HIGH-TECH HOME INSPECT
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STANDARD RESIDENTIAL INSPECTION

5426 Thibault Wynd NW
Edmonton, AB T6R 3J1

Sam Golden
MAY 13, 2022

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High-Tech Home Inspect

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1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy
Vacant

General Inspection Info: Weather Conditions
Sunny

General Inspection Info: Approximate Age of Building
05/14/2005

General Inspection Info: Type of Building
Single Family, Detached

General Inspection Info: Ground Conditions
Clear

General Inspection Info: In Attendance
Client's Agent

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

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. Don't worry I'm here to help.

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 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 **High-Tech Home Inspect** 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: Read Your Book Home Maintenance Book

I have provided you a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. Please write my contact information within the book's inside cover, so that you can always contact me.

We're neighbors! So, feel free to reach out whenever you have a house question or issue.

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.

Buy Back Guarantee: We'll Buy Your Home Back

If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...

Share

Watch on YouTube

For more information, please visit www.nachi.org/buy.

Limitations

General Inspection Info

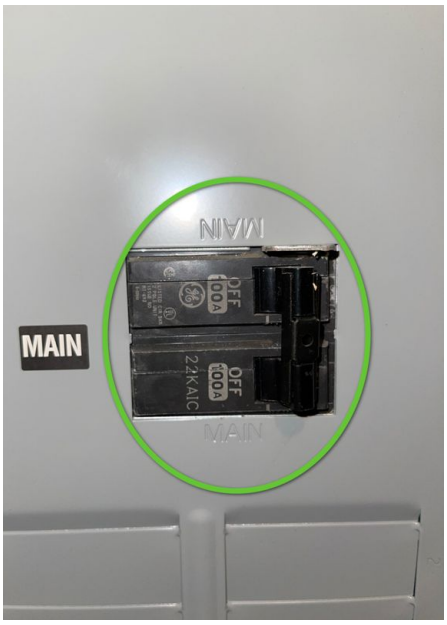
THE CLIENT DID NOT ATTEND

We invited the client to attend their home inspection. Unfortunately, my client did not attend the home inspection. The client did not learn what the home inspector desired to teach the client about the house. The client was unable to follow the home inspector through the house and ask questions during the inspection. The client's concerns at the time of the inspection were not addressed. This was a restriction and limitation of the home inspection.

2: MAIN SHUT OFFS - ELECTRICAL, GAS AND WATER

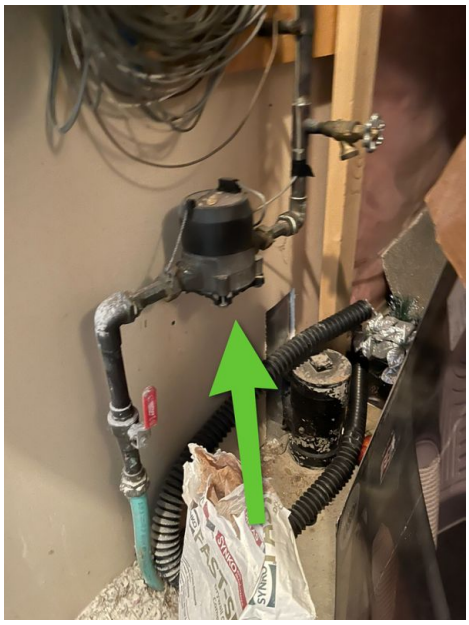
Information

Location of Main Electrical Shut-off
Copper



Location of Main Gas Shut-off
At Meter

Location of Main Water Shut-off
Utility room



Limitations

Electrical

NOT A PROFESSIONAL ELECTRICAL CONTRACTOR

I am not a professional electrical contractor. This is strictly for insurance purposes.

Gas

NOT A FOUNDATION PROFESSIONAL

I am not a professional foundation or structural engineer. My determination is by visual observation and was not intrusive in any way.

Water

NOT A FOUNDATION PROFESSIONAL

I am not a professional foundation or structural engineer. My determination is by visual observation and was not intrusive in any way.

3: ROOF

Information

Gutters & Downspouts:
Dowspouts Inspected

Roof Covering: Homeowner's Responsibility

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

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

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

Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

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

Roof Covering: Roof Was Inspected

Ladder, Roof

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

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Covering: Approximate Age of Roof

17 Years

House was built in 2002 and this appears to be the original roofing. Only only layer of shingles was found.

Gutters & Downspouts: Homeowner's Responsibility

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

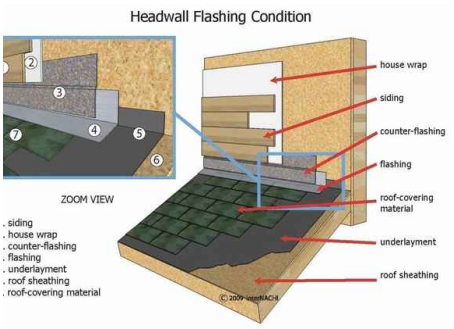
Gutters & Downspouts: Gutters Were Inspected

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

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Flashing: Wall Intersections

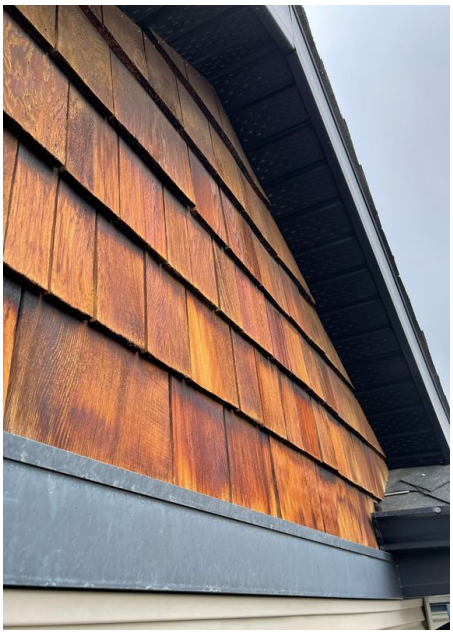
I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

