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2 DEFERRED MAINTENANCE

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1: INSPECTION DETAIL

Information

Purpose and Scope

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard property inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company. This firm endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the International Association of Certified Home Inspectors (InterNACHI).

Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the InterNACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

Homes built before 1978 are likely to have asbestos and lead-based paint. Unfortunately the only way to know is to have a certified professional test any suspect material or paint. Asking the sellers for results on tests performed or having Integrated Inspections perform the testing will help confirm it's presence.

Agreement, Terms and Conditions

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Agreement for Inspection Services and its Terms and Conditions which are attached to and form a part of this Inspection Report. The scope of the inspection is outlined in the Inspection Agreement, agreed to by the Client.

A Word About Contractors and 20-20 Hindsight

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they did not find this problem." There may be several reasons for these apparent over sights:

Conditions during inspection—It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was less than 65° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight—When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination—The inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. Therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists—We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

General Inspection Info: In Attendance

Client's Agent

Having a client in attendance for a review at the end of an inspection is recommended discuss concerns, and answer all questions in person. This will allow for a physical walkthrough of any reported concerns.

General Inspection Info: Occupancy

Vacant

General Inspection Info: Weather Conditions

Sunny, 33-65 Degrees

General Inspection Info: Type of Building

Single Family

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

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

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

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

But the issues that really matter fall into four categories:

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

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

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

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection

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

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

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

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

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

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

Limitations

Purpose and Scope

EXCLUSIONS AND LIMITATIONS

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit, are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to the structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the house as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal safety.

This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Section 4 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the Client feel the need to perform testing and evaluation for the presence or absence of molds, Inspector recommends contacting a certified industrial hygienist or qualified laboratory testing service for these activities.

The following items are also excluded from the scope of the inspection, and deviations to the InterNACHI standards are hereby noted:

Inspecting for the presence of wood destroying insects (WDI), testing for the presence of radon gas, building code violations of any type, document reviews, survey, ADA or accessibility reviews of any type whatsoever, dost estimates of any type, remaining useful life, estimated useful life, insulation, life/safety equipment and issues. The InterNACHI Standards of Practice, are applicable to all residential and commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components. The inspector is NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

The inspector is NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We DO NOT offer or provide warranties or guarantees of any kind or for any purpose. The inspector is NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the InterNACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing. The inspector is NOT required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. The inspector is NOT required to enter crawlspaces or attics that are not readily accessible nor any area which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. The inspector is not a licensed professional engineer or architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

2: RADON MEASUREMENT

Information

General: Monitor Serial #

2700014985

General: Mitigation System

no

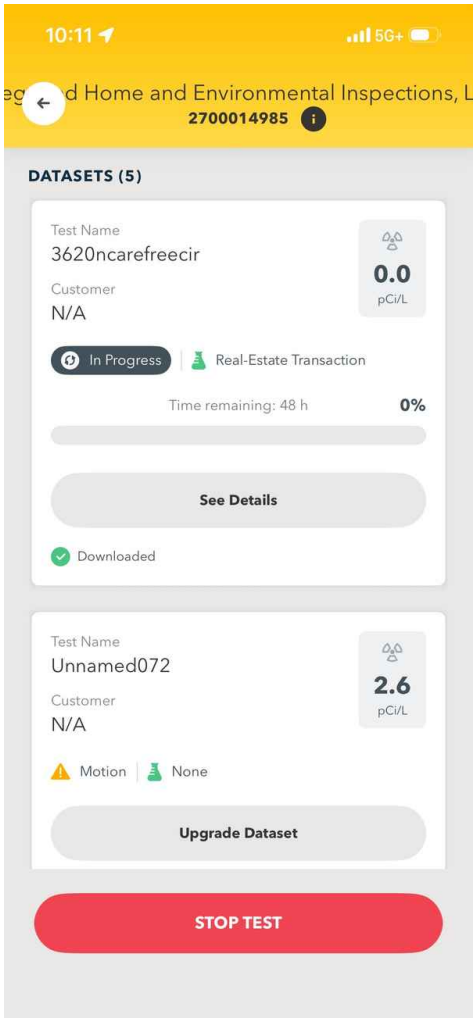
We always recommend testing with or without a system.

General: Radon Drop

Start Time: 10:07

Date: 12/18/2025

Delay: 0



General: **Radon Pickup**

Time: 5:15pm

Date: 12/20/2025

Radon Measurement Results: **≥2.0 and <4.0 pCi/L - W/O Mitigation System**

The measured average radon level, 3.2 pCi/L, is below the Environmental Protection Agency (EPA) Action Level of 4.0 pCi/L. However, since the measured average radon level is at least half the Action Level, the EPA suggests that homeowners consider having a radon mitigation system installed. The EPA recommends having this building retested at least once every 5 years to determine if a radon mitigation system is recommended at a later date since radon levels can change over time. If a radon mitigation system is installed, the EPA recommends having this building retested at least once every 2 years to ensure the system remains effective. Performing follow-up tests during the heating season is recommended since this is when radon levels tend to be the highest. A 12-month long test, or continuous monitoring, will most accurately reflect radon exposure throughout the year.

See attached radon report for detailed information.

Limitations

Radon Measurement Results

STATEMENT OF LIMITATIONS

There is an uncertainty with any radon measurement result due to statistical variations in radiation, and other factors such as conditions which change daily and seasonally which can cause variations in indoor radon levels. These conditions can change based on the weather, the use or disuse of appliances, systems, and components of the structure, tampering with the radon test, or failure to comply with the closed-building conditions necessary for a valid radon measurement result.

3: ROOF

Information

Roof General: Method of Evaluation

Walked Roof

We attempt to inspect the roof from various locations from the ground and, if possible, accessing the rooftop using 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.

Roof General: Roof Configuration

Gabled

Roof General: Homeowner's Responsibility

The roof 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 weather-tightness.

Check the condition of all roof 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.

Roof General: Inspected Roof (P3)

The roof of the structure was inspected according to the standards of practice.




Roof Covering: Roof-Covering Materials

Asphalt Shingles, Rolled Roofing

Roof Covering: Layers Inspected

The roof had one layer of roof covering material installed at the time of inspection.

Roof Structure: Inspected

All visible roof structural components appeared to be in serviceable condition at the time of the inspection. Exterior roof inspection typically includes examination of the visible roof framing including the ridge, rafters and sheathing.

Flashing: Inspected

Flashing is used to protect areas of the roof from moisture intrusion at the seems where two separate materials, objects, or wall-roof planes meet. The condition was visually inspected and checked for proper installation. Any notable deficiencies or limitations will be listed in this report.

Plumbing Vent Pipes: Inspected

All plumbing vents had serviceable rubber boot flange seals to protect areas of the roof from moisture intrusion. The vents appeared to be installed at a proper height and location and were in serviceable condition at the time of the inspection.

Flue Gas Vent Pipes: Inspected

The combustion appliance exhaust flue and flue flashing appeared to be properly installed and in serviceable condition at the time of the inspection.

Masonry Chimney: Exterior Was Inspected

The chimney exterior was inspected and found to be in serviceable condition.

Masonry Chimney: Hood or Cap Installed

A hood or cap was installed at the masonry chimney, which is good.

Masonry chimneys without hoods should have stone or reinforced concrete caps at the top. Some masonry chimneys have hoods over the flues. Hoods on masonry chimneys consist of stone or reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.

Limitations

Roof General

INSPECTION WAS RESTRICTED

Complete inspection of the roof is difficult, and dangerous. It's impossible to inspect every inch closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the roof was limited and not all areas of the roof covering, flashing, and structure were reached or accessed.

Roof Drainage Systems

COVERED GUTTERS - NOT INSPECTED

The gutters were covered by guards/covers and this component could not be properly evaluated at the time of the inspection. While no obvious problems with this component were detected when viewed from the ground, roof edge, or windows, a full evaluation by a qualified roofing contractor before the end of the inspection objection period is recommended.

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Recommendations

3.2.1 Roof Covering

Recommendations

DAMAGED/DETERIORATED

The roof covering material was damaged/deteriorated in some areas. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.









3.2.2 Roof Covering

Recommendations

EXPOSED NAILS

The roof covering had exposed nails multiple areas. Recommend a qualified contractor evaluate to seal the nail head openings or make general repairs or replacement as necessary.

Recommendation

Contact a qualified professional.


3.2.3 Roof Covering

Recommendations

BULGING/BUBBLING

The roof covering is bulged or bubbled in some areas, which may make it more susceptible to damage.

Recommend a qualified contractor evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

3.4.1 Flashing

Recommendations

EDGE FLASHING MISSING

The metal drip edge along rake/eave is missing at all edges of the roof. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation

Contact a qualified roofing professional.

Back

3.4.2 Flashing

Recommendations

KICK-OUT FLASHING MISSING

Wall flashing was missing kick-out or diverter flashing, which is needed where a wall extends past a roof edge. This may allow moisture intrusion of the exterior walls. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified roofing professional.

3.6.1 Flue Gas Vent Pipes

Recommendations

FLASHING NOT SEALED

One or more combustion appliance exhaust flue(s) were not sealed at the flashing properly. A qualified contractor should evaluate and repair/replace as necessary.

Recommendation

Contact a qualified roofing professional.

3.8.1 Masonry Chimney

DAMAGE - FLASHING

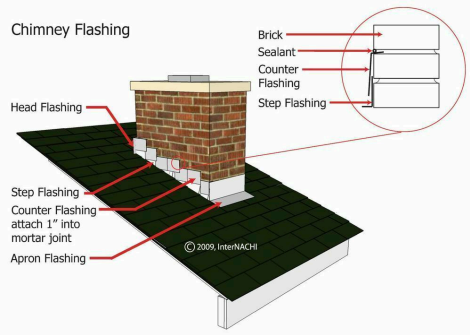
Recommendations

The chimney flashing was bent, corroded, loose, or otherwise damaged at the time of inspection. Water is prone to leaking at this area when flashing is not in serviceable condition.

A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified chimney contractor.



4: ATTIC, INSULATION & VENTILATION

Information

Attic Access: Attic Access

Location

BR Closet, Coat Closet, Garage

Attic Access: Inspected

The attic had a proper access opening that was in serviceable condition and insulated properly.



Attic Structural Components: Inspected

The visible roof framing and structural components were in serviceable condition at time of inspection. Any notable differences will be listed in this report.






Attic Moisture Intrusion: Inspected

No visible signs of water intrusion were present at the time of the inspection.

Insulation in Attic: Type of Insulation

Fiberglass

Insulation in Attic: Depth of Insulation

1-3 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: Attic Ventilation Type

Soffit, Gable

Ventilation in Attic: Inspected

The ventilation in the attic appeared to be satisfactory.

Electrical Wiring In Attic: Visible Wiring Inspected

All visible and accessible electric wiring was properly installed and in serviceable condition.

Limitations

Electrical Wiring In Attic

INADEQUATE ACCESS AND INSULATION

There was not adequate access to all areas of the attic, including under insulation, to properly evaluate the electrical wiring. Only visible wiring could be inspected.

Recommendations

4.1.1 Attic Access

Recommendations

DAMAGED HATCH

The attic access hatch was damaged. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

4.2.1 Attic Structural Components

Recommendations

ROOF DECKING DAMAGED/ALTERED

The roof decking had been damaged or altered. This can affect the overall structural integrity of the roof, and cause the roof to sag or fail in that area.

Trusses are specifically engineered and designed to support the roof and loads placed on it, such as snow. The individual components of a truss -- webs, connectors, gusset plates, straps, clips, and fasteners -- and all trusses in a roof are designed to perform together as a system. Recommend further evaluation by a licensed roofing contractor and/or structural engineer to determine the effect of the damage or alterations, and options for any necessary repairs.

Recommendation

Contact a qualified carpenter.

4.2.2 Attic Structural Components

Recommendations

DAYLIGHT

Daylight was noticed. This can allow moisture intrusion into the attic and cause mold. There were no visible signs of mold at the time of inspection. A qualified contractor should evaluate and correct.

Recommendation

Contact a qualified professional.

Above Luving Room

4.3.1 Attic Moisture Intrusion

Recommendations

WATER INTRUSION

Signs of previous water penetration or intrusion into the attic. Water marks or stains were observed. Recommend asking seller if there's any recent incidents that have been documented or mitigated.

Further evaluation is recommended.

Recommendation

Contact a qualified professional.


4.4.1 Insulation in Attic

Recommendations

MISSING - INSULATION

The insulation is missing in areas of the attic. Adding insulation will greatly improve the home's energy efficiency. Recommend a qualified contractor evaluate and add insulation as necessary to achieve current R-Value requirements.

Recommendation

Contact a qualified professional.






4.4.2 Insulation in Attic

Recommendations

ATTIC INSULATION - THINNER THAN CURRENT STANDARDS

The insulation is thinner than the current thermal resistance (R-value) standards of 12".

Recommend a qualified contractor to evaluate and add more insulation as needed.

Recommendation

Contact a qualified professional.

4.7.1 Exhaust System Vents

Recommendations

BATHROOM FAN EXHAUSTS INTO ATTIC

A bathroom vent duct terminated in the attic and did not vent to the exterior of property. Recommend reconfiguring this duct to completely vent to the exterior.

Recommendation

Contact a qualified professional.

4.7.2 Exhaust System Vents

CORRODED EXHAUST

The furnace/water heater exhaust was corroded. Carbon monoxide could be allowed to enter the attic/living space. This may also create moisture/mold issues or a possible fire hazard if not corrected.

A qualified contractor should evaluate and repair or replace as needed.

Recommendation

Contact a qualified HVAC professional.

5: 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: Inspected Exterior

The exterior of the structure was inspected according to the standards of practice.

