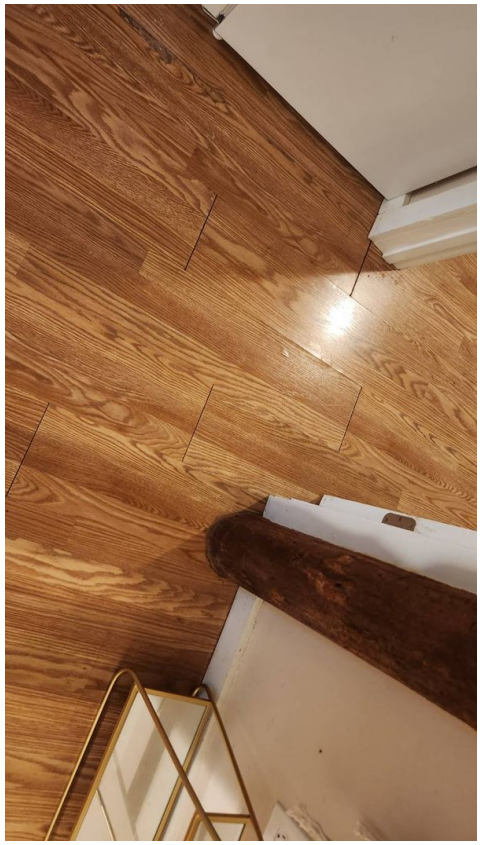
MODERATE WEAR

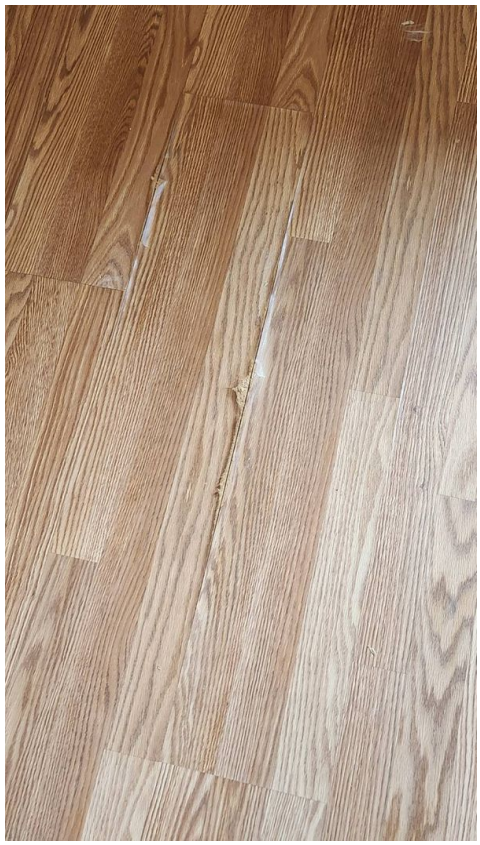
Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor





12.4.3 Floors, Walls, Ceilings

Major Defect

MOISTURE DAMAGE

Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

Recommendation

Contact a qualified flooring contractor






12.4.4 Floors, Walls, Ceilings

Major Defect

SEVERE WEAR

Floors have severe surface wear in many areas. Recommend a qualified flooring contractor evaluate & remedy.

Here is a DIY article that outlines how to refinish wood floors yourself.

Recommendation

Contact a qualified flooring contractor

12.4.5 Floors, Walls, Ceilings

Major Defect

POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.




12.4.6 Floors, Walls, Ceilings

Major Defect

SLOPING OR BOWING FLOORS

I observed sloping or bowing floors in many areas throughout the house. This could be caused by foundation movement, improper support, or excessive moisture in the crawlspace. Evaluation and repair is recommended by a qualified professional.

Recommendation

Contact a qualified professional.







M
E



12.5.1 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

WIDTH OF STAIRWAY TOO NARROW (36")

I observed that the width of the stairway (above the handrail) is less than the standard minimum of 36 inches.

Recommendation

Contact a qualified professional.

12.5.2 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

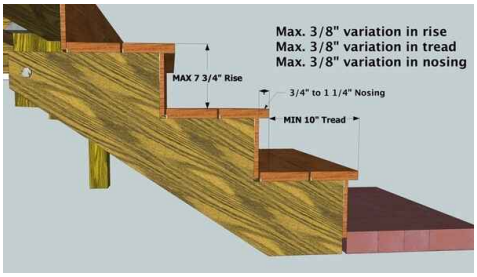
RISER HEIGHT TOO TALL (GREATER THAN 7 3/4")

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.