Flashing: Eaves and Gables

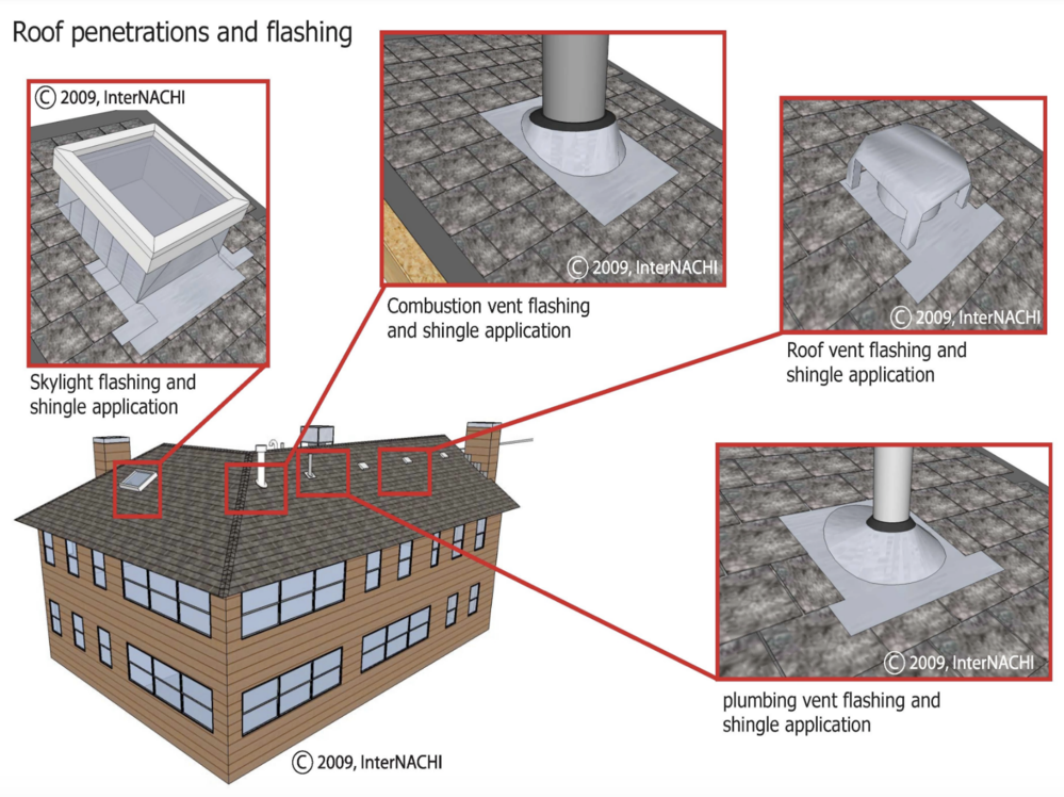
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.



Plumbing Vent Pipes: Homeowner's Responsibility

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

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



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

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

Flue Gas Vent Pipes: Homeowner's Responsibility

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

Flue Gas Vent Pipes: Flue Gas Vent Pipe Inspected

I looked at flue gas vent pipes that pass through the roof covering.

All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

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

Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

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

Flue Gas Vent Pipes

UNABLE TO REACH ALL THE FLUE GAS VENT PIPES

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

Recommendations

3.1.1 Roof Covering

Major Defect

DELAMINATION

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

3.1.2 Roof Covering

Material Defect

MATERIAL DEFECT OBSERVED

Material Defect. A material defect was observed. According to the InterNACHI Home Inspection Standards of Practice, a material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.




3.1.3 Roof Covering

Major Defect

OLD SYSTEM

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

3.2.1 Gutters & Downspouts

Minor Defect

DEBRIS IN GUTTERS

I observed debris in the gutter. Cleaning and maintenance is recommended.

3.2.2 Gutters & Downspouts

Minor Defect

DOWNSPOUTS DRAIN NEAR HOUSE

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

3.3.1 Flashing

Major Defect

LOOSE COUNTER FLASHING

I observed loose counter flashing. Counter flashing overs the step flashing areas. Loose flashing can cause roof leaks in these areas. All flashing is supposed to be water-tight or designed to divert water away from certain areas.

4: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

Vents and Intakes: Fresh Air intake

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.

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

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

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

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

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

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

Metal, Vinyl

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

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

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

Vinyl

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

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

Wall-Covering, Flashing & Trim: Wall covering/Flashing and Trim Inspected

I inspected the wall coverings. flashing and trim to the best of my ability - not all area could be inspected due to the limited nature of the home inspection.

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

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

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

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

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

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

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

Windows: Windows Inspected

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

Vents and Intakes: Inspected all exterior Vent discharges

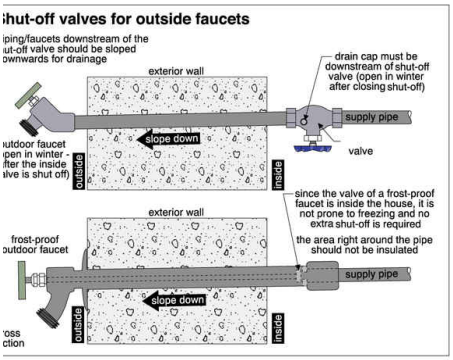
GFCIs & Electrical: Inspected for GFCIs

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

Type of hose bib(s)

Frost free

Missing handle



Limitations

General

INSPECTION WAS RESTRICTED

None

The inspection of the exterior of the house was restricted, and the visual-only inspection was limited.

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

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

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

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

Windows

INSPECTION RESTRICTED

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

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

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

Hose bibs

I WAS UNABLE TO TEST HOSE BIBS DUE TO THE SEASON AND WEATHER CONDITIONS

Recommendations

4.2.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Major Defect

UNDERGROUND ROOT SYSTEMS ARE NOT ASSESSED

4.2.2 Vegetation, Surface Drainage, Retaining Walls & Grading

Major Defect

GEOLOGICAL CONDITIONS AND SITE STABILITY IS NOT DETERMINED

This is beyond a home inspection.

4.5.1 Wall-Covering, Flashing & Trim

Major Defect

DAMAGED WALL-COVERING MATERIAL

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

Correction and further evaluation is recommended.

4.5.2 Wall-Covering, Flashing & Trim

Major Defect

LOOSE WALL-COVERING MATERIAL

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

Correction and further evaluation is recommended.

4.6.1 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

DAMAGE AT STEP

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

4.6.2 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

STAIRS PULLING/FALLING OFF LEDGER BOARD

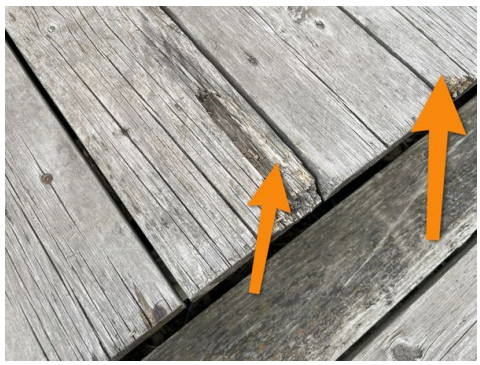

4.7.1 Porches, Patios, Decks, Balconies & Carports

Major Defect

DETERIORATED CONDITION AT DECK

I observed indications of deteriorated conditions at the deck components.





4.7.2 Porches, Patios, Decks, Balconies & Carports

Minor Defect

WORN OUT SURFACES

I observed indications of worn out surfaces at the deck.

4.7.3 Porches, Patios, Decks, Balconies & Carports

Major Defect

DECK - INADEQUATE STRUCTURAL COMPONENT

I observed a structural defect at the deck. Posts are sitting on the dirt, wood in contact with soil will eventually rot and sink. The deck's structural condition is inadequate. This is a major defect.