Garage Door Exterior: Inspected

The exterior of garage doors appeared to be in serviceable condition at the time of the inspection. Inspection of exterior garage doors typically includes examination of door exterior surface condition, weather-stripping condition and jamb condition.

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

Brick, Stucco

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 weather-tightness.

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

Wall-Covering, Flashing & Trim: Inspected

The cladding or siding was generally performing as designed and was in acceptable condition.

Eaves, Soffits & Fascia: Inspected

The eaves (overhangs), soffits and fascia are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall. The eaves, soffits and fascia were generally performing as designed and were in acceptable condition.

Exterior Doors: Inspected

The exterior doors appeared to be in serviceable condition at the time of the inspection. Inspection of door exteriors typically includes examination of the following: door exterior surface condition, weather-stripping condition, presence of an effective sweep, jamb condition, threshold condition, moisture-intrusion integrity, handle and lock hardware.

Electrical Fixtures: Inspected

Light fixtures mounted on the exterior walls of the residence responded to the switches and appeared to be in serviceable condition at the time of the inspection.

Windows: Inspected

A representative number of windows from the ground surface were inspected and appeared to be in serviceable condition at the time of the inspection. Inspection of window exteriors typically includes examination of the visible and accessible exterior sash and sill condition, flashing above window (presence and condition), steel lintels (where applicable), moisture-intrusion integrity.

Window Wells: Inspected

The window wells were secured to the property, clear of debris and appeared to be in serviceable condition at the time of the inspection.

Vegetation, Grading & Drainage: Inspected

The vegetation, grading & drainage, and retaining walls of the property were inspected - especially where they may adversely affect the structure due to moisture intrusion. Grading of the property appeared to route runoff from precipitation away from the foundation and appeared to be serviceable at the time of inspection.

Sprinkler System Supply Line: Inspected for Presence

Inspection of the lawn sprinkler system is beyond the scope of this home inspection. The inspector only noted components as to presence and not operation, design or configuration. There was an anti-siphon valve installed. The sprinkler system valves were not operated or activated. Ensure that sprinkler systems are winterized annually.

Exterior Faucets (Hose Bibs): Inspected

The outside water faucet(s) were inspected and tested using a pressure gauge or cap. Faucets are checked for secure attachment and sealant on siding. Knobs are visually inspected for presence and operated to test proper condition, and test for leaks at the time of inspection. Any notable deficiencies or limitations will be listed in this report.

Gas Meter, Gas Shut-Off: Inspected Location of Main Shut-Off Valve

Side of House

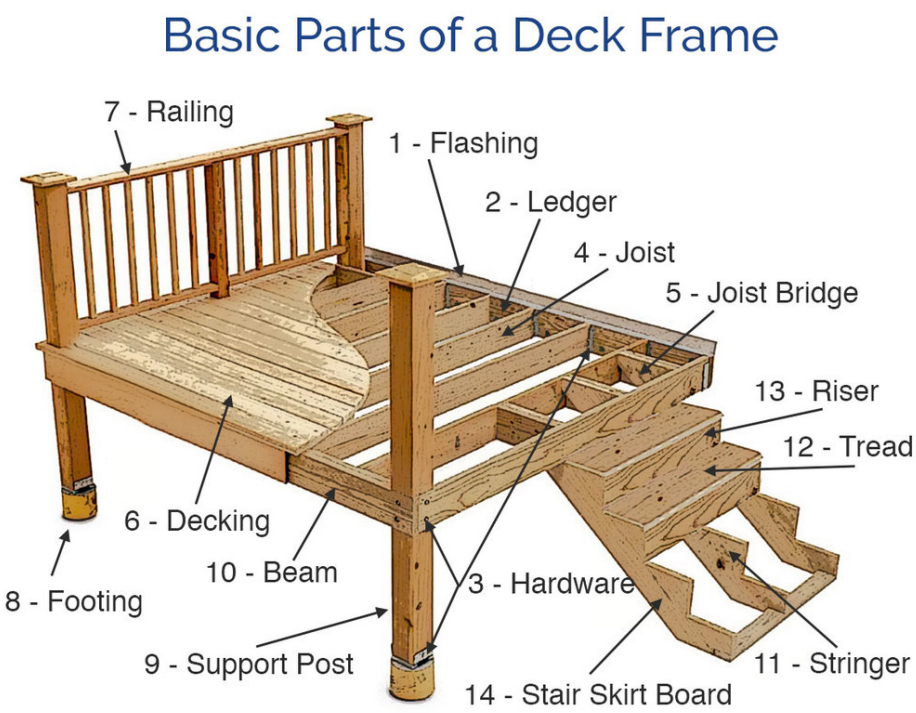
The condition and placement of the gas shut off and meter were visually inspected and checked for gas leaks. Any notable deficiencies or limitations will be listed in this report.

Exterior Vents: Inspected

The exterior vents and vent covers were secured to wall, not obstructed, and in generally serviceable condition at time of inspection.

Decks & Balconies: Inspected

Decks and balconies at the house were inspected within the scope of the home inspection. All visible deck and balcony components were visually inspected for overall installation and current condition at the time of inspection. Any deficiencies or limitations will be listed in this report.
Inspection of the deck typically includes the following: attachment to the property (fastening method and flashing,) structural integrity, planking (flooring,) guardrails, finish coatings, stairs (including treads, risers, & attachment to deck,) deck supports, and handrail.



Roof Drainage - Downspouts & Extensions: Inspected

The roof drainage system had conventional downspouts with proper extensions which routed run-off away from the property foundation. The downspouts and extension system appeared to be in serviceable condition at the time of the inspection.

Limitations

General

INSPECTION WAS RESTRICTED

Complete inspection of the wall siding, flashing, and trim is difficult. It's impossible to inspect every inch of those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the exterior was limited and not all areas of the wall siding, flashing, and trim were reached or accessed.

Electrical Outlets

UNABLE TO INSPECT EVERYTHING

Complete inspection of the outlets is difficult. It's impossible to inspect each and every one closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the exterior was limited and not all outlets may have been reached or accessed.

Vegetation, Grading & Drainage

TREES BEYOND THE SCOPE

Evaluating trees lies beyond the scope of the general property inspection. Any notable exceptions will be listed in this report.

Sump Pump Discharge Pipe

NOT PRESENT

There was not a sump discharge pipe installed or one was not able to be located.

Exterior Foundation Wall

NOT VISIBLE

The exterior foundation walls were mostly covered, or not visible in most areas, and could not be properly evaluated.

Decks & Balconies

INSPECTION RESTRICTED

Complete inspection of the deck and support structure is difficult. It's impossible to inspect every inch of the deck and support structure closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the exterior was limited and not all areas of the deck and support structure were reached or accessed.

Additional Structures

NOT INSPECTED ADDITIONAL STRUCTURES/AMMENITIES

Fence

Inspection of any outside structures or amenities are outside the scope of this inspection; only the main structure was inspected. Deficiencies may exist with un-inspected items.

The sump pit was too deep to test the pump. Recommend using a garden hose to fill the pit until the pump engages.

Recommendations

5.1.1 General

Recommendations

MISSING CAP

One of the sewer line caps was missing. This can allow foreign material into the sewer system. A qualified contractor should repair or replace.

Recommendation

Contact a qualified professional.

5.2.1 Walkways & Driveways

Recommendations

HEAVING AND/OR SETTLING

The driveway and or walkway showed signs of heaving and/or settling. Heaving is often caused by either soil which has expanded in volume in response to increases in soil moisture content, or by wet soil which has expanded as it has frozen. This is a potential trip hazard, and could result in injury. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation

Contact a qualified driveway contractor.

5.2.2 Walkways & Driveways

Recommendations

MODERATE CRACKING - DRIVEWAY

There were signs of moderate cracking at the driveway. Recommend sealing these cracks with an appropriate sealant. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation

Contact a qualified concrete contractor.

5.2.3 Walkways & Driveways

Recommendations

DETERIORATED

The walkway concrete was deteriorated. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation

Contact a qualified concrete contractor.

5.2.4 Walkways & Driveways

Recommendations

SIGNS OF REPAIR

It appears that some of the sidewalk and or driveway has been replaced.

Recommendation

Contact a qualified professional.

5.2.5 Walkways & Driveways

Recommendations

PITTED

The driveway was pitted in areas. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified concrete contractor.

5.3.1 Garage Door Exterior

Recommendations

DAMAGED - WEATHER STRIPPING

The exterior of the garage door has damaged weather stripping. A qualified contractor should inspect and repair as necessary and according to current standards.

Recommendation

Contact a qualified professional.

5.3.2 Garage Door Exterior

Recommendations

DAMAGED - PANEL(S)

The exterior of garage door has one or more damaged panels. A qualified contractor should inspect and repair as necessary and according to current standards.

Recommendation

Contact a qualified professional.




5.4.1 Wall-Covering, Flashing & Trim

Recommendations

DAMAGED - SIDING

The stucco was and/or trim was damaged in areas of the exterior. Multiple areas of the stucco were cracked or damaged, which can allow moisture intrusion into the wall system. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation

Contact a qualified professional.








5.4.2 Wall-Covering, Flashing & Trim

Recommendations

SEAL GAPS AT INTERSECTIONS

Gaps at intersections of the siding, trim, and door and window openings, as well as any other holes in the siding, should be sealed with an appropriate sealant to prevent water penetration into the wall system. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.


5.4.3 Wall-Covering, Flashing & Trim

Recommendations

INADEQUATE ROOF CLEARANCE

The siding was in direct contact with the roof covering materials in some areas at the time of inspection. This condition can cause deterioration of the bottom edge of the siding at these locations. Ideally, there should be a minimum clearance of at least 1 1/2 inches from the bottom of the siding material to the top of the roof covering material. Recommend further evaluation by a qualified contractor to repair or replace.

Recommendation

Contact a qualified professional.

5.6.1 Exterior Doors

Recommendations

DAMAGE - DOOR

The surface of the exterior door was damaged or in poor condition.

A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation

Contact a qualified professional.


5.7.1 Electrical Fixtures

Recommendations

LOOSE - FIXTURE

One or more exterior fixtures were loose and not mounted securely. Recommend a qualified contractor evaluate and repair or replace as needed.

Recommendation

Contact a qualified professional.

5.7.2 Electrical Fixtures

Recommendations

MISSING OR BROKEN BULB

Some of the exterior light fixtures had missing or burnt-out bulb(s). The bulb(s) should be replaced, and if still inoperable, a qualified contractor should evaluate and make necessary changes.

Recommendation

Contact a qualified professional.


5.8.1 Electrical Outlets

Recommendations

NO EXTERIOR GFCI

No Ground Fault Circuit Interrupter (GFCI) protection was provided for the exterior electrical outlets.

Although GFCI protection of exterior circuits may not have been required at the time in which this property was built, it is recommended to update the existing exterior electrical circuits to include GFCI protection. A qualified electrical contractor should evaluate and implement according to current standards.

Recommendation

Contact a qualified professional.

5.8.2 Electrical Outlets

Recommendations

OUTDATED WEATHERPROOF COVER

One or more exterior outlets had an older/outdated weatherproof cover, but not an "in use" cover, which is current standard. A qualified contractor should evaluate and replace.

Recommendation

Contact a qualified professional.

5.9.1 Windows

Recommendations

MISSING TOP FLASHING

The top window flashing was missing around the subject property.

Recommendation

Contact a qualified professional.

5.10.1 Window Wells

Recommendations

WINDOW WELLS MISSING COVERS

Window Well(s) lacked covers and may represent a danger to small children and may trap pests. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

5.11.1 Vegetation, Grading & Drainage

Recommendations

NEGATIVE GRADING

The property had areas of neutral or negative drainage, which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions.The ground around the property should slope away from all sides. Ideally, 6” of fall in the first 5’ is recommended by most soils engineers for landscape areas, and then 2% (1/4” per foot thereafter). Downspouts, surface gutters and drains should also be directing water away from the foundation. A qualified contractor should evaluate and repair as necessary according to current standards.

Recommendation

Contact a qualified landscaping contractor

5.11.2 Vegetation, Grading & Drainage

Recommendations

TREE BRANCHES OVER PROPERTY

Large trees near the house have branches which overhang the property. Falling branches due to conditions such as wood decay, high winds or heavy snow loads may cause injury, death or damage. Significant weakening of large branches by conditions such as core decay may not be visible by persons without special training. Consider having these trees evaluated by a qualified arborist. Evaluating trees lies beyond the scope of the general property inspection.

Recommend a qualified contractor evaluate and repair or replace as necessary.

Recommendation

Contact a qualified tree service company.

5.13.1 Exterior Faucets (Hose Bibs)

Recommendations

DRIPS AT KNOB

The outside water faucet drips at the knob when turned on. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation

Contact a qualified professional.

5.13.2 Exterior Faucets (Hose Bibs)

Recommendations

LOOSE IN WALL

One or more exterior faucet was loose in the wall. The faucet should be securely fastened to the wall using appropriate screws depending on material at location of the faucet. Recommend a qualified contractor evaluate and repair or replace as needed.

Recommendation

Contact a qualified professional.

5.18.1 Decks & Balconies

Recommendations

DETERIORATED - STRUCTURE

There were deteriorated structural components visible at the deck. Cracks in the floor joists, popped nails, damaged/splintered floors were present. Depending on the severity of the deterioration, use of the deck should be cautiously monitored. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified deck contractor.