Recommendation

Contact a qualified professional.



12.6.1 Railings, Guards & Handrails

Major Defect

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.


12.6.2 Railings, Guards & Handrails

Major Defect

HANDRAIL IS NOT CONTINUOUS

I observed that the handrail is not continuous. It should be.

Handrails for stairs must be continuous for the full length of the stairway.

Recommendation

Contact a qualified professional.

12.6.3 Railings, Guards & Handrails

Major Defect

MISSING GUARDRAIL

I observed an area that is in need of a guardrail for safety.
Recommend installation of a guardrail by qualified professional.

Recommendation

Contact a qualified professional.

13: LAUNDRY

Limitations

Clothes Washer

DID NOT INSPECT

LAUNDRY

I did not inspect the clothes washer and dryer fully. 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 washer and dryer fully. 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

13.1.1 Clothes Washer

Minor Defect

MISSING HANDLE AT VALVE

I observed a missing handle at the water shutoff valve.

Recommendation

Contact a qualified plumbing contractor.

Handle is there, just missing the screw

13.3.1 Laundry Room, Electric, and Tub

Major Defect

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.

14: DETACHED GARAGE

Information

Detached Garage: **Garage not inspected**

The garage was not accessible and was not inspected because of being locked. From what I observed on the outside, this garage has a significant amount of defects.



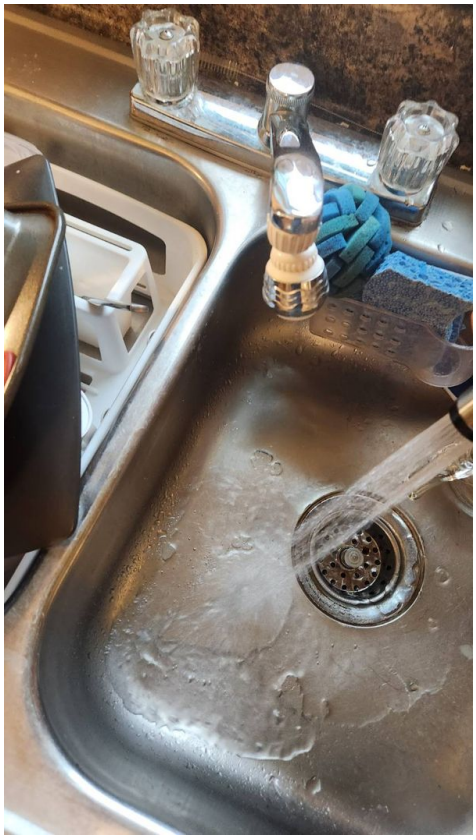


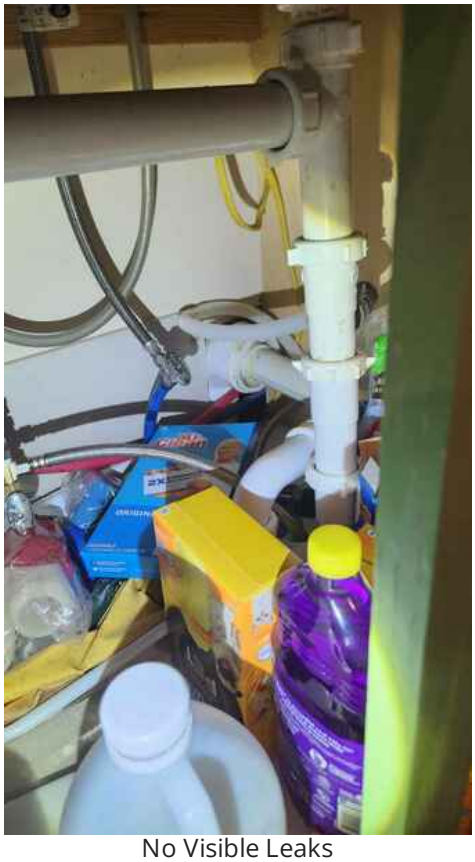
15: KITCHEN

Information

Kitchen Sink: **Ran Water at Kitchen Sink**

I ran water at the kitchen sink.