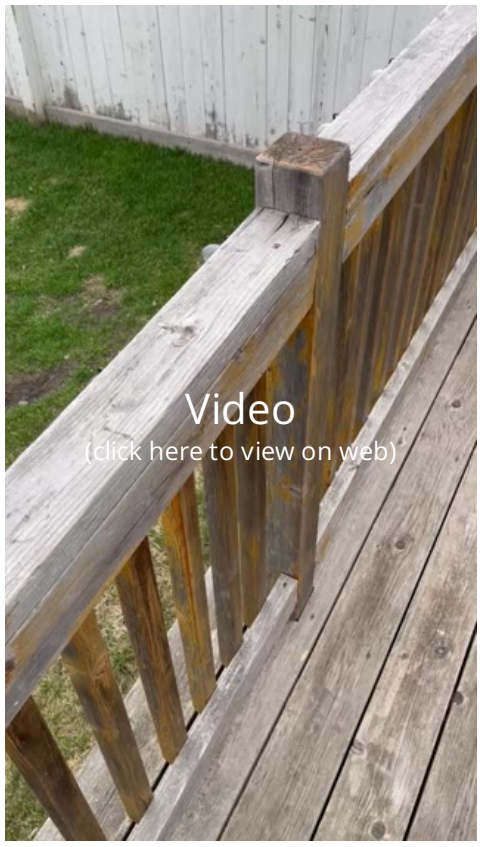
Correction and further evaluation of the deck is recommended.

4.7.4 Porches, Patios, Decks, Balconies & Carports

Major Defect

LOOSE HANDRAIL

Handrail is loose and requires repair. This could cause serious injury if someone fell over or off the deck.



4.8.1 Railings, Guards & Handrails

Major Defect

STAIR COLLAPSING

This step has dropped and is angled - sever trip hazard. Needs to be repairs - the entire deck needs attention and in my option needs to be replaced.


4.9.1 Windows

Minor Defect

DAMAGED WINDOW SCREEN

I observed multiple damaged window screens

Correction and further evaluation is recommended.



4.10.1 Exterior Doors

Minor Defect

DOORBELL MISSING

I observed a missing doorbell

Correction and further evaluation is recommended.

5: STRUCTURE

Information

Basement Foundation: **No Active Water Penetration at Time of Inspection**

Basement Foundation: **No Visible Signs of Mold Present at time of Inspection**

Wall Structure : **Type of Wall Structure Described**
Dimensional Lumber

Ceiling Structure: **Type of Ceiling Structure Described**
Engineered Joists

Basement Foundation: **Homeowner's Responsibility**

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

Basement Foundation: **Basement Was Inspected**

The basement was inspected according to the ASHI 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.

Wall Structure : **Wall System Was Inspected**

The wall system was inspected according to the ASHI Home Inspection Standards of Practice.

Ceiling Structure: **Ceiling System Was Inspected**

The ceiling system was inspected according to the ASHI Home Inspection Standards of Practice.

Floor Structure: **Type of Floor Structure Described**
Engineered Joists

I inspected the floor system as much as was possible on limited home inspection. This included, if possible the joists, columns, beams and bearing walls.

Floor Structure: **Floor System Was Inspected**

The floor system was inspected according to the ASHI Home Inspection Standards of Practice.

Limitations

Basement Foundation

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Basement Foundation

BASEMENT FINISHED

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

Wall Structure

HOME/BASEMENT FINISHED

The home was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the house, its systems and components.

Wall Structure

TOTALLY INACCESSIBLE

The Wall Structure was inaccessible. This is an inspection restriction. I don't know what's going on inside the walls, because I could not enter them. Access needs to be provided in order to inspect and evaluate the wall system.

Ceiling Structure

HOME/BASEMENT FINISHED

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

Ceiling Structure

TOTALLY INACCESSIBLE

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

Floor Structure

HOME/BASEMENT FINISHED

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

Floor Structure

TOTALLY INACCESSIBLE

The Floor Structure was inaccessible. This is an inspection restriction. I don't know what's going on inside the floors, because I could not enter them. Access needs to be provided in order to inspect and evaluate the floor system.

6: CHIMNEY, FIREPLACE, OR STOVE

Information

Fireplace: **Type of Fireplace**

Gas Fireplace Insert

I tried to describe the type of fireplace.

Limitations

Fireplace

GAS INSERT - DID NOT INSPECT

I did not inspect the gas fireplace insert unit. This was beyond the scope of my home inspection. I recommend the homeowner or a professional inspect further and confirm it's safe operation and functionality.

Recommendations

6.1.1 Fireplace

DAMAGE TO HEARTH

Major Defect

I observed indications of damage to the hearth. Hazard. Sharp edges and no finishing trim.



7: BASEMENT & CRAWLSPACE(S)

Information

Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described
Concrete

Under-Floor Crawlspace: Under-Floor Crawl Access Location
Basement

Insulation & Vapor Barriers in Crawlspace: Type of Insulation Observed
Fiberglass

Insulation & Vapor Barriers in Crawlspace: Vapor barrier
6 mil poly VB present

Insulation & Vapor retarders in Foundation/Basement Area: Type of Insulation Observed
Fiberglass

Insulation & Vapor retarders in Foundation/Basement Area: Vapor Barrier
6mm Poly

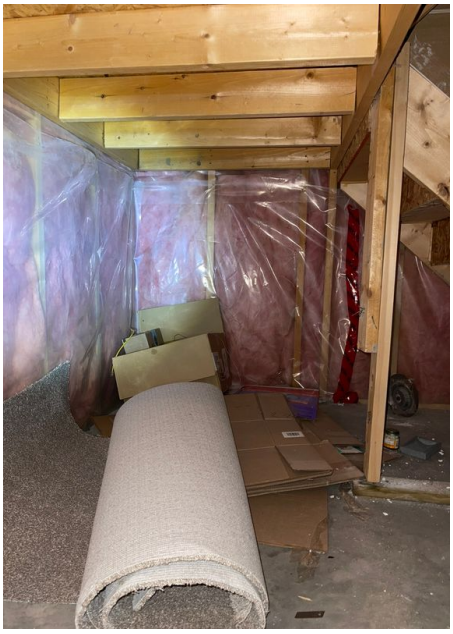
Under-Floor Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Under-Floor Crawlspace: Under-Floor Crawlspace Inspected

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

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




Under-Floor Crawlspace: Structural Components Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Insulation & Vapor Barriers in Crawlspace: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

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

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

Insulation & Vapor Barriers in Crawlspace: Approximate Average Thickness of Insulation

3-6 inches

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

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

Ventilation in Crawlspace: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

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

Insulation & Vapor retarders in Foundation/Basement Area: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

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

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Insulation & Vapor retarders in Foundation/Basement Area: Approximate Average Depth of Insulation

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Ventilation in Foundation/Basement Area: Ventilation Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

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

Limitations

Under-Floor Crawlspace

PARTIALLY INACCESSIBLE

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

Under-Floor Crawlspace

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Insulation & Vapor Barriers in Crawlspace

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

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Ventilation in Foundation/Basement Area

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

8: HEATING

Information

Heating System Information:
Heating Method
Warm-Air Heating System

Heating System Information:
Main Furnace fuel disconnect
This is the main fuel disconnect for the furnace

Heating System Information:
Energy Source
Gas

Heating System Information:
Approximate Age
17

Heating System Information:
Combustion Air
Outside

Heating System Information:
Filter Size
16x25x1

Heating System Information: Filter Type

Disposable

Thermostat and Normal Operating Controls: Thermostat Location

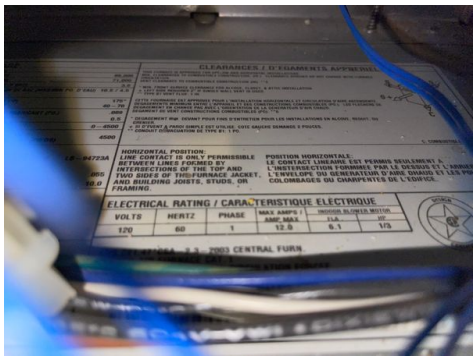
First floor

Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Heating System Information: Brand & Data Plate Information



Heating System Information: AFUE Rating = 80%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

For example, a 90% AFUE for a gas furnace means it outputs 90 BTUs of useful heating for every 100 BTUs of natural gas input (where the rest may be wasted heat in the exhaust). A higher AFUE means higher efficiency.

Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch. I inspected it. It worked when I used it during my inspection.

Ductwork: Ductwork Installed

Insulated, Non-insulated

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

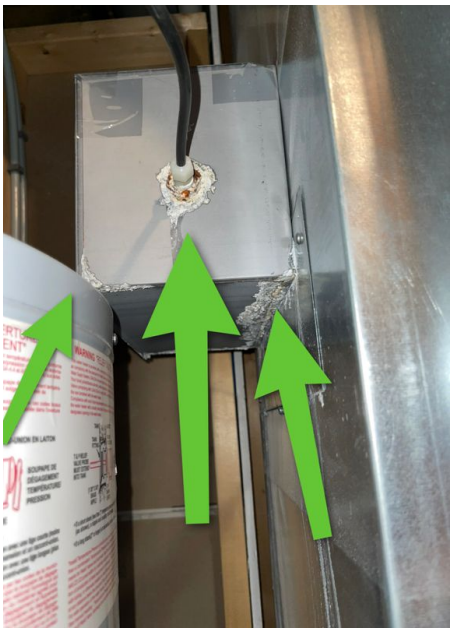
Vents, Flues & Chimneys: Furnace Flue Inspected

I observed the furnace flue. I inspected it. It worked during my inspection.

Humidifer : Type of Humidifier

Pan

I inspected the function of the humidifier, if present. This looks to be a newer unit - filter should be replace annually



Recommendations

8.5.1 Humidifer

Minor Defect

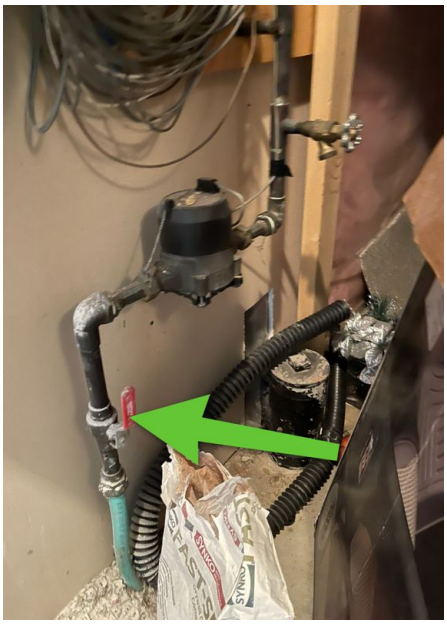
OLD SYSTEM

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

9: PLUMBING

Information

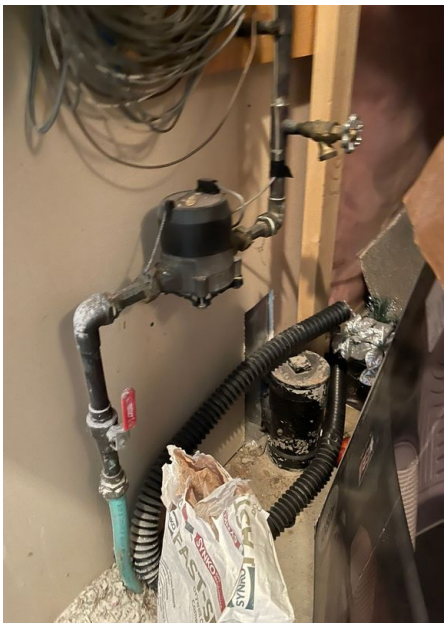
Main Water Shut-Off Device (Location)
Utility Room



Material - Distribution
Pex

Material - Water Supply
Q-line

Photo of Water Meter



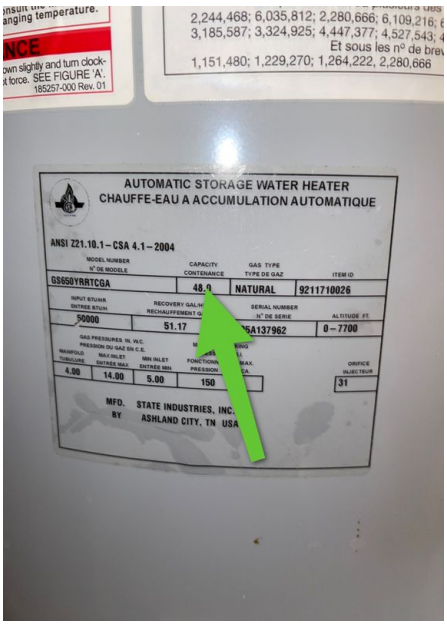
Source
Public

Main House Fuel Supply Shut-Off Valve: Location of House Main Shut-Off Valve
At Gas Meter

Hot Water Tank: Location of HWT Main Shut-Off Valve
Utilty Room

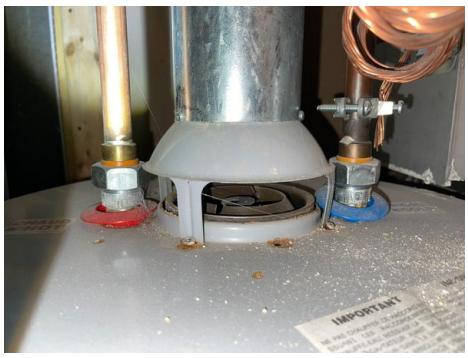
Hot Water Tank: Capacity

48 Gallons



Hot Water Tank: Combustion Air

Room



Hot Water Tank: Manufacturer & Data Plate

State

Hot Water Tank: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

Hot Water Tank: Inspected Venting Connections

I inspected the venting connections.

Hot Water Tank: Age of Hot Water Tank

17 Years

Hot Water Tank: Type of Hot Water Source

Gas-Fired Hot Water Tank

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

Hot Water Tank: Inspected Hot Water Source

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

Sump Pump: Sump Pump Installed

I observed a sump pump was installed in the house.

Neglecting to test a sump pump routinely, especially if it is rarely used, can lead to severe water damage when a heavy storm, snow melt, or flooding sends water against the home.

Overload of the sump pump due to poor drainage elsewhere on the property can lead to pump failure. Frequent sump operation can be a sign of excessive water buildup under the basement floor due to poorly sloped landscaping, poor rain runoff, gutter back-flows, and other problems.

Lack of a back-up sump pump, which can be quickly installed in the event the first pump fails, can lead to serious water damage and property loss. This is especially important if the sump pump is relied upon to maintain a dry basement, or if the house is located in an area of seasonally high groundwater. Sump failure can cause extensive water damage and the loss of valuable personal belongings.