No Flashing

5.19.1 Railings & Handrails

Recommendations

SPINDLE SPACING OVER 4"

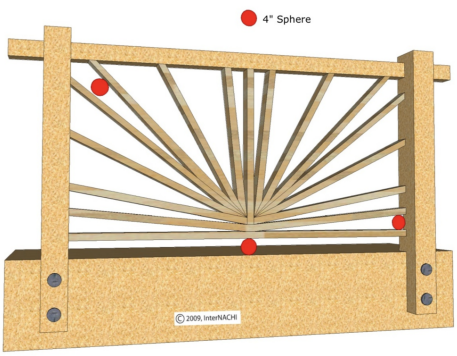
Improper spacing was noted between balusters, spindles and rails. This is a safety hazard, especially for small children.

Guards may not allow the passage of a sphere 4 inches in diameter.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.




4-inch sphere opening at a guard

5.19.2 Railings & Handrails

Recommendations

HORIZONTAL RAILINGS

The guard/hand rail had horizontal railings. This creates a climbing risk and a fall or injury could occur if not corrected. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

5.20.1 Roof Drainage - Downspouts & Extensions

Recommendations

MISSING - EXTENSIONS

Downspout(s) are missing extensions. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation

Contact a qualified professional.

5.21.1 Additional Structures

Recommendations

FENCE - REPAIRS NEEDED

The fence was leaning or damaged in areas. Recommend a qualified contractor evaluate and repair or replace as needed.

Recommendation

Contact a qualified professional.

6: ATTACHED GARAGE

Information

Garage Description: Garage Description

Attached, 2 Car




Ceiling, Walls & Firewalls: Inspected

The ceiling and walls of the garage were inspected according to the Home Inspection Standards of Practice.

Floor: Inspected

The garage floor was in generally satisfactory condition at the time of the inspection.

Vehicle Door: Home Owners Responsibility

Garage doors have high-tension spring assemblies that you the home-owner need to be aware of. Garage doors should have warning labels present and legible to describe the potential hazards.

The garage door spring assembly is built-in to assist in lifting the weight of the door. This assembly should be periodically looked over and tested by un-hooking the manual release and lifting the door to check for any difficulty or resistance - if there is any difficulty or resistance when lifting, it is recommended to have the door serviced by a garage door contractor.

The main warning labels to look for are a general warning label on the door, and a spring warning label attached to either the spring assembly or the back of the door panel.

Some newer doors have tamper-resistant bottom corner brackets that do not require all of these warning labels.

Vehicle Door: Door Description

Wood, 2 Car, Automatic

Vehicle Door: Inspected

Manual operation of the garage door was performed to inspect the current operation condition of the door. Any notable deficiencies or limitations will be listed in this report.

- The manual safety release was pulled to disconnect the door from the opener assembly and the door was manually lifted to half and fully open positions to test the spring assembly's performance. The door moved freely, and opened and closed without difficulty. The door was inspected as it moves to make sure the hinges are smooth, and rollers stay in the track. The safety release was reconnected, if present.
- The garage door panels and framing brackets were inspected and found to be in satisfactory condition.
- The springs, hinges, and supporting hardware were visually inspected for proper installation and current condition.

Door Opener: Opener was Inspected

The garage vehicle door opener is comprised of multiple components. The opener motor itself was inspected for: proper installation, operations, and any add-on features.

The wall button was properly installed and successfully operated the garage door opener when pressed. This button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children.

Any deficiencies or limitations will be listed in this report.

Door Opener: Reverse Sensors Tested

The proper operation of photo-electric reverse sensors was tested. They are visually inspected for proper installation-vertical distance between the photo-eye beam and the floor should be no more than 6 inches. Any deficiencies or limitations will be listed in this report.

The auto-reverse feature during a non-contact test was inspected. This is tested by waiving an object through the sensors beams as the door is closing. The interruption of the beam successfully triggered the door to automatically reverse.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

Limitations

Floor

FLOOR VISIBILITY OBSTRUCTED

The garage floor was not completely visible at the time of inspection as it was partially or fully covered.

Electrical Outlets & Fixtures

NOT INSPECTED

Windows

NOT PRESENT

There were no windows installed in the attached garage at the time of inspection.

Stairs & Railings

NOT PRESENT

There were no stairs or railings present it in the garage at the time of inspection.

Recommendations

6.2.1 Occupant Door

NOT FIRE RATED

The door between the garage and the living space did not appear to be a fire-rated door and did not have a label. This is a fire hazard. The door between the garage and the house should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door. This means that should a fire occur in garage, the occupant door does not provide protection until firemen arrive. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

6.3.1 Ceiling, Walls & Firewalls

FIREWALL BREAK - ATTIC ACCESS

An attic access panel in the ceiling of the garage was not properly trimmed and was not made of a fire rated material. This is considered a break in the firewall between the garage and habitable areas.

Should the interior attic span across the entire structure, the attic access should be installed according to current fire rating standards. Alternatively, there may be a wall to separate the garage and the house or attic space. This wall or ceiling hatch must be covered with at least 1/2-inch thick (and preferably 5/8-inch thick Type X) gypsum board or equivalent applied to the garage side.

Recommend a qualified contractor evaluate and repair or replace as needed.

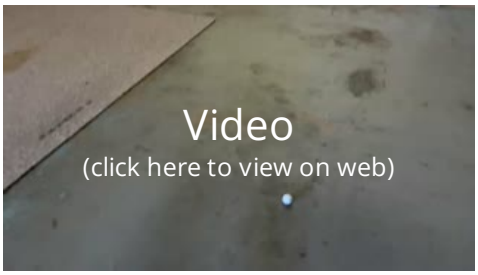
Recommendation

Contact a handyman or DIY project

6.4.1 Floor

Recommendations

IMPROPERLY SLOPED



The floor surface of the garage is not sloped properly away from the structure due to settlement.

The area of floor used for parking of automobiles or other vehicles must be sloped. It should slope toward the vehicle door opening. The sloped surface will help the movement of liquids to a drain or toward the main vehicle doorway of the carport.

Recommendation

Contact a qualified structural engineer.

6.5.1 Vehicle Door

Recommendations

DAMAGE - WEATHER STRIPPING

The weather stripping at the bottom edge of the overhead garage door is damaged or insufficient. A qualified contractor should evaluate and repair or replace as needed.

Recommendation

Contact a qualified garage door contractor.


6.6.1 Door Opener

Recommendations

EXTENSION CORD USED

An extension cord was being used to power the garage door operator. Extension cords are for temporary use only and the operator should be plugged in to a dedicated outlet. A qualified electrical contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified electrical contractor.


6.7.1 Electrical Outlets & Fixtures

NO GFCI PROTECTION

The garage electrical outlets do not have GFCI (ground fault circuit interrupter) protection.

GFCI protection is generally required for all 15- and 20-amp receptacles. Excluded outlets for this would be: refrigerators or sprinkler control boxes but the outlet must be labeled as “Non GFCI Protected”

Recommend installing GFCI outlets as necessary.

Recommendation

Contact a qualified electrical contractor.

6.7.2 Electrical Outlets & Fixtures

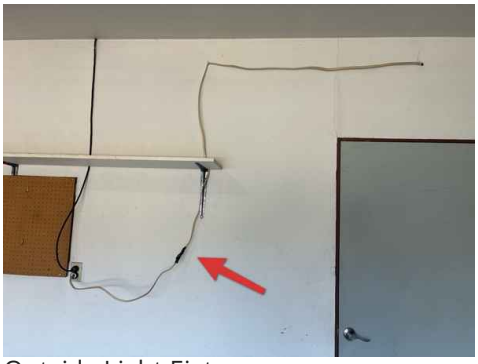
DEFECT - WIRING

Several defects were noted in the electrical wiring in the garage. The wiring, light fixtures, outlets, and/or light switches were not installed according to current standards.

Recommend a qualified electrical contractor to evaluate all electrical components in the garage and repair or replace as needed.

Recommendation

Contact a qualified electrical contractor.



Outside Light Fixture

7: INTERIOR, DOORS, WINDOWS

Information

General: Home Owners Responsibility

Cracks - We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. Some of these cracks would fall into a cosmetic defect category, and some cracks may be a consequence of movement, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, therefore a homeowner is responsible to have them evaluated by a specialist.

Air Quality - The homeowner should be aware there may be a number of environmental pollutants, which could include molds or other contaminants, the specific identification of which is beyond the scope of our service. Should you be concerned by anything in general, or by anything found during our inspection, a mold test or indoor air quality test is recommended.

Hidden Issues - There are a host of lesser contaminants, or defects that would likely not be discoverable to a naked eye even if you knew where to look. A home inspection is neither invasive nor exhaustive, we do not have permission to dismantle anything, and we do not have anything more to base opinion off of than current accessible and visual conditions. Hidden contaminants require additional environmental testing to discover -at the least.

Smells - There may be musty odors from past spills, odors from household pets, or odors from cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself. If you or any member of your family suffers from allergies or asthma, it's recommended that you schedule whatever testing and remedial services may be deemed necessary before the close of escrow.

General: Inspected Common Areas

Our inspection of common living spaces includes the visually accessible areas of ceilings, walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. Nationally recognized home inspection standards require testing a minimum of one window, door, switch and outlet in every room, where accessible.



General: Inspected Bedrooms

Our inspection of bedrooms includes the visually accessible areas of ceilings, walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets.



Ceilings & Walls: Inspected

The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection. Any notable deficiencies or limitations will be listed in this report.

Floors: Inspected

The floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Doors: Inspected

Interior doors and hardware appeared to be in satisfactory condition at the time of inspection. Door inspection includes examination for proper installation, operation and condition.

Windows: Inspected

The windows appeared to be in satisfactory condition at the time of inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather sealing components. Windows in the home may have damaged thermal seals but they may not have been evident at the time of this inspection. Dirt on the windows, the presence of screens, exterior and interior lighting may make thermal seal damage difficult to see. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of window seals, the inspector recommends that the windows be professionally cleaned and reinspected by a professional window contractor.

Electrical Outlets: Inspected

A representative number of outlets were visually inspected and tested using an outlet tester. Outlets are checked for power, proper wiring (according to the testing tool,) installation, and placement. Any notable deficiencies or limitations will be listed in this report.


Electrical Fixtures & Switches: Inspected Light Fixtures & Switches

Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Electrical Fixtures & Switches: Inspected Ceiling Fans

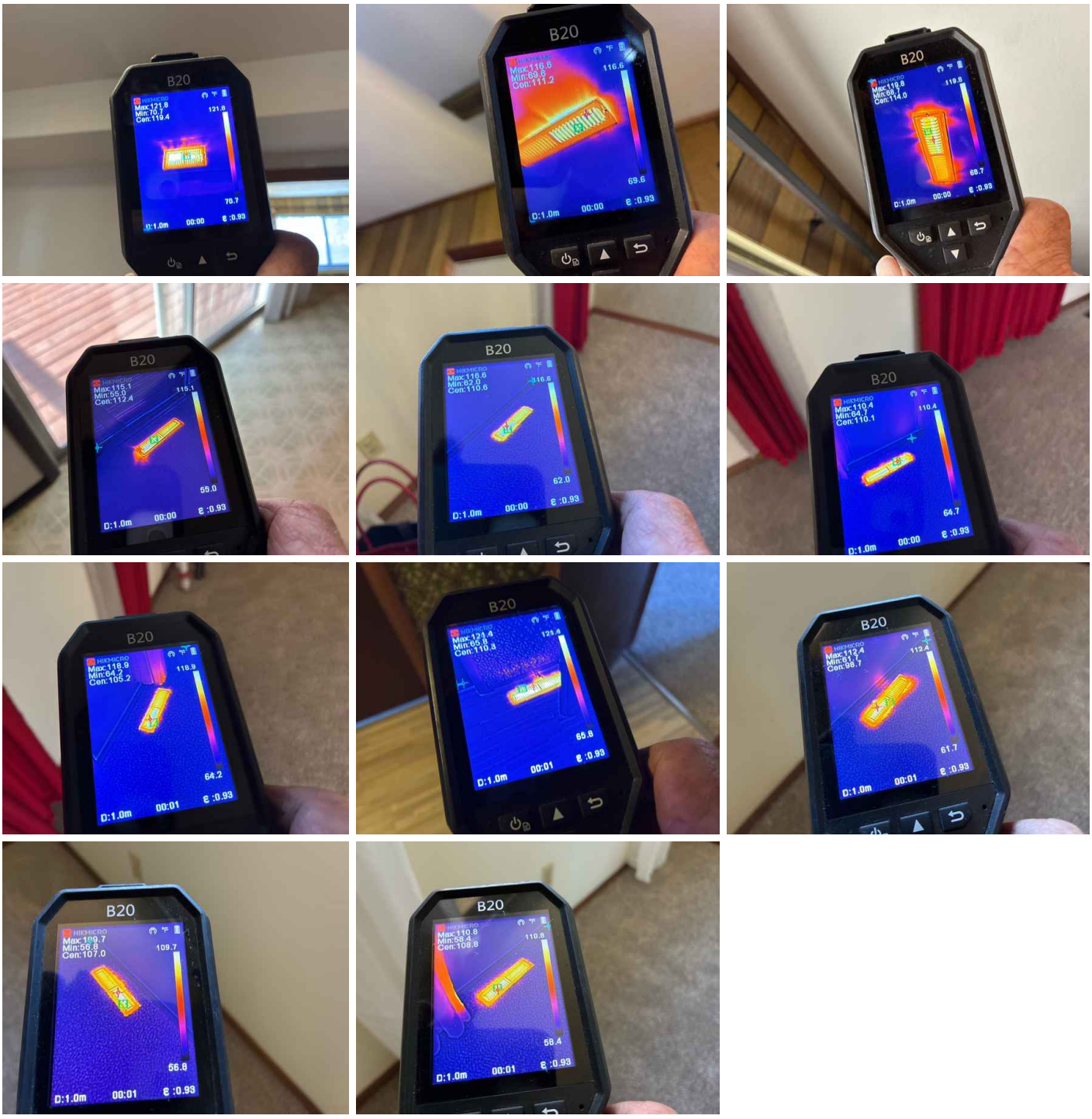
Ceiling fans mounted in the interior rooms are visually inspected and tested for response to switches or remotes. They are visually inspected during operation for wobbles, or noises. Any notable deficiencies or limitations will be listed in this report.