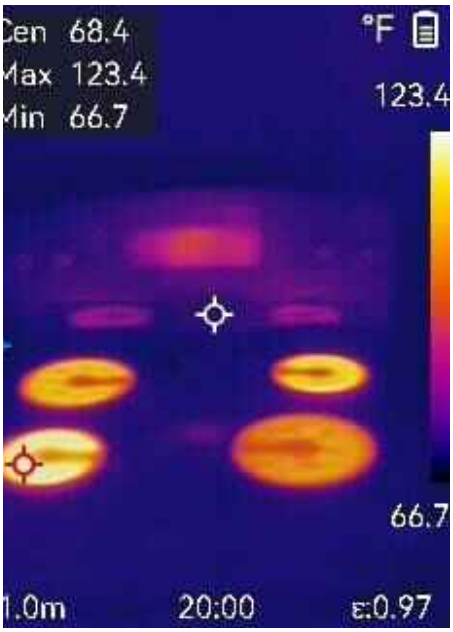


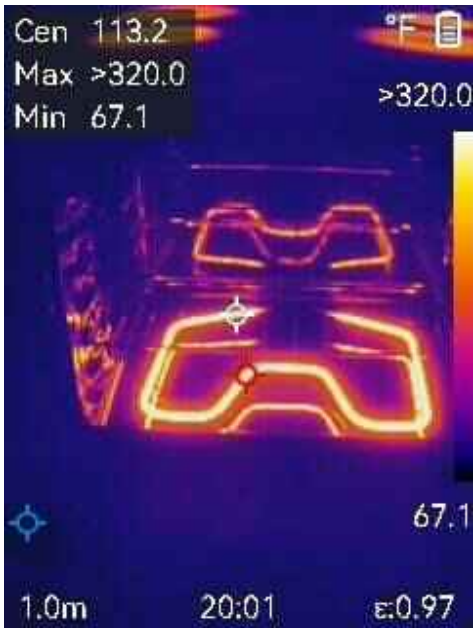


No Visible Leaks

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.





Refrigerator: Refrigerator Was On

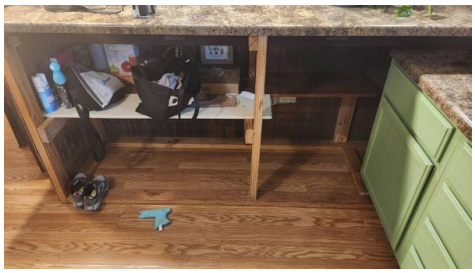
I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

Freezer

Refrigerator

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.



Limitations

Dishwasher

DISHWASHER WAS NOT OPERATED

I did not operate the dishwasher.

Recommendations

15.1.1 Kitchen Sink

Minor Defect

DEFECT AT THE KITCHEN SINK

I observed indications of a defect at the kitchen sink.

Recommendation

Contact a qualified plumbing contractor.

Sprayer wand ring in broken or loose

15.2.1 GFCI

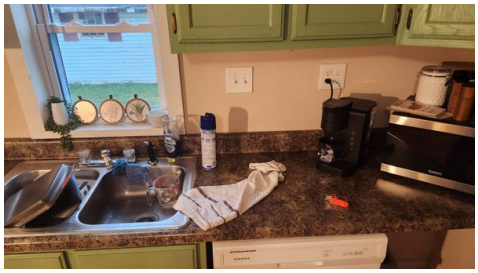
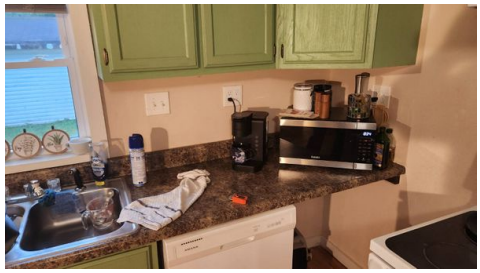
Major Defect

MISSING GFCI PROTECTION

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

Recommendation

Contact a qualified electrical contractor.

STANDARDS OF PRACTICE

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

Roof
Please refer to the Home Inspection Standards of Practice related to inspecting the roof of the house.

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

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

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

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

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

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

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

II. The inspector shall describe:

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

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

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

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

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

Cooling
I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

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

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

Plumbing
I. The inspector shall inspect:

1. the main water supply shut-off valve;

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

II. The inspector shall describe:

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

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

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

Electrical
I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

Attic, Insulation & Ventilation

The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Bathrooms
The home inspector will inspect:

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

Doors, Windows & Interior
The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

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

Laundry
The inspector shall inspect:

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

Detached Garage
The inspector shall inspect:

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.

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.