Sump Pump: Sump Pump Activated

I activated the sump pump. It turned on.

The sump pump should not recycle. When a sump pump is used to keep a buildings interior dry, the discharge should drain away from the building and should not add to the subsurface water condition that the sump pump is meant to control.

Sump Pump: Water in Sump Pump

I observed standing water in the sump pump bucket. This may indicate that the sump pump is critical and necessary to keep the house basement or foundation from having water intrusion problems developing.

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

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

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Basement Floor Drain: Inspected Basement Floor Drain

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

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

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

Recommendations

9.2.1 Hot Water Tank

Minor Defect

OLD SYSTEM

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

9.3.1 Sump Pump

Major Defect

REPLACE SUMP PUMP LID

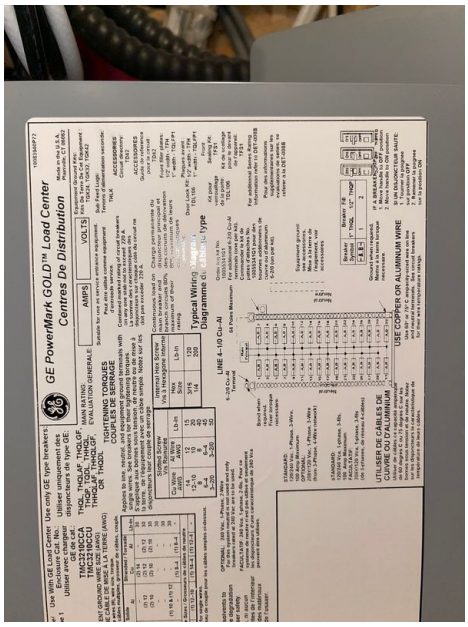
The position of the sump hole is not ideal, I almost fell thru the sump lid, it is very thin wood and can collapse into the pit. I recommend replacing with a sump lid that seals.

10: ELECTRICAL

Information

Aluminum or Copper Branch Wiring
Copper

Panel Manufacturer
General Electric



Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

Service Drop or Service Lateral: Inspected the Service Drop or Service Lateral

I inspected the electrical service drop.

Electrical Wiring: Type of Branch Wiring, If Visible
NM-B (Romex)

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Amperage rating of system

100 amp

Main breakers only. I did not remove or inspect the main service panel for safety reasons.

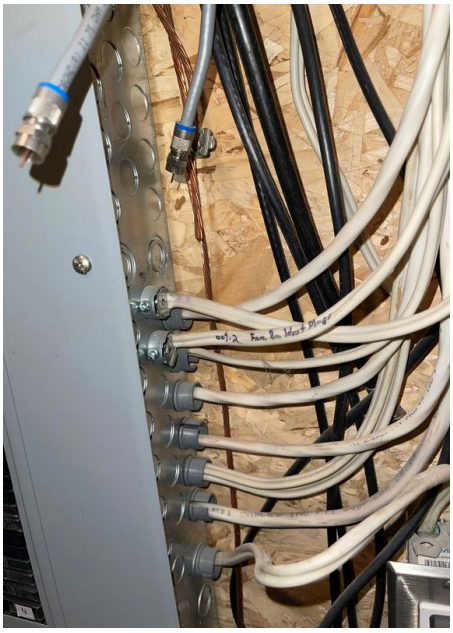
Voltage rating of system

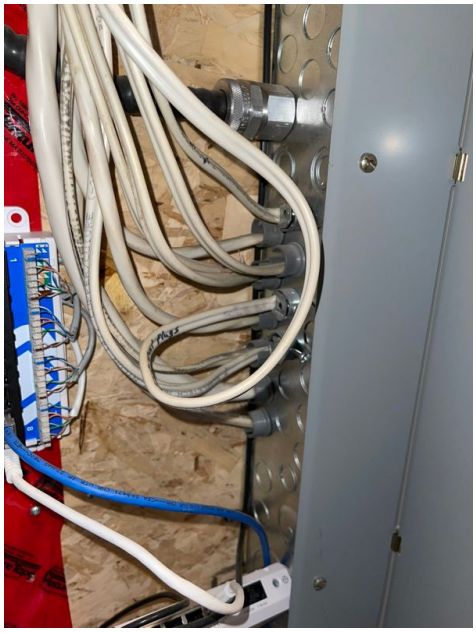
120/220v

Main breakers only. I did not remove or inspect the main service panel for safety reasons.

Wiring Method

Romex





Main Service Disconnect: Homeowner's Responsibility

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

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Main Disconnect Rating, If Labeled

100

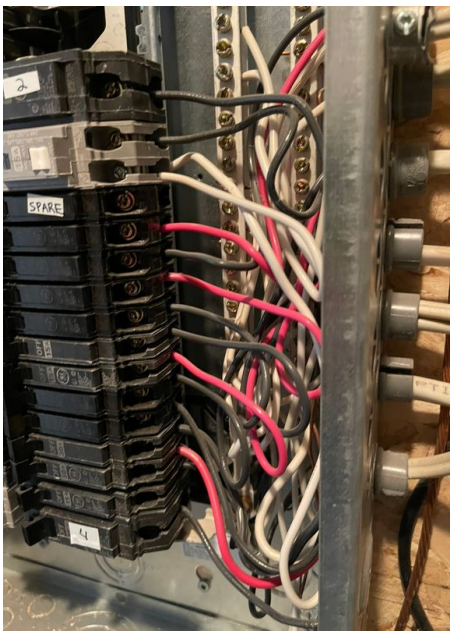
I observed indications of the main service disconnect's amperage rating. It was labeled.

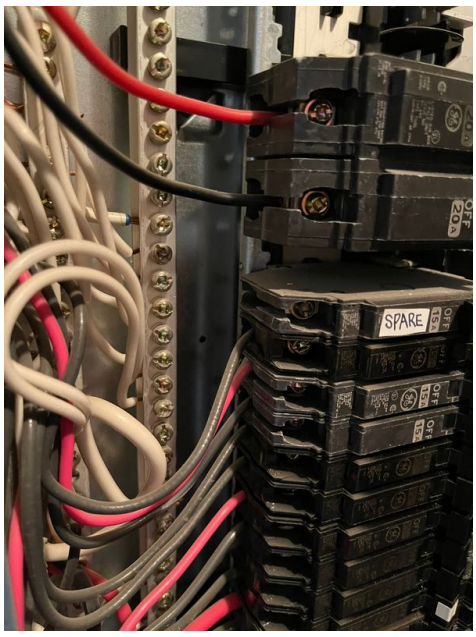
Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors from the exterior. The service panel was not opened.