Stairways & Railings: Inspected

The guard/hand rail for the interior stairs was secure, and balusters, if present, had a maximum spacing of 4 inches. The rails were installed at a acceptable height greater than 32 inches. Step treads and risers meet depth and height requirements. All stairway components are in serviceable condition.

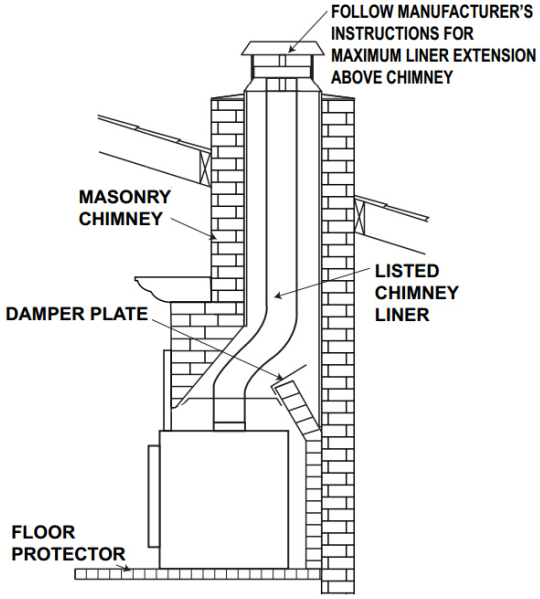
Installed Heat Source: Inspected for Presence of Heat

The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.



Wood Burning Fireplace: Limited Inspection

The operation of a wood-burning fireplace is outside of the scope of a standard home inspection. The fireplace was visually inspected according to the set InterNACHI Standards of Practice. This includes a visual inspection of the: mantel, lintel, fire blocker, firebox, damper door, and grate if present. Any notable deficiencies or exceptions will be listed in this report. Most of the chimney flue is inaccessible, and not visible.



Wood Burning Fireplace: Type of Fireplace

Masonry

Limitations

General

INSPECTION RESTRICTIONS

Complete inspection of the interior spaces, and rooms is difficult. Be aware that if the subject property is furnished, there are limitations pertaining what we may able to inspect during the engagement. In accordance with industry standards, we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, move or remove stored items, clear clutter, nor can we remove or rearrange items within closets and cabinets.

General

BROKEN WINDOW SEALS

All windows with more than one pane have an airtight seal between thermal window panes. Although some double-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by “solar pumping". As sunshine hits a double pane window, the air or gas inside heats up significantly, causing the sealed window unit to expand and pushing air out through the semi-permeable seals. In the evening, the window cools and contracts, drawing air—and humidity—with it. Day after day, year after year, this cyclical expansion and contraction occurs, stressing the window seals and filling the air space with moisture. Windows on the sunny side of a home will experience larger temperature swings, resulting in greater amounts of thermal pumping, seal stress and failure rates. Manufacturers expect and plan for solar pumping. Built into every thermal pane window frame is silica desiccant to absorb the small amounts of moisture inevitably drawn into the window. The desiccant, however, has a limited capacity and lifespan. Windows are manufactured with a specific moisture absorption life span (i.e., 5 years, 20 years etc) that is based on solar pumping activity. The cause of condensation or cloudy appearance in thermal pane windows is not so much due to a loss of seal, as it is to a failure of desiccant placed within the units to absorb moisture.

NOTE: During the course of a home inspection, we attempt to be as thorough as possible related to the identification of window seal issues. However, the buyer should NOT solely rely on this report (related to window issues), as a compromised barrier/seal may not manifest itself by cloudiness or condensation in or on the glazings of glass at the time of inspection. Condensation may be present in the morning but not in the evenings, and vice versa. Additionally, condensation on or in window glazings may not be evident if the outside temperature is within 10-15 degrees of the temperature inside the home. Identification of a compromised thermal seal can be made impossible when dealing with windows that are dirty or not fully cleaned immediately prior to our inspection.

Recommendations

7.2.1 Ceilings & Walls

Recommendations

DAMAGED - WALLS

The walls showed signs of minor damage and wear. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

7.2.2 Ceilings & Walls

Recommendations

SIGNS OF REPAIR-CEILINGS

The ceilings had signs of previous repair. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.


Kitchen

7.2.3 Ceilings & Walls

Recommendations

DAMAGED - CEILINGS

The ceiling had a repair, likely from someone stepping on the drywall in the attic. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

7.2.4 Ceilings & Walls

Recommendations

NAIL POPS-WALLS

There were "nail pops" visible on the interior walls. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.


Kitchen

7.3.1 Floors

Recommendations

FLOOR DAMAGED

There appeared to be some damage to the interior flooring in areas of the interior.

Recommendation

Contact a qualified professional.


Kitchen

7.3.2 Floors

Recommendations

SEAMS WIDE/INCONSISTENT

The flooring had seams that were wide or inconsistent possibly indication loose flooring or poor installation. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

7.3.3 Floors

Recommendations

ASBESTOS TILES

The property had tiles that may contain asbestos. A qualified contractor should evaluate and repair or replace as necessary. Flooring, including sheet vinyl, vinyl or asphalt floor tiles and any associated paper-like backing, mastic, adhesive or glue, may contain asbestos. In the past, asbestos fibers were added during the production of flooring materials to strengthen the flooring and to increase its durability. Flooring that contains asbestos, when intact and in good condition, is generally considered non-friable and is not hazardous. Heat, water, weathering or aging can weaken flooring to the point where it is considered friable. Friable material includes any material containing more than 1 percent asbestos that can be crumbled, pulverized or reduced to powder with hand pressure. This includes previously non-friable material which has been damaged to the extent that it may be crumbled, pulverized or reduced to powder by hand pressure and can also be made friable during its removal. Friable materials can release asbestos fibers into the air. Once in the air, asbestos fibers present a health hazard to people who inhale those fibers.

Recommendation

Contact a qualified professional.

7.3.4 Floors

Recommendations

CARPET REVEALED A SEEM

The carpet revealed a seam. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

Lower Bedroom

7.3.5 Floors

Recommendations

FLOOR SQUEAKS

The floor squeaks. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

7.4.1 Doors

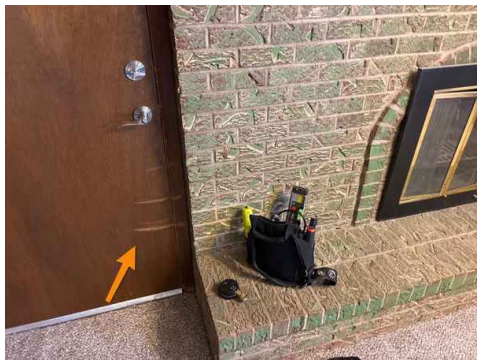
Recommendations

DAMAGED - DOOR

The door was damaged. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



7.4.2 Doors

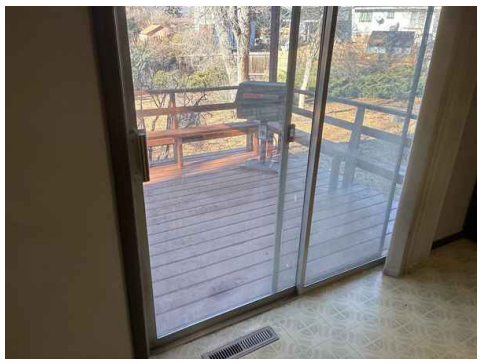
Recommendations

NOT OPERATE SMOOTHLY

The door did not operate smoothly. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



7.4.3 Doors

Recommendations

WEATHERSTRIPPING DAYLIGHT

The door revealed daylight in areas when latched which may indicate missing or damaged weatherstripping. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

Front Door

7.4.4 Doors

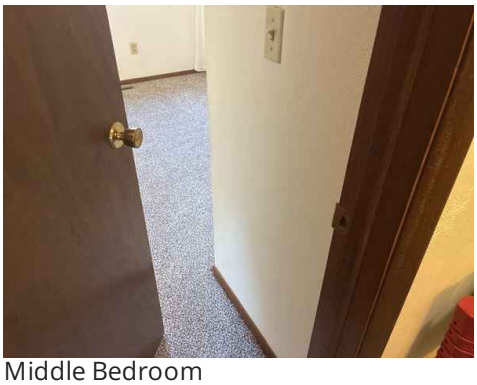
Recommendations

STRIKE NOT LATCHING

The door would not latch when closed, and may need adjustment at the strike plate and/or door frame to latch properly. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.




Middle Bedroom

7.5.1 Windows

Deferred Maintenance

CAULKING - DETERIORATED

The interior caulking or grout around the perimeter of the windows was cracked or deteriorating and needed new caulking. This is common and due to thermal expansion and contraction of the window frame. Recommend a qualified contractor to evaluate and seal all windows as necessary.

Recommendation

Contact a qualified professional.



7.5.2 Windows

Recommendations

NEARING THE END OF LIFE EXPECTANCY

Some windows in the home appeared to be original and were either at or near their serviceable lifespan. Windows typically have a life expectancy of 15-20 years. Recommend further evaluation by a qualified contractor and budgeting for potential future replacement.

Recommendation

Contact a qualified professional.

7.5.3 Windows

Recommendations

LOCK DAMAGED/MISSING

The window had damaged or missing lock hardware. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

Missing- Lower Bedroom

7.5.4 Windows

Recommendations

LOCK NOT WORKING

The window did not lock properly. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

Dining Room

7.5.5 Windows

Recommendations

WATER PENETRATION

One window had signs of water penetration. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

Master Bedroom Closet

Master Bedroom

Back Corner Bedroom


Middle Bedroom


Dining Room

7.8.1 Stairways & Railings

Recommendations

NOT CONTINUOUS

An interior handrail was not continuous throughout an interior stairway.

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

Recommendation

Contact a qualified professional.

7.8.2 Stairways & Railings

SPINDLE SPACING OVER 4"

At the interior stairs, the handrail/guardrail had spacing between components that were too far apart. Spacing of more than 4 " could allow a child or pet to fall through. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

7.9.1 Smoke & CO Detectors

Recommendations

SMOKE DETECTOR MISSING

The smoke detector was missing in bedrooms. A qualified person should replace as needed. The existing smoke detectors were tested if present, but they are only noted as to presence and operation as of date of inspection. Smoke detectors may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.

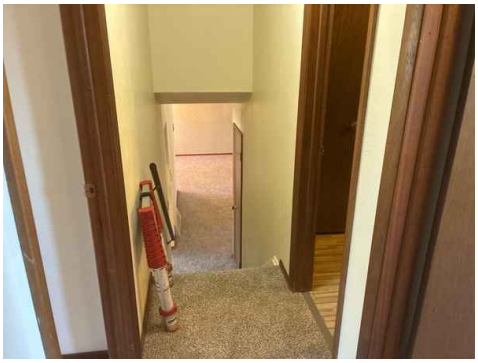
Recommendation

Contact a qualified professional.

7.9.2 Smoke & CO Detectors

CO DETECTOR MISSING

Carbon monoxide detectors were not installed within a specified distance, 15', of each room lawfully used for sleeping purposes. The inspector recommends installation of carbon monoxide detectors in appropriate locations. Colorado House bill 1091 became effective on July 1, 2009 that requires Carbon Monoxide detectors to be installed in most properties that has a fuel-burning heater or appliance, a fireplace, or an attached garage.



Recommendation

Contact a qualified professional.

7.10.1 Installed Heat Source

Recommendations

SUPPLY REGISTER COVER MISSING/DAMAGED

The supply register cover was missing or damaged. A qualified contractor should evaluate and repair or replace as necessary.

Master Bedroom

Recommendation

Contact a qualified professional.

7.11.1 Wood Burning Fireplace

Recommendations

CLEANING NEEDED

The visible areas of the firebox and chimney flue were dirty at the time of the inspection. Most of the chimney flue was inaccessible and was not inspected. Dirty flues are potential fire hazards and should be cleaned by a professional. Recommend having the chimney evaluated by a C.S.I. (Chimney Safety Institute) -qualified chimney sweep.

Recommendation

Contact a qualified professional.

7.11.2 Wood Burning Fireplace

Recommendations

DAMAGE TO FIREPLACE INTERIOR

The fireplace had damage to the interior chamber. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

7.11.3 Wood Burning Fireplace

Recommendations

RACK DAMAGED

The firewood rack was damaged. A qualified contractor should repair or replace.

Recommendation

Contact a qualified professional.

8: BATHROOM

Information

Bathroom Location: Bathroom Location

Upstairs

Ceilings & Walls: Inspected

The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection. Any notable deficiencies or limitations will be listed in this report.

Exhaust Fan: Inspected

The exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of inspection.

Floors: Inspected

The floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Electrical Outlets: Primary GFCI Reset Location

Not Present

Electrical Fixtures & Switches: Inspected

Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Cabinets & Counters: Inspected Cabinets

The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

Cabinets & Counters: Inspected Counters

The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.

Drain Waste and Vent System: Inspected

The visible drain, waste and vent piping material in this bathroom were visually inspected for satisfactory condition and intended function. The drains from all functional fixtures were tested during the inspection for reasonable drainage time and overflow when other fixtures were drained simultaneously.

Any notable deficiencies or limitations will be listed in this report.


Water Supply Shutoff Valves: Inspected

The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected

Plumbing Fixtures: Inspected

The visible water supply piping in this bathroom was in satisfactory condition and was function as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended. Evaluation of extra fixtures is outside the scope of the inspection.