Panelboards & Breakers: Panel Type

Circuit Breaker





Panelboards & Breakers: Inspected Main Panelboard & Breakers

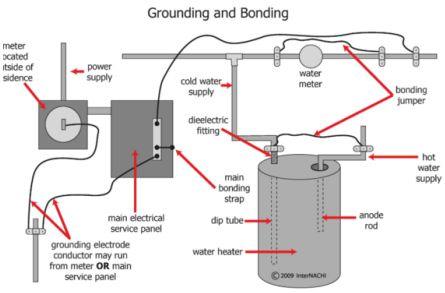
I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

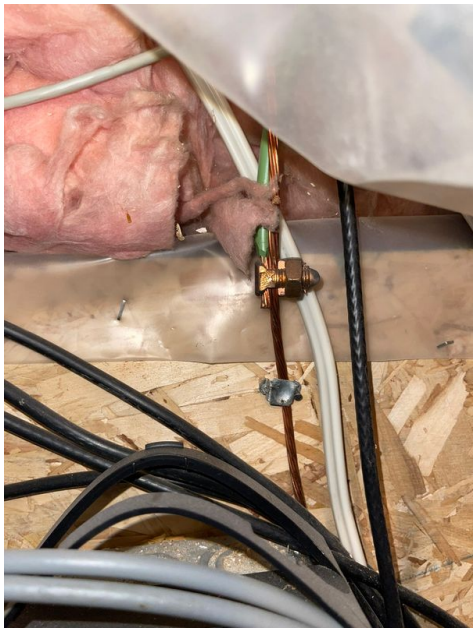
Panelboards & Breakers: Inspected Subpanel & Breakers

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

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.





GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible. If these are not present, that itself might not be a defect, it could mean it they were required at the time the home was built - then they would be considered a discretionary safety upgrade.

AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

AFCI - An ARC happens when electrical currents arc or jump between 2 points. A FAULT is an unintended deviation from what was intended. The circuitry within the AFCI breaker recognizes arc-faults that can occur from damaged power cords or wires hidden behind walls and shuts off electricity before a fire can start.

Limitations

Service-Entrance Conductors

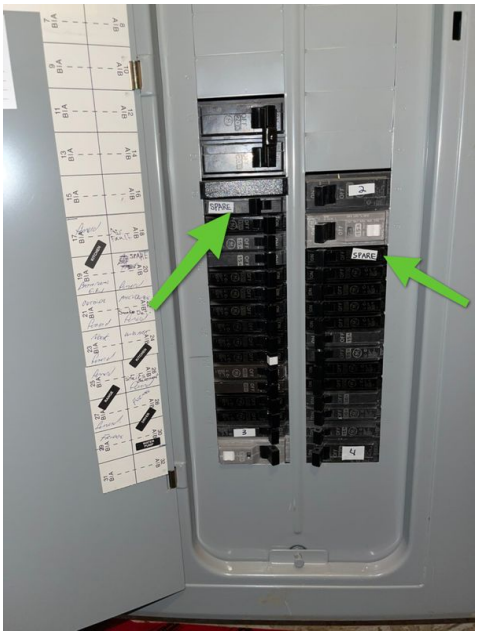
CANNOT SEE THRU CONDIUT

The main line is not Visible

Panelboards & Breakers

BREAKER(S) IN OFF POSITION

I observed a breaker in the "off" position prior to inspecting the electrical panel. Recommend asking the homeowner what this breaker is connected to, and why it is off.



Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

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

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

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

GFCIs

UNABLE TO INSPECT EVERYTHING

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

AFCIs

AFCI UPGRADES

Adding AFCI to bedroom and living areas is now standard practice. These safety upgrades can be made by having a certified electrical contractor install new breakers to branch circuits that cover the bedroom and living areas. AFCI - An ARC happens when electrical currents arc or jump between 2 points. A FAULT is an unintended deviation from what was intended. The circuitry within the AFCI breaker recognizes arc-faults that can occur from damaged power cords or wires hidden behind walls and shuts off electricity before a fire can start.

AFCIs

UNABLE TO INSPECT EVERYTHING

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

11: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

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

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

Range Hood/Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI: GFCI Tested

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

Dishwasher: Inspected Dishwasher

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

Dishwasher: Inspected for Moisture at Base of Dishwasher

I used my moisture meter to check for the presence of water leakage in the front of the dishwasher on the floor.

Refrigerator: Refrigerator Was On

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

Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I used my microwave detector to verify this. Microwaves are beyond the scope of a home inspection but I do this as a client service to ensure functionality.

Limitations

AFCI

AFCI UPGRADES

Adding AFCI to bedroom and living areas is now standard practice. These safety upgrades can be made by having a certified electrical contractor install new breakers to branch circuits that cover the bedroom and living areas. AFCI - An ARC happens when electrical currents arc or jump between 2 points. A FAULT is an unintended deviation from what was intended. The circuitry within the AFCI breaker recognizes arc-faults that can occur from damaged power cords or wires hidden behind walls and shuts off electricity before a fire can start.

Recommendations

11.2.1 Countertops & Cabinets

Minor Defect

WORN AREAS AT COUNTERTOPS

I observed worn areas and some damage at the countertops.

12: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

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

General Bathroom Testing Procedure : I completed a Bathroom Test

This is a common test procedure, but there are others.

Turn on the cold water fully at the basin. Notice whether the water drains freely from the basin.

Turn on the cold water fully at the bathtub fill spout. Notice whether water drains freely from the tub. If so, put the drain stopper in the bathtub. We want to get 4 to 8 inches in the bathtub. Watch the pressure change at the basin as the tub faucet is turned on.

Shut off the cold water at the basin and tub.

Turn on the hot water fully at the basin. Notice whether the flow/pressure is different from the cold water flow/pressure was at the basin. Is the water hot? If so, is it scalding hot?

Turn on the hot water fully at the tub. Notice the pressure change at the basin. Does it drop more than the cold water did under the same circumstances? Notice also whether the flow/pressure is different with just the cold water on at the tub.

Turn on the cold water fully at the basin and bathtub again (leave the hot water running at both fixtures). Watch that the basin drain does not back up.

Activate the shower diverter. Notice whether the shower delivers appropriate flow/pressure.

Flush the toilet. Notice what happens to the shower flow/pressure.

With the fixtures still running, close the drain stopper at the basin. Let the basin fill to just below the overflow and shut off the water. Let the bathtub fill to at least 4 inches deep. (You'll probably want to get a consistent depth that you usually fill the tub to so that you can do comparison testing from house to house.) Turn off the water at the tub.

Let the water out of the basin and tub simultaneously. Notice how the fixtures drain. Watch for water rising in the toilet or at any other fixtures below. Listen for a siphoning/gurgling noise as the last of the water leaves the fixtures. This will suggest venting problems.

If the basin takes more than 30 seconds to drain, we describe it as slow. If a 5-foot bathtub takes more than 5 minutes to drain with 8 inches of water, we describe it as slow.

As you go through the rest of the house, you will test each fixture by operating the cold and hot water and then operating both simultaneously while watching the fixture drainage performance. If you fill the fixture up with the drain stopper in, you can time how quickly it drains. If a kitchen sink takes more than 60 seconds to drain, we describe it as slow.

You'll also be checking the faucets for leaks and looking under the fixture for leaks at the fixture trap or waste piping.

On whirlpool baths, you may choose to operate the pump and jets (most inspectors do). Make sure that you fill the tub to at least 1 inch above the jets before turning on the pump. You may also want to make sure that the jets are not pointing upwards. Even if the jets are submerged, they can spray water out of the tub if they are facing up.

Watch closely as the pump comes on for dirty water coming out of the jets. This is common where the system has not been used for some time. Where the water is noticeably dirty, you will recommend cleaning, perhaps with bleach.