Toilets: Inspected

The visible components of the toilet were in satisfactory condition and functioning as designed and and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and the toilet emptied in a reasonable amount of time.

Tub, Shower Area: Inspected

The tub and/or shower areas were found to be correctly sealed and caulked at the time of inspection. Adjacent walls, windows, and floors were inspected and in serviceable condition at the time of inspection.

Water Supply Functional Flow: Inspected

The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow of shower water when another fixture is in use or when two fixtures are operated simultaneously.



Installed Heat Source: Inspected for Presence of Heat

The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.

Limitations

Tub, Shower Area

INSPECTION RESTRICTIONS

Complete inspection of the bath and/or shower area is difficult. It's impossible to inspect every inch of those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the bath and/or shower is limited by nature. Areas of bath and/or shower area may not have been properly lit, reached, or accessed.

Recommendations

8.4.1 Floors

Recommendations

FLOOR DAMAGED

There appeared to be some damage to the interior flooring in areas of the interior.

Recommendation

Contact a qualified professional.

8.5.1 Electrical Outlets

NO GFCI PROTECTION

No ground fault circuit interrupter (GFCI) protection was provided for the bathroom electrical outlets. Although GFCI protection of bathroom circuits may not have been required at the time of in which this property was built, as general knowledge of safe building practices has improved, building standards have changed to reflect current understanding. The inspector recommends updating the existing bathroom electrical circuits to provide GFCI protection. This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets.

2. Replacing the first circuit outlet located closest to the main electrical service panel with the GFCI outlet

3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with the GFCI breaker.

A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

8.10.1 Plumbing Fixtures

Recommendations

LEAK - SINK FAUCET

The sink faucet leaked. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

8.11.1 Toilets

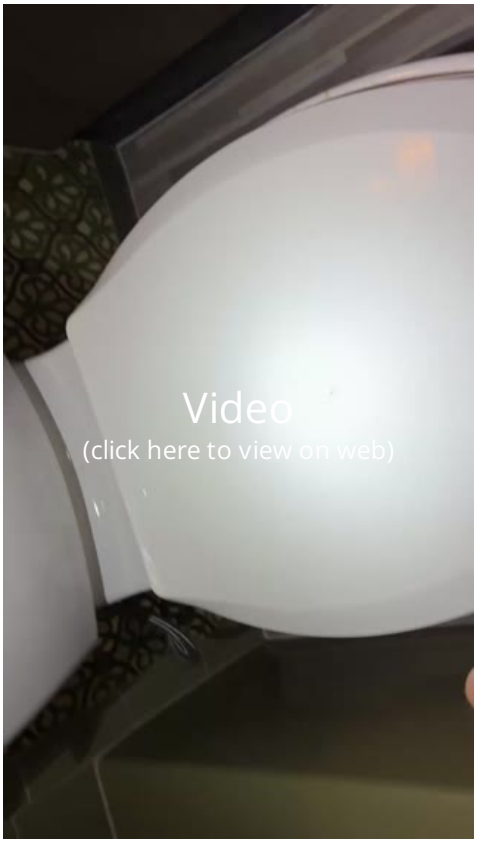
Recommendations

SEAT LOOSE/DAMAGED

The toilet seat was loose or damaged. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



8.12.1 Tub, Shower Area

Recommendations

DETERIORATED - CAULKING/GROUT

Caulking in the shower/tub area was deteriorated at the time of inspection. Recommend a qualified contractor evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.


8.12.2 Tub, Shower Area

Recommendations

CHIPPED - TUB

The bathtub finish was chipped or damaged. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

8.13.1 Fixture Valve Installation And Temperature

Recommendations

WATER NOT HOT

The hot water in the bathtub or shower did not get over 100 degrees whereas the nearby faucets did. This may indicate the mixing valve (safety feature to limit potential scalding) needs an adjustment to achieve a hot bath or shower.

The hot and cold water supply was installed correctly and the property's overall hot water temperature was within acceptable range.

Recommend a qualified contractor evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

8.14.1 Water Supply Functional Flow

Recommendations

PRESSURE DROP

With at least 2 plumbing fixtures running water, there was a noticeable drop in the water flow after the toilet was flushed. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

9: BATHROOM 2

Information

Bathroom Location: Bathroom Location

Downstairs

Ceilings & Walls: Inspected

The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection. Any notable deficiencies or limitations will be listed in this report.

Exhaust Fan: No Exhaust Fan-Openable Window

There was no exhaust fan present in this bathroom. Normally an exhaust fan or an openable window is needed for proper ventilation. There was an openable window present.

Floors: Inspected

The floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Electrical Outlets: Primary GFCI Reset Location

Not Present

Electrical Fixtures & Switches: Inspected

Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Cabinets & Counters: Inspected Cabinets

The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

Cabinets & Counters: Inspected Counters

The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.

Drain Waste and Vent System: Inspected

The visible drain, waste and vent piping material in this bathroom were visually inspected for satisfactory condition and intended function. The drains from all functional fixtures were tested during the inspection for reasonable drainage time and overflow when other fixtures were drained simultaneously.

Any notable deficiencies or limitations will be listed in this report.


Water Supply Shutoff Valves: Inspected

The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected

Plumbing Fixtures: Inspected

The visible water supply piping in this bathroom was in satisfactory condition and was function as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended. Evaluation of extra fixtures is outside the scope of the inspection.

Toilets: Inspected

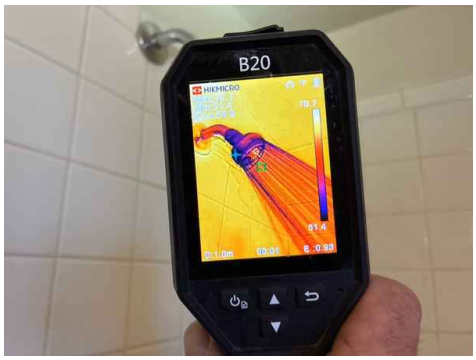
The visible components of the toilet were in satisfactory condition and functioning as designed and and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and the toilet emptied in a reasonable amount of time.

Tub, Shower Area: Inspected

The tub and/or shower areas were found to be correctly sealed and caulked at the time of inspection. Adjacent walls, windows, and floors were inspected and in serviceable condition at the time of inspection.

Fixture Valve Installation And Temperature: Inspected

The hot and cold water supply valves and corresponding supply lines at the fixtures were installed correctly and were functioning as designed and intended. The hot control produced hot water, and the cold control produced cold water. Hot and cold temperatures were within an acceptable ranges according to current standards.



Water Supply Functional Flow: Inspected

The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow of shower water when another fixture is in use or when two fixtures are operated simultaneously.

Installed Heat Source: Inspected for Presence of Heat

The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.

Limitations

Tub, Shower Area

INSPECTION RESTRICTIONS

Complete inspection of the bath and/or shower area is difficult. It's impossible to inspect every inch of those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the bath and/or shower is limited by nature. Areas of bath and/or shower area may not have been properly lit, reached, or accessed.

Recommendations

9.5.1 Electrical Outlets

NO GFCI PROTECTION

No ground fault circuit interrupter (GFCI) protection was provided for the bathroom electrical outlets. Although GFCI protection of bathroom circuits may not have been required at the time of in which this property was built, as general knowledge of safe building practices has improved, building standards have changed to reflect current understanding. The inspector recommends updating the existing bathroom electrical circuits to provide GFCI protection. This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets.

2. Replacing the first circuit outlet located closest to the main electrical service panel with the GFCI outlet

3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with the GFCI breaker.

A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

9.7.1 Cabinets & Counters

Deferred Maintenance

CAULKING - BACK SPLASH

The counter top needs caulking with silicone along the back splash. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

9.7.2 Cabinets & Counters

Recommendations

CHIPPED - COUNTER

The sink was stained/damaged. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

9.8.1 Drain Waste and Vent System

Recommendations

CLOGGED/SLOW - TUB/SHOWER DRAIN

The tub/shower drain line was clogged or drains slowly. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

9.12.1 Tub, Shower Area

Recommendations

DETERIORATED - CAULKING/GROUT

Caulking in the shower/tub area was deteriorated at the time of inspection. Recommend a qualified contractor evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

9.14.1 Water Supply Functional Flow

Recommendations

PRESSURE DROP

With at least 2 plumbing fixtures running water, there was a noticeable drop in the water flow after the toilet was flushed. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

10: KITCHEN

Information

Kitchen General: Inspected Kitchen & Appliances

Oven, Dishwasher, Refrigerator, Microwave

The kitchen was inspected according to the set standards of practice for home inspectors. A limited inspection was done on the installed appliances.


Cabinets & Counters: Inspected Cabinets

The cabinets/shelves in the kitchen were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

Cabinets & Counters: Inspected Counters

The counter tops in the kitchen were properly installed, secured properly and in generally satisfactory condition.

Electrical Fixtures & Switches: Inspected

Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Faucets Fixtures: Inspected

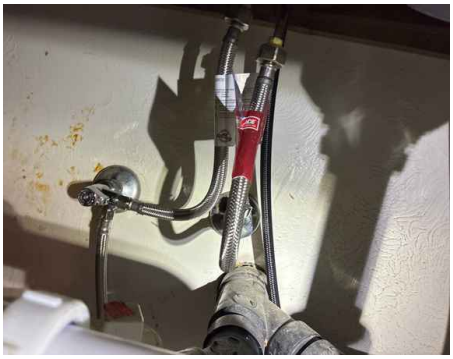
The visible water supply piping in the kitchen was in satisfactory condition and was function as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended. Evaluation of extra fixtures is outside the scope of the inspection.

Drain Waste and Vent System: Inspected

The visible drain, waste and vent piping material in the kitchen was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during the inspection and emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.


Water Supply Shutoff Valves: Inspected

The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected

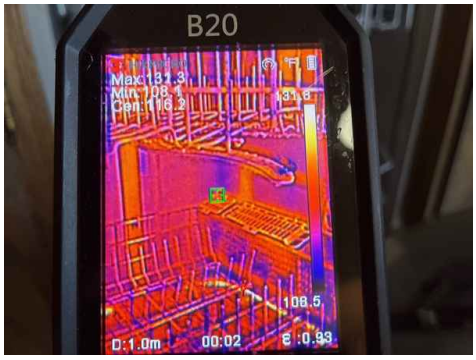


Dishwasher: Brand

General Electric

Dishwasher: Inspected

The dishwasher was operated and no leaks were visible at the time of inspection. Inspection of appliances, such as the dishwasher, is outside the scope of a general home inspection. However, as a courtesy to the client we will operate the dishwasher to confirm that it is working and there are no leaks during the time of inspection. This operation of the dishwasher does not serve as a certification that the dishwasher is properly installed up to current standards, but is meant to give the client additional information that the dishwasher operated and no leaks were visible at the time of inspection. It is common for appliances to fail overtime and the dishwasher should be monitored as needed to ensure proper operation in the future. If the client would like a more intensive inspection of the dishwasher or any other appliance they should contact a qualified contractor to further evaluate before the inspection objection dead



Range/Oven/Cooktop: Fuel Source

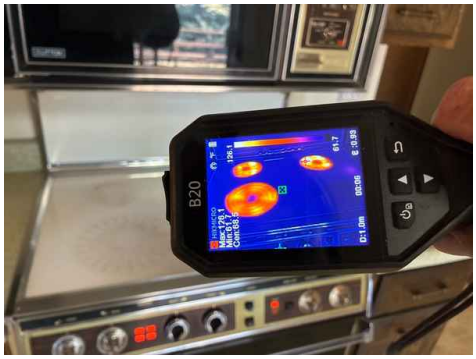
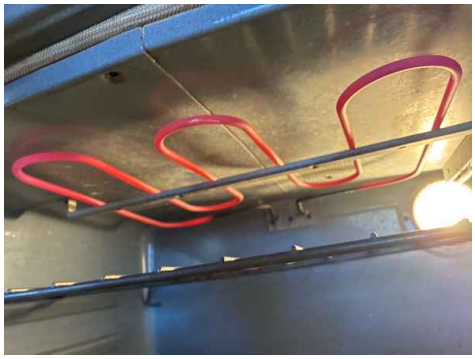
Electric Range

Range/Oven/Cooktop: Brand

Litton

Range/Oven/Cooktop: Inspected

All cooking elements and burners were tested and operational at the time of inspection. Any notable exceptions will also be listed in this report.


Range Hood: Exhaust Vent Type

Not Present

Mounted Microwave: Brand

Litton

Refrigerator: Brand

Kenmore

Refrigerator: Inspected

The refrigerator and freezer was visually inspected and checked for optimal cooling and freezing temperatures. Water fixtures are tested if present. Any deficiencies or limitations will be listed in this report.


Installed Heat Source: Inspected For Presence of Heat

The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.

Recommendations

10.2.1 Cabinets & Counters

Recommendations

WARPED/DAMAGED - CABINET FLOOR

The cabinet floor was damaged or warped. This may be from leaking pipes, condensation, or even leaking cleaners stored in cabinet over the years. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

10.3.1 Electrical Outlets

Recommendations

NO GFCI PROTECTION

Ground fault circuit interrupter (GFCI) protection was not provided for the kitchen electrical outlets. Although GFCI protection of kitchen outlets may not have been required at the time in which this property was built, would recommend updating the outlets that serve a kitchen countertop to GFCI. A qualified electrical contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

10.4.1 Electrical Fixtures & Switches

Recommendations

INOPERABLE

The light fixture did not operate when switch was turned on. Try replacing bulb first. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

10.4.2 Electrical Fixtures & Switches

Recommendations

MISSING - COVER/GLASS

The light fixture was missing cover/glass. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

10.5.1 Faucets Fixtures

Recommendations

SINK-CRACKED/DAMAGED

The sink was cracked or damaged. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

10.8.1 Dishwasher

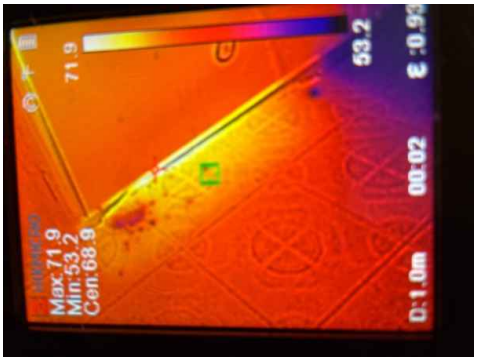
Recommendations

LEAKED

The dishwasher leaked while going through a normal cycle. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



10.9.1 Range/Oven/Cooktop

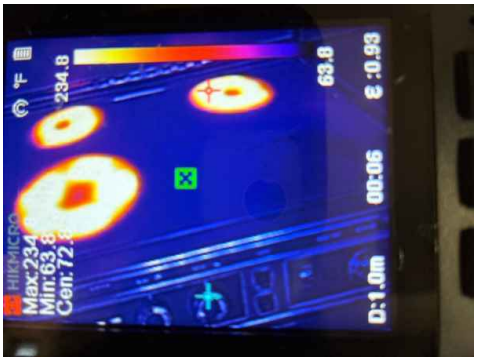
Recommendations

ELEMENT NOT WORKING

The cook top element was not working. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



11: PLUMBING

Information

Main Water Shut-Off Valve: Location
Basement Side

Main Water Shut-Off Valve: Shut-Off Description
Blue, Knob

Main Water Shut-Off Valve: Inspected

The plumbing supply system had a shutoff valve installed. It appeared to be in serviceable condition but testing the operation of this valve is not within the scope of a property inspection.

The valve was not operated during the inspection; however, it should be "exercised" periodically to maximize it's useful life so that it will remain functional when the need arises.

Water pipe fittings connected to the adjacent pipes appeared to be in serviceable condition at the time of the inspection.

Water Supply : Main Water Supply Line Material
Copper

Water Supply : Inspected

The main water supply line material is considered what enters the home from the city or well. The water supply to the house appeared to be in satisfactory condition at the time of the inspection.

It is recommended to ask the homeowner for details regarding water source.

It is recommended to have water potability testing done if any there is any question to drinking tap water.

Water Supply & Distribution Systems: Water Supply Distribution Material
Copper

Water Supply & Distribution Systems: Inspected

The exposed, visible, distribution piping running from the main source to each faucet or fixture was inspected.

The exposed and visible supply piping was in acceptable condition.

Water Pressure: Water Pressure

High Pressure

Drain, Waste, & Vent Systems: Drain, Waste, & Vent Materials

ABS, Cast Iron, PVC

Drain, Waste, & Vent Systems: Inspected

The system was in satisfactory condition at the time of inspection. The drains from all functioning plumbing fixtures were tested during the inspection and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

Gas Piping: Inspected

The interior gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing is considered beyond the scope of a property inspection.

Sump Pump: Sump Pit Location

Not Present

Recommendations

11.3.1 Water Supply & Distribution Systems

Recommendations

SADDLE VALVE

Two saddle valves were installed on the cold side of the water heater. These have been known to prematurely leak and corrode. He qualified plumber should evaluate and correct.

Recommendation

Contact a qualified professional.

11.4.1 Water Pressure

Recommendations

HIGH WATER PRESSURE

The property water supply pressure measured at the exterior faucet or laundry appliance hose bib. Property water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally accepted current standards. Excessively high water pressure can stress connections in the plumbing system and appliances is likely to cause leaks.

A qualified contractor should install a pressure regulator or evaluate and repair or replace one as necessary.

Recommendation

Contact a qualified professional.

11.5.1 Drain, Waste, & Vent Systems

Recommendations

PVC-ABS CONNECTION

The was a direct connection of ABS and PVC drain line material which is not recommended. These are two different types of plastics that require different types of glue to properly solvent weld them together. A mechanical coupling should be used to join them together. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.

Kitchen

12: WATER HEATING EQUIPMENT

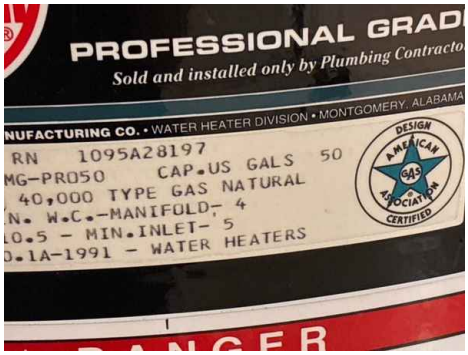
Information

General Information: Type of Water Heater

Gas Tank

General Information: Capacity of Water Heating Equipment (if Labeled)

50 Gal



General Information: Water Heating Equipment Age

26+ Years

The water heater age was determined by the photo included in this report. According to the U.S. Department of energy these major appliances are intended to run for between 8 and 12 years (2025). Be advised that every water heater will age differently relative to the following life span factors: water quality, mineral buildup, frequency of flushing, volume of water utilized, size of tank, brand and quality of water heater. Although it was operating at the time of the inspection, the inspector can not determine the remaining life of the water heater.

The lifespan of water heaters depends on the following:

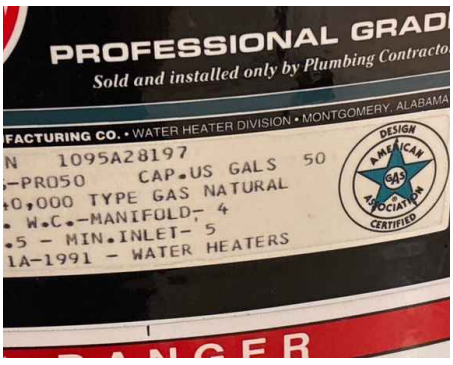
-The quality of the water heater

-The chemical composition of the water

-The long term water temperature settings

-The quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode rod every 4 years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding



Water Shut-Off & Pipe Connections: Shut-Off

Description

Blue, Knob

Draft Diverter & Exhaust Flue: Inspected

The draft diverter of the gas-fired water heater had proper clearance to allow for proper uptake of cool air, was properly aligned and secured. Water heater venting systems are designed to moderate vent temperatures and control exhaust velocity by mixing room-temperature air with hot exhaust gasses.

The gas-fired water heater exhaust flue connected to the furnace flue pipe with the proper double wall Y connection or had its own separate flue. The exhaust vent had proper clearance from combustibles.

Gas Supply Shut-Off Valve: Inspected

The gas supply piping included a shutoff valve in the vicinity of the heater for service personnel and emergency use. No evidence of leakage was detected at any of the exposed gas piping. The valve was not operated as part of the inspection.

Temperature & Pressure Relief Valve: Inspected

The water heater was equipped with a TPR (Temperature Pressure Relief) valve and a properly-configured TPR valve discharge pipe which was properly connected to the T&P relief valve and terminated within 6" from the floor. This device is an important safety feature and should not be altered or tampered with, and was not tested as part of the inspection. No adverse conditions were observed.

Exterior Condition/Leakage: Inspected

The water heating equipment was properly supported, level and no leaks were observed at time of inspection.

Drain Valve & Drip Pan: Inspected Drain Valve

There was a drain valve which was in serviceable condition at the time of inspection.

Burn Chamber: Inspected

The water heater burner and burn chamber was generally clean and was in acceptable condition. The inner and outer flame shield was present for burner compartment of the water heater.

Operation & Response to Controls: Inspected Gas Operation & Controls

The gas water heater had an electronic spark ignition that automatically ignites when a demand for hot water is called for by the thermostat. The thermostat is a dial with general temperature settings such as warm, hot, and very hot.

The water heater responded to the demand for hot water. The ignition system system was in acceptable condition.

Water Temperature: Water Temperature

100-110 Degrees

Limitations

Expansion Tank / Valve

EXPANSION TANK NOT PRESENT

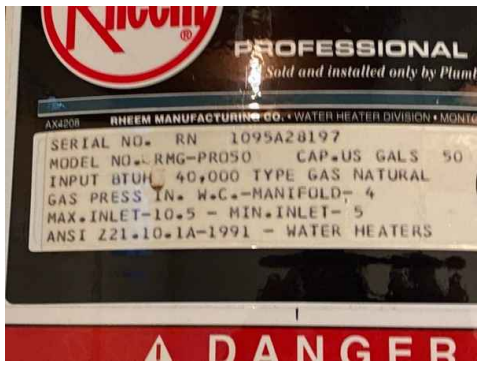
There was not an expansion tank installed at the time of inspection.

Recommendations

12.1.1 General Information

Recommendations

OLDER THAN 10 YEARS



The water heater was at or beyond its warranty and/or expected life expectancy (1995).

The water heater age was determined by the photo included in this report. According to the U.S. Department of energy these major appliances are intended to run for between 8 and 12 years (tankless water heaters 15-20 yrs). Be advised that every water heater will age differently relative to the following life span factors: water quality, mineral buildup, frequency of flushing, volume of water utilized, size of tank, brand and quality of water heater. Although it was operating at the time of the inspection, the inspector can not determine the remaining life of the water heater.

Recommendation

Contact a qualified professional.

12.2.1 Water Shut-Off & Pipe Connections

Recommendations

NO FLEXIBLE LINES

Rigid lines were present above the water heater. Flexible lines are necessary in case the floor heaves. This would put stress on the lines or break a connection. A qualified plumber should replace the rigid lines with flexible.

Recommendation

Contact a qualified professional.

12.5.1 Combustion Air Supply

Recommendations

NOT PRESENT

The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards.

Fresh air supply is recommended by manufacturers for efficient operation of fuel burning appliances. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

Recommendation

Contact a qualified professional.

12.11.1 Operation & Response to Controls

Recommendations

FLAMES

Flames were not entirely burning a blue color. Orange and yellow flames may be an indicator the fuel-air mixture is not right. Recommend cleaning, adjusting, and servicing the water heater by a qualified professional.

Recommendation

Contact a qualified professional.

12.12.1 Water Temperature

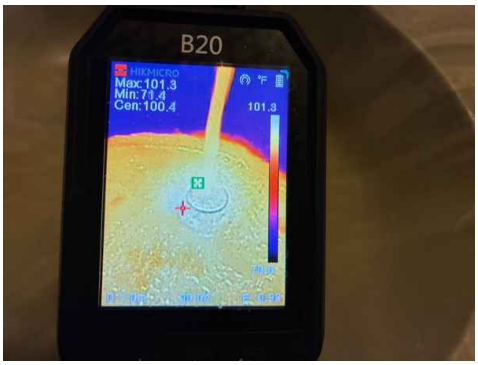
Recommendations

WATER TEMPERATURE LOW

The water temperature was below the suggested range of 120-130 degrees. Recommend adjusting the water heater thermostat first. If water does not reach the acceptable range then a qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



13: LAUNDRY

Information

Laundry Room Location: Laundry

Area Location

Downstairs

Exhaust Fan: No Exhaust Fan-Openable Window

There was no ventilation exhaust fan in the laundry room. Normally an exhaust fan or an openable window is needed for proper ventilation. There was an openable window present.

220 Volt Dryer Outlet: Dryer

Outlet Type

3-pronged

220 Volt Dryer Outlet: Inspected

The 220-volt dryer electrical outlet was inspected and appeared to be in serviceable condition at the time of inspection.

Dryer Vent Piping: Vent Material

Flexible Metal

Dryer Vent Piping: Inspected

A dyer vent connection was installed in the laundry area. The dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard the inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even if in approved properly installed vents.

Washer Drain: Inspected For Presence

The majority of the washer drain system was not visible and could not be inspected for proper operation. Any notable defects will be listed in this report. Inspection of the washing machine (if present) is beyond the scope of this inspection. The washing machine (if present) was not operated and the inspector is unable to determine if there are any deficiencies with the washer drain system.

Washer Plumbing Supply: Inspected

The water shut off valves for the clothes washer appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected.

Installed Heat Source: Inspected for Presence of Heat

The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.

Limitations

Clothes Washer/Dryer

WASHER/DRYER NOT INSPECTED

Clothes washers and dryers are outside the scope of a general home inspection.

Cabinets & Counters

NOT PRESENT

There were no counters or cabinets in the laundry area at the time of inspection.

Electrical Outlets

NOT ACCESSIBLE

The laundry outlet was not accessible at the time of inspection and it could not be evaluated.

Gas Supply Shut-Off Valve

NOT PRESENT

There was not a gas dryer connection installed in the laundry room.

14: ELECTRICAL

Information

Electric Meter & Base: Inspected

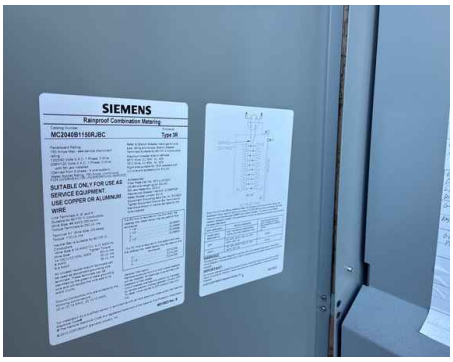
The meter was installed at a proper height, with the center of the meter measuring between 4 feet and 6 feet above the walking surface. The electric meter was securely fastened to the property and appeared to be in serviceable condition at the time of the inspection.

Distribution Panels: Inspected Main Panel

The electrical distribution panel installation and condition was inspected, and found to be in satisfactory condition at the time of inspection.