Operate the GFCI for the whirlpool and make sure the pump stops. When you turn the GFCI back on, you may have to restart the pump to ensure that it has been repowered.

Shower stalls:

As you flow water in the shower stalls, try to wet all of the wall surfaces as far as is practical. Direct water at soap dishes and other penetrations through the tile.

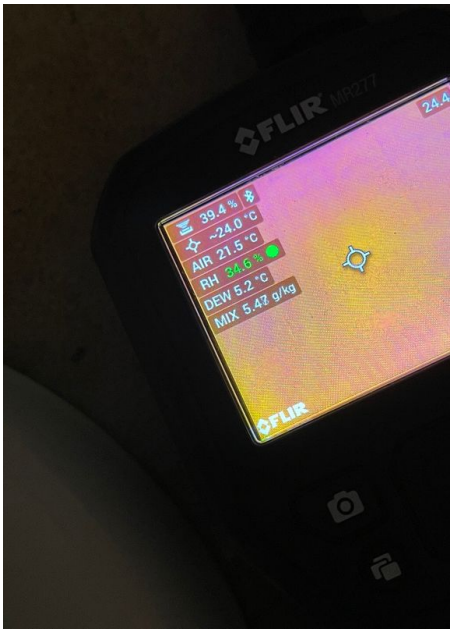
Watch for water ponding on the floor of the shower stall. This may indicate simply an obstructed strainer, but should be noted. It's particularly important to look below the shower stall again after you have run the shower.

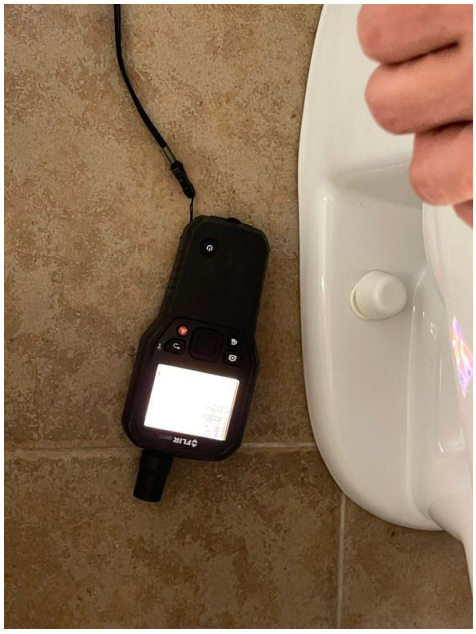
Some inspectors put a stopper over the drain and put one or more inches of water in the shower stall for up to an hour. This is a more rigorous test. This is discretionary.

When operating bidets, be careful that the spray does not come up out of the bidet. When the diverter is set to spray, the hot and cold supplies should be opened slowly.

Bathroom Toilets: I checked for Moisture around the Toilet Bases

I used my moisture meter to check for the presence of water leakage/seepage around the base of the toilet on the floor.





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

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




Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

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

GFCI & Electric in Bathroom: GFCI-Protection Tested

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

All receptacles in the bathroom must be GFCI protected.

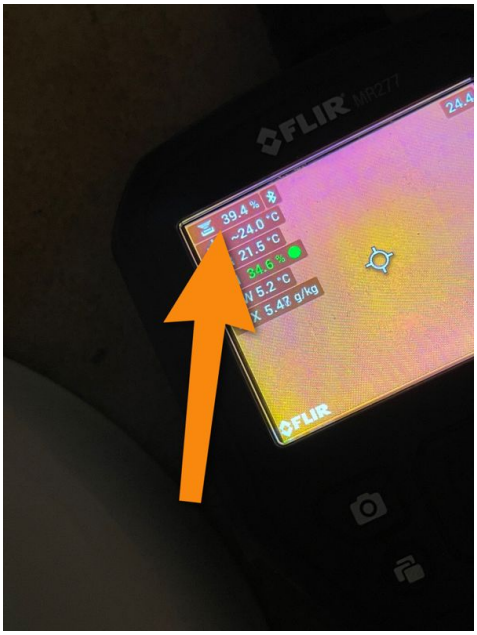
Recommendations

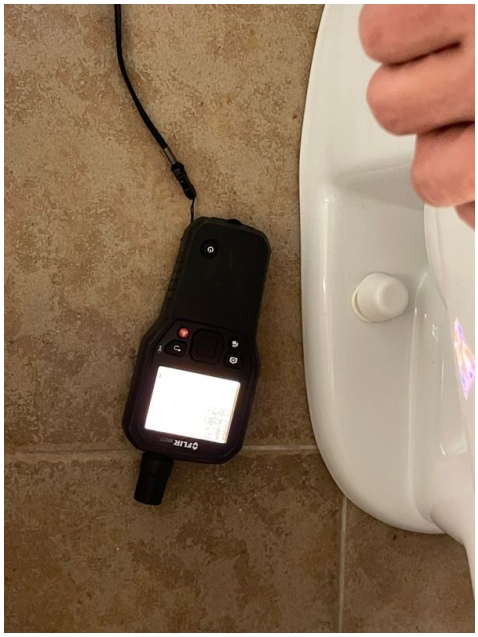
12.2.1 Bathroom Toilets

Major Defect

MOSITURE DETECTED AROUND TOILET BASE

My moisture meter detected a moisture % of 39.4 - this is high and could indicate water seepage from the wax seal. Further investigation is required. House is vacant and this couldn't of come from a shower or routine use





12.7.1 Cabinetry, Ceiling, Walls & Floor

COUNTER TOP DAMAGE

Major Defect

13: LAUNDRY

Information

Laundry Room, Electric, and Tub:
Photo of laundry area

Limitations

Clothes Washer

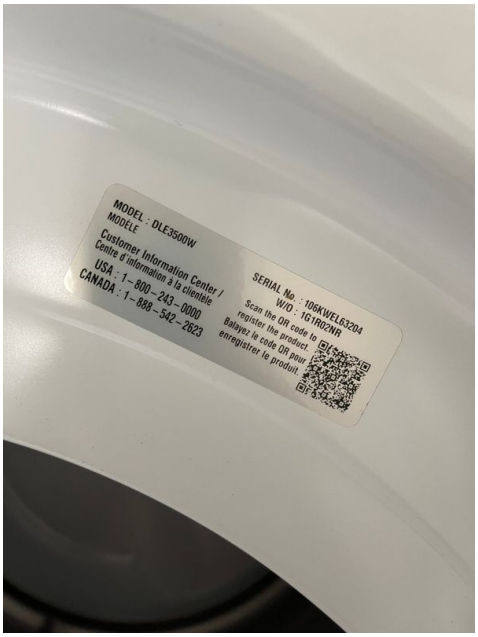
DID NOT INSPECT

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

Clothes Dryer

DID NOT INSPECT

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



14: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior Door Material
Wood

Doors: Exterior Door Materials
Metal with wood frame

Windows: Type Of Windows
Vinyl

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

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

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

Doors: Doors Inspected

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

Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

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

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

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

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

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

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

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

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

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

Limitations

Presence or Absence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

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

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

Recommendations

14.1.1 Presence or Absence of Smoke and CO Detectors

Major Defect

OLD DETECTORS, NEW DETECTORS RECOMMENDED

I observed indications of old smoke detectors in the house. Detectors should be replaced every 5-10 years. The should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended.