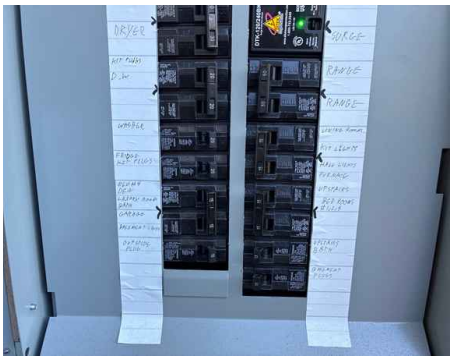
Distribution Panels: Manufacture Label

The manufacturer's label was present at the main electrical service panel. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model.



Distribution Panels: Circuit Breaker Labels

The circuit label for the main electrical service panel is shown in the photo. Circuits in the main service panel were labeled. The accuracy of the labeling was not verified. When the opportunity arises, we recommend verifying the accuracy of the labeling by actually operating the breakers.



Main Service Shut-Off: Main Disconnect Rating

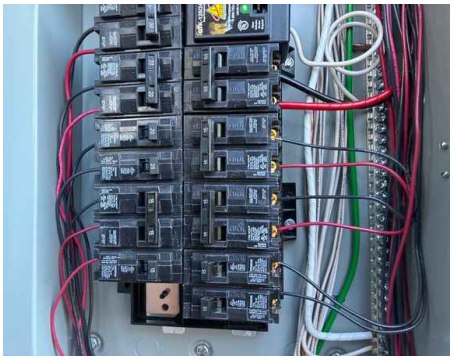
150 Amps

Main Service Shut-Off: Inspected for Presence

The main electrical disconnect was provided by a two-pole circuit breaker mounted in the main distribution panel. The breaker appeared to be in good condition, although it was not tested during this inspection.

Electrical Circuit Breakers: Inspected

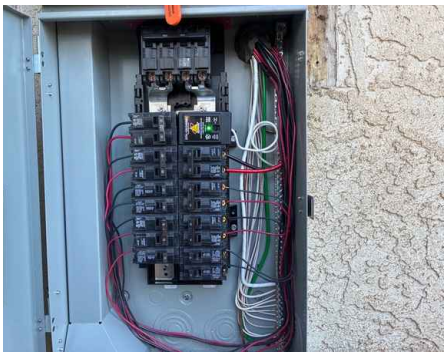
Electrical over-current protection devices (circuit breakers and fuses) were not tested, but visually inspected, and found to be in satisfactory installation and condition at the time of inspection.



Electrical Wiring: Type of Wiring

Copper Solid, Stranded

Aluminum



Limitations

Service-Entrance Conductors

NOT VISIBLE

Service entrance conductors were not visible at the time of inspection. There was not adequate clearance between the meter cabinet and the main service shut off.

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

Unable to inspect all of the electrical wiring. Most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

NOT VISIBLE - GROUNDING AND BONDING

The grounding and bonding was not completely visible and not able to be confirmed. Grounding generally requires wiring to pass through walls to connect with metal piping in the plumbing system or to connect with rods or plates installed underground.

Proper installation of the system grounding and bonding should be installed according to modern code.

A licensed electrician or township building code inspector could perform a grounding test, which is beyond the scope of my visual-only home inspection.

15: HEATING

Information

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 has an air filter, be sure to keep that filter cleaned.

Heating System Information: Location

Basement

Heating System Information: Energy Source

Gas

Heating System Information: Heating Method

Forced-Air Furnace

Heating System Information: Efficiency

Mid-Efficiency

AFUE - Annual Fuel Utilization Efficiency

AFUE measures a gas furnace's efficiency in converting fuel to energy. For example a furnace that has an 80 percent AFUE rating can turn 80 percent of the energy it consumes into heat. The other 20 percent is used during the heating process. Efficiency relates to cost of use, with low efficiency being the most.

Heating System Information: Heating Equipment Age

13-15 Years

Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size and date.

In most cases, furnaces last between 15 to 20 years but many are in service for over 40 years. Furnace life expectancy, like any other product, will vary greatly for a number of reasons. Installation quality and proper sizing, personal comfort preferences and thermostat settings, climate, quality of your heating fuel source, and regular furnace maintenance all can play a role in either extending... or reducing furnace lifespan. Without putting an actual number on it, your furnace can last as long as you continue to keep up with routine, annual maintenance and minor repairs. And when a major issue presents itself, the decision to repair or replace your furnace with a new one will go a long way towards determining the actual lifespan of your current model.

Opinions about furnace life expectancy will vary from individual to individual. Much like your car, it's not uncommon for an older furnace to need some basic repairs. One homeowner might want a new model the first time a minor repair is needed and the furnace is out of warranty. Another might be willing to make a number of repairs before deciding the old furnace is finished. Others might even be willing to replace major components like a heat exchanger or blower motor. But basing your expectation on a furnace's warranty might be a good place to start.

Exhaust Flue: Inspected

The gas-fired heating system exhaust flue had proper connections, slope and clearance from combustibles.

Shut-Off Switch: Inspected

The service disconnect was within sight of the heating system. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.

Gas Supply Shut-Off Valve: Inspected

The gas supply piping included a shutoff valve in the vicinity of the heating system for service personnel and emergency use. No evidence of leakage was detected at any of the exposed gas piping. The valve was not operated as part of the inspection.

Cabinet : Inspected

The furnace or boiler cabinet exterior and interior appeared to be in serviceable condition at the time of the inspection.

Ductwork: Inspected Visible Ductwork

There was HVAC ductwork installed in the property. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. The inspector will attempt to determine if the each room has a heat source, but may not be able to access every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

Air Filter: Location

Under Blower

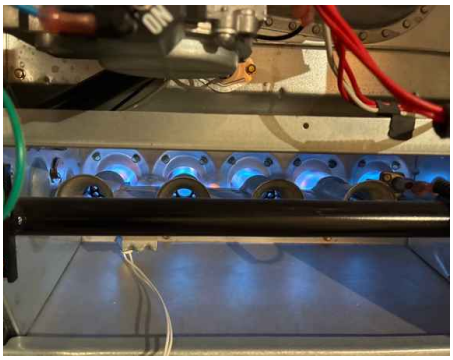
Thermostat & Normal Operating Controls: Thermostat Location

Living room

The thermostat(s) was installed at a location in the property, which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The inspector takes two pictures of the thermostat. The first picture is to show all of the settings on the thermostat before the inspector operates it and the second picture shows that the inspector has reset the thermostat back to the original settings after operation.

Heating System Ignition & Operation: Inspected Heating System Operation

The heating operation and furnace burners were visually inspected and appear to be operational at the time of the inspection. A furnace burner is a component of a furnace where air mixes with fuel, and is burned in order to create heat.



Limitations

Condensate

NOT PRESENT

This type of heating system does not require a condensate drain line.

Ductwork

NOT VISIBLE

The design of this HVAC system was for all ducting to be built in to walls, floors, and insulation wraps. Any issues with visible portions would be noted in this report.

Recommendations

15.3.1 Combustion Air Supply

Recommendations

NOT PRESENT

The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards.

Fresh air supply is recommended by manufacturers for efficient operation of fuel burning appliances. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

Recommendation

Contact a qualified professional.

15.9.1 Air Filter

Recommendations

DIRTY

The HVAC system air filter was dirty. Clogged filters can restrict air flow and increase internal temperatures. A clean air filter will help increase the efficiency and prolong the life expectancy of the heating and cooling system. Due to the damage that can be caused by dirty or clogged coils, recommend replacing filter, as well as cleaning, servicing and evaluating of the HVAC system by a qualified HVAC professional and repair or replace as necessary.

Recommendation

Contact a qualified professional.

15.10.1 Blower

Recommendations

BLOWER CABINET/FAN DIRTY

The blower cabinet/fan was dirty at the time of inspection. Blower fans/wheels are subjected to constant dirt, dust, and lint and can become overly dirty when not cleaned on a regular basis and even faster if the air filters are not changed regularly.

A qualified contractor should evaluate, clean and service as necessary, and certify the unit is in good working order.

Recommendation

Contact a qualified heating and cooling contractor

16: MOLD INSPECTION

Information

A Word About Mold and Other Toxins

As stated in the Inspection Agreement, and acknowledged by the Client, the parties agree that all buildings contain some amount of mold, and that the inspector is held harmless from any claim arising from the presence of any level or species of mold, which may exist in, or on, the structure or property either at the time of the inspection, or identified or discovered anytime thereafter. Mold can occur at any time, and for a variety of reasons, including water penetration or elevated moisture content. It may also remain hidden from view, or return at any time after cleaning if root cause for the mold growth was not identified and corrected. As the inspection is visual only, and therefore noninvasive, it is virtually impossible for inspector to identify all conditions which could result in mold growth, and is also impossible for inspector to reasonably identify area of mold growth. The Client further acknowledged and agreed that the inspector is not responsible for the discovery of toxins of any type, either inside or outside the subject structure and/or property.

The general home inspection does not include confirmation of the presence of molds of any type. Many types of molds exist to which different people show widely varying levels of sensitivity. Testing for molds requires a specialist inspection. The inspector recommends that you have specialist testing performed if molds are a concern to you. The inspector offers limited mold testing as an ancillary inspection.

Limitations

General

MOLD INSPECTION EXCLUDED

The Inspector has advised client that the subject property may be subject to contamination of mold. There is no way to determine if there is mold and if it is a health hazard without testing. No mold testing was performed at the time of the inspection. If the client decides to have any mold testing performed, it should be done by a qualified mold inspector prior to their inspection objection deadline. The inspector does offer mold inspections as an ancillary service.

17: STRUCTURAL BASEMENT

Information

General Information: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

General Information: Basement Configuration

Full Basement Unfinished

General Information: Inspected

The basement was inspected according to the Home Inspection Standards of Practice.

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Basement Floor Structure: Inspected

Concrete Slab

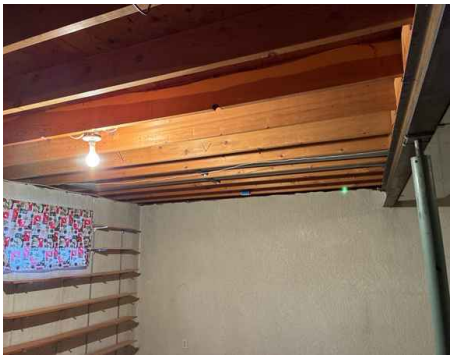
Some minor cracking in concrete floors are typical and to be expected. (Examples will be noted in attached photos)

Moisture Intrusion: Inspected

No visible signs of water intrusion were present at time of inspection.

1st Floor Structure & Supports: Inspected

The visible floor structure in the basement appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. Inspection of the floor structure typically includes examination of the condition and proper installation of the following: Joist condition, Joists supporting structures and members, Connections and fasteners, Floor sheathing.




Electrical in Basement: Inspected

All visible electrical components in the basement were in serviceable condition at time of inspection.

Plumbing in Basement: Inspected

The visible accessible plumbing in the basement appeared to be in serviceable condition at time of inspection.

Limitations

Foundation Wall

FOUNDATION WALLS NOT VISIBLE

Most of the walls in the basement were not visible or accessible at the time of the inspection. This was a limitation to the inspection. There were no obvious problems in the visible sections of the basement foundation walls.

Vapor Barriers

NOT PRESENT

No vapor barriers were installed in the basement at the time of inspection.

Recommendations

17.3.1 Foundation Wall

Recommendations

SIGNS OF REPAIR

The Foundation wall showed signs of possible previous repairs, likely from moisture intrusion. Painting basement concrete walls can trap moisture, resulting in bubbling of the paint. Recommend removing the paint to allow moisture to move through the concrete.

Recommendation

Contact a qualified professional.

17.4.1 Basement Interior Wall Structure

Recommendations

BASEMENT WALLS NOT FLOATING

Basement walls were not constructed using a method which will allow for soil movement. This method is usually termed "floating" the walls and involves leaving a gap at the bottom of the wall so that vertical movement (heaving) of the concrete slab basement floor will not be transmitted to the rest of the property structure. Colorado has areas with expansive soils. Expansive soils are soils which increase to many times their original volume in response to increases in soil moisture content, creating forces which can easily damage property structural components such as foundations, floor slabs, flat work and interior and exterior wall coverings. Consider consulting with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for correction an/ or stabilization.

Recommendation

Contact a qualified professional.

17.7.1 Insulation

Recommendations

NO INSULATION

There is no insulation on the basement exterior walls or floor system. Heat loss can occur more on this property than one that is properly insulated. A qualified contractor should evaluate and install as necessary.

Recommendation

Contact a qualified professional.

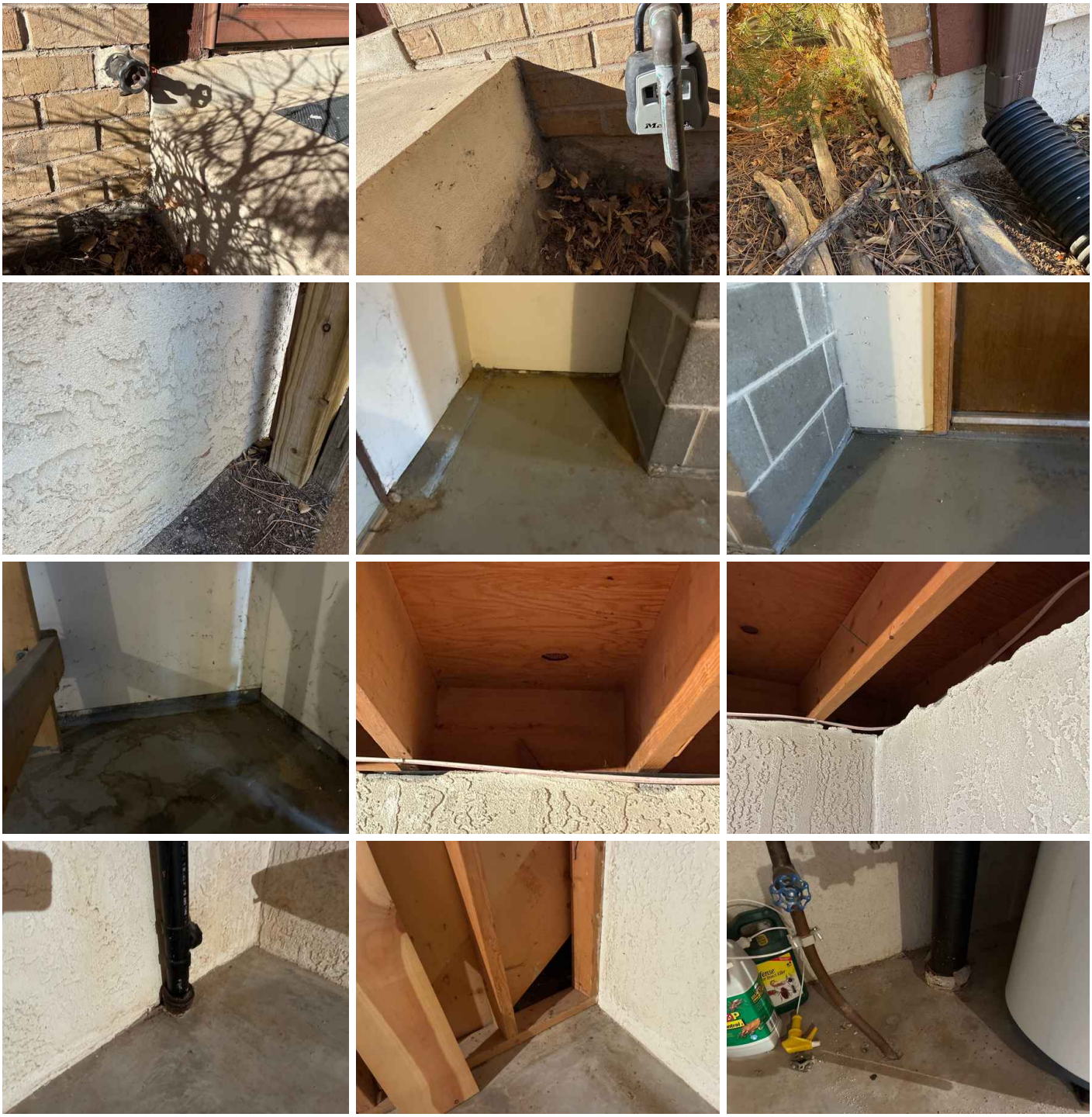
18: WOOD DESTROYING ORGANISMS

Information

General : No Evidence Of Wood Destroying Organisms

OBSERVATIONS:

1. No visible evidence of live wood destroying insects was observed at the time of inspection.
2. No visible evidence of dead wood destroying insects, insect parts, mud tubes, holes or staining was observed at the time of inspection.
3. No visible evidence of structural damage at wooden components was observed at the time of inspection,
4. No visible evidence of possible previous correction was observed at the time of inspection.
5. Based on the observations during this inspection, no treatment is recommended at this time.

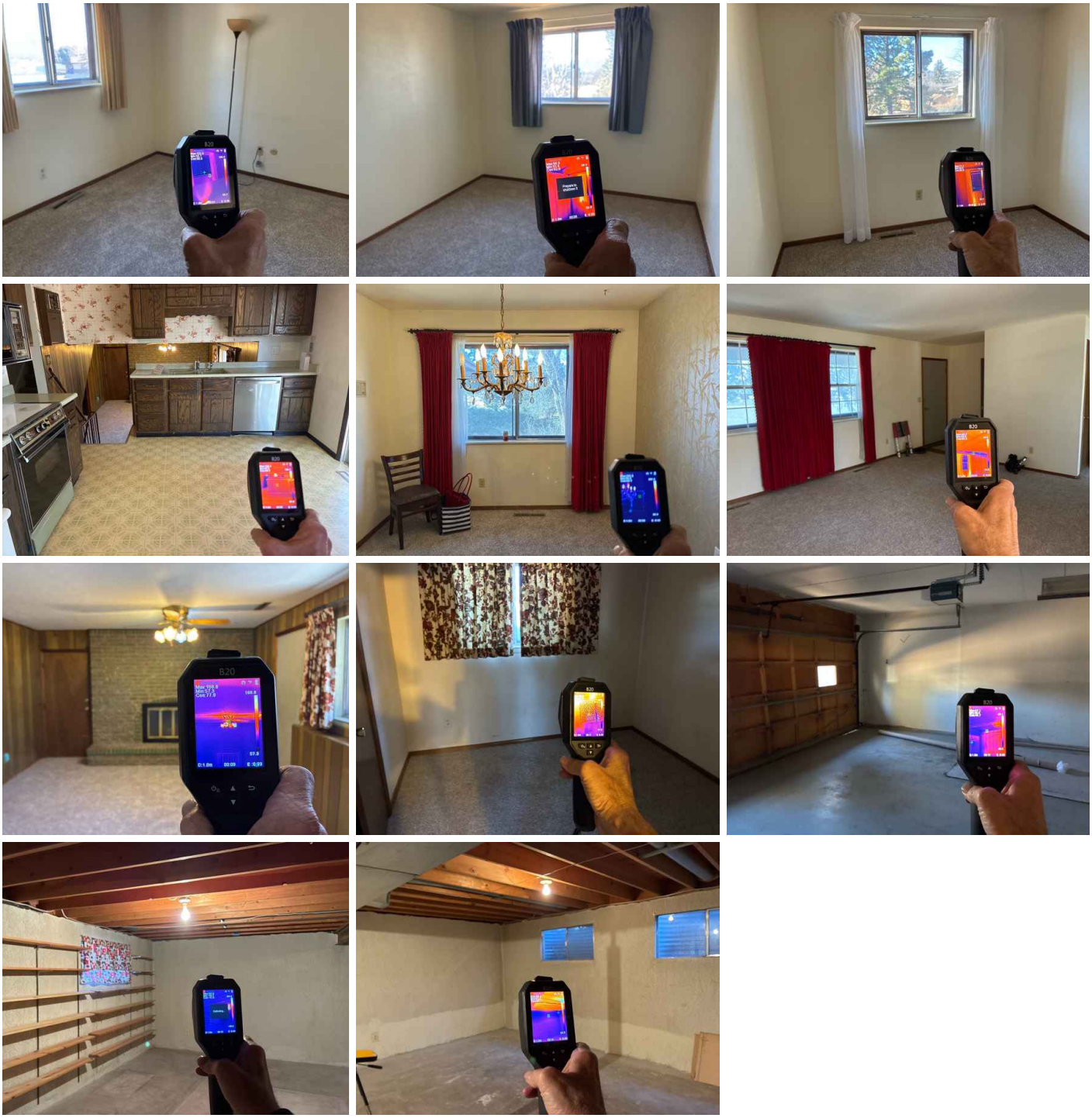


19: INFRARED THERMAL IMAGING

Information

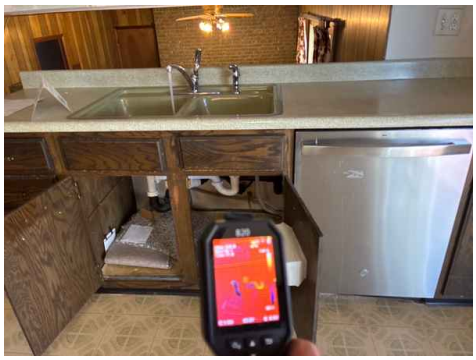
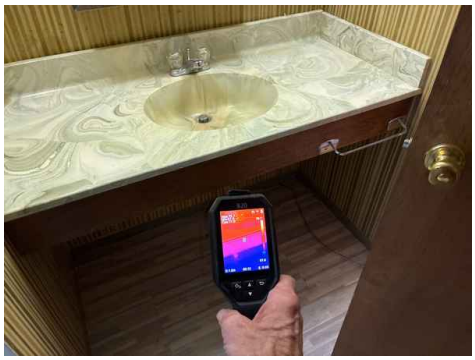
General: **Building Envelope Inspection**

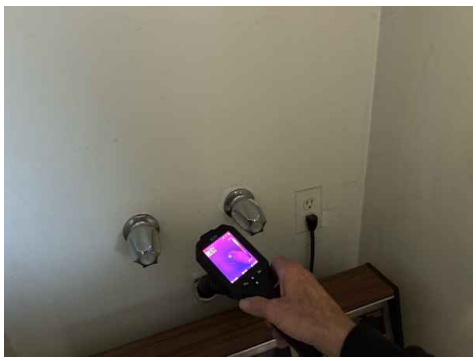
An infrared inspection of the building envelope from the interior revealed no abnormal or suspicious condition.



General: Plumbing Fixtures

Infrared images were taken at all plumbing fixtures and no signs of leakage or moisture intrusion were detected.




Recommendations

19.1.1 General

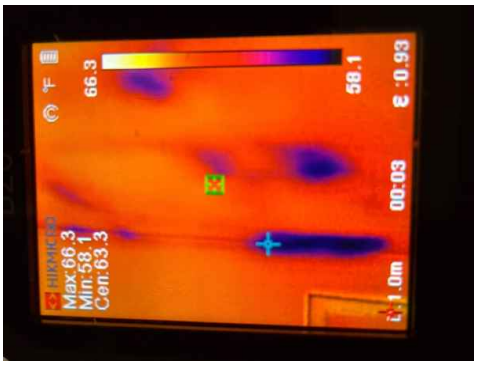
Recommendations

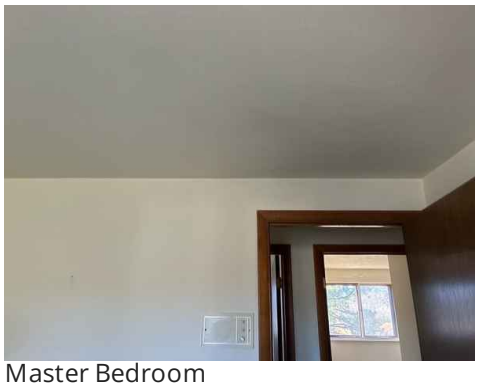
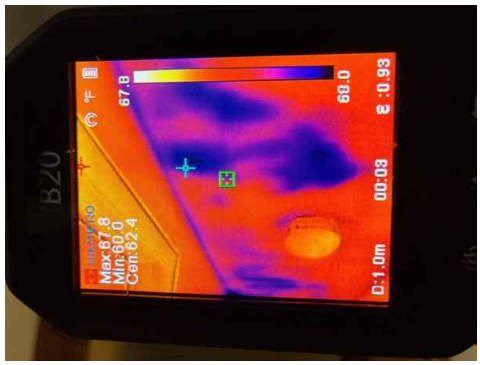
BUILDING ENVELOPE DEFECT

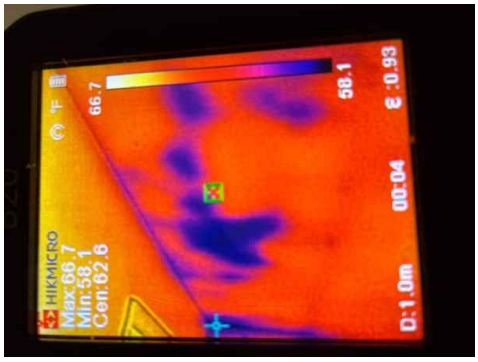
An infrared inspection of the building envelope from the interior reveal defects in the insulation and or the presence of moisture intrusion. A qualified contractor should evaluate and repair over place as necessary.

Recommendation

Contact a qualified professional.

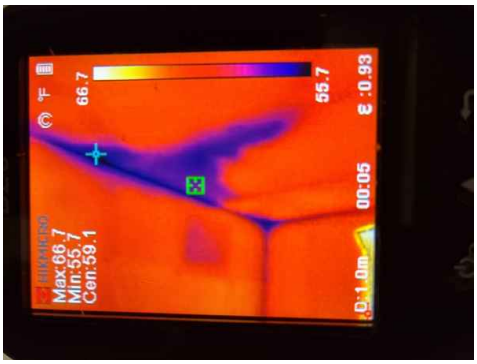


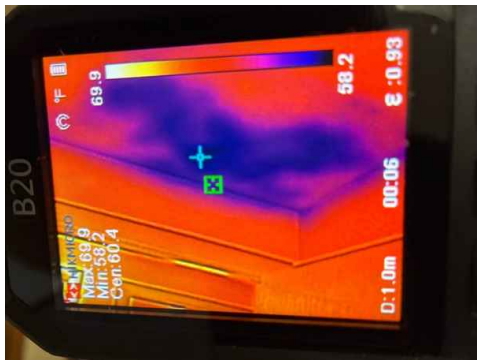

Master Bedroom




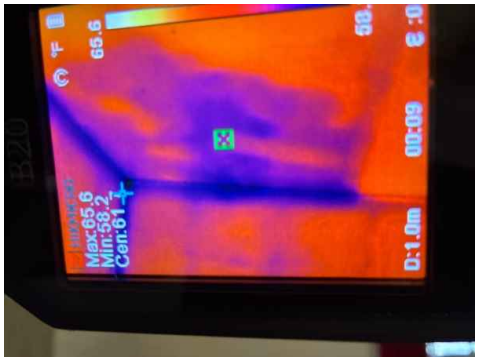
2nd Floor Hallway

Back Corner Bedroom





Back Corner Bedroom



Middle Bedroom

Front Living Room

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.

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.

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.

Attached 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.

Interior, Doors, Windows
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.

Bathroom
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.

Bathroom 2
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.

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.

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.

Laundry
The inspector shall inspect:

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

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.

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.