14.3.1 Windows

Major Defect

WINDOWS INSTALL ISSUE

The basement windows look to have been originally installed incorrectly. It seems like the inside casing was not added to window area and left gaps.

14.4.1 Switches, Fixtures & Receptacles

Minor Defect

COVER PLATES MISSING OR DAMAGED

I observed one or more wall receptacles with a missing or damaged cover plate.

14.5.1 Floors, Walls, Ceilings

Major Defect

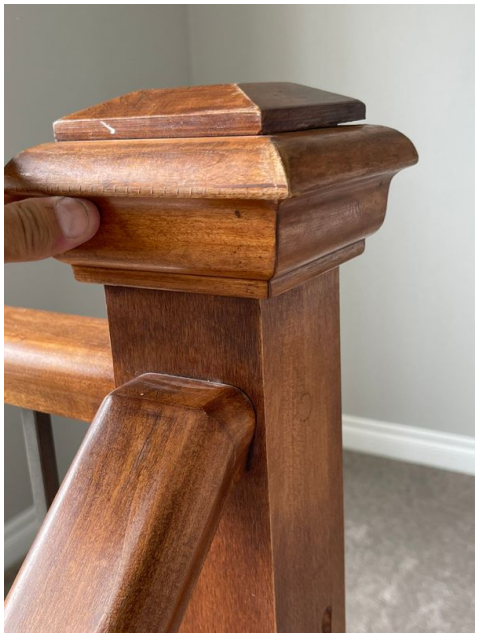
MISSING CEILING TILES

There were a few missing ceiling tiles

14.6.1 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

NEWL POST DAMAGE



15: DETACHED GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Garage Vehicle Door: Type of Door Operation

Opener

Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

Exterior Door: Exterior Doors Inspected

I inspected the exterior doors of the detached garage.

Foundation, Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

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

Roof Covering: Homeowner's Responsibility

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

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

Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

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



Roof Covering: Roof Was Inspected

Roof

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

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Flashing: Wall Intersections

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

Roof Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Gutters & Downspouts: Homeowner's Responsibility

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

Gutters & Downspouts: Gutters Were Inspected

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

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

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

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

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

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

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

Vinyl

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

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

Electric/GFCI Outside Garage: Inspected GFCIs

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

Ceiling & Walls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the detached garage according to the Home Inspection Standards of Practice.

Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

Garage Vehicle Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Vehicle Door Opener: Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

Electric in the Garage: Inspected Subpanel & Breakers

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

Windows: Windows Inspected

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

Limitations

Foundation, Ceiling, Walls & Firewalls in Garage

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

Roof Covering

UNABLE TO SEE EVERYTHING

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

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

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

Roof Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Gutters & Downspouts

DIFFICULT TO REACH THE GUTTERS

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

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

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

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

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

Electric/GFCI Outside Garage

UNABLE TO INSPECT EVERYTHING

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

Ceiling & Walls in Garage

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

Garage Floor

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

Windows

INSPECTION RESTRICTED

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

Garage Attic or Crawlspace assess

PERSONAL STORGE RESTRICTION

Could not access garage attic area

Recommendations

15.2.1 Roof Covering

Material Defect

MATERIAL DEFECT OBSERVED

Material Defect. A material defect was observed. According to the InterNACHI Home Inspection Standards of Practice, a material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

15.4.1 Gutters & Downspouts

Minor Defect

DEBRIS IN GUTTERS

I observed debris in the gutter. Cleaning and maintenance is recommended.

15.12.1 Garage Vehicle Door Opener

PHOTO-ELECTRIC EYES WERE MISSING

Major Defect

I observed that the photo-electric eyes are installed too high from the garage floor surface or missing

The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

15.12.2 Garage Vehicle Door Opener

WALL BUTTON DID NOT FUNCTION

Major Defect

I observed that the wall push button did not work.

15.12.3 Garage Vehicle Door Opener

DOOR OPENERS DID NOT FUNTION BY USING WALL BUTTON OR REMOTE

Major Defect

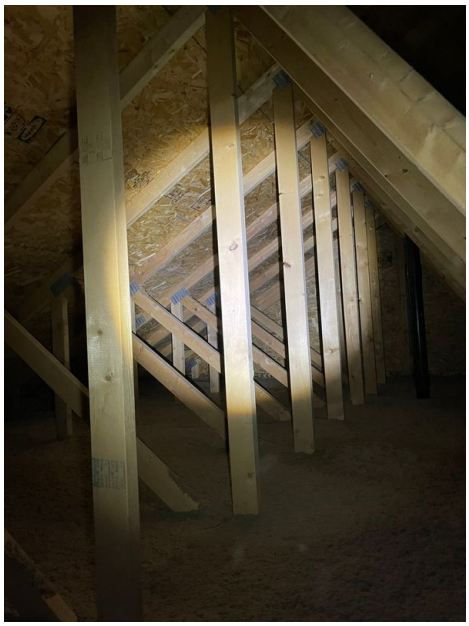
16: ATTIC(S), INSULATION & VENTILATION

Information

Structural Components & Observations in Attic: Location of Attic Hatch
Master Bedroom, Closet

Structural Components & Observations in Attic: Roof Deck Material
OSB

Structural Components & Observations in Attic: Type of Ceiling Structure Observed
Truss



Structural Components & Observations in Attic: Type of Roof Structure
Engineered Truss System

Insulation in Attic: Type of Insulation Observed
Fiberglass, Blown

Mechanical Exhaust System(s): Mechanical Exhaust in Kitchen Inspected
I inspected the mechanical exhaust system in the kitchen.

Mechanical Exhaust System(s): **Mechanical Exhaust in Bathrooms Inspected**

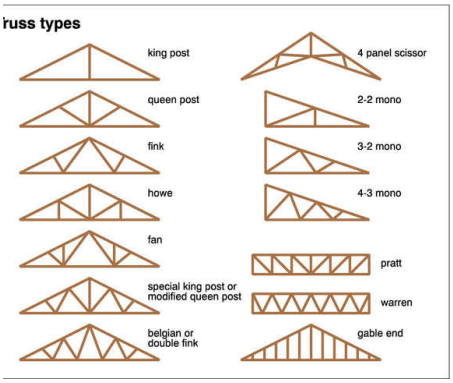
I inspected the mechanical exhaust system in the bathrooms.

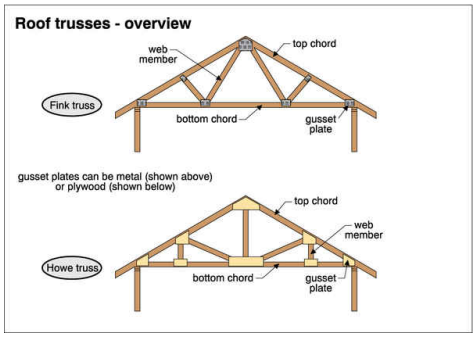
Mechanical Exhaust System(s): **Exhaust Fans**

None

Structural Components & Observations in Attic: Structural Components Were Inspected

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





Insulation in Attic: Approximate Average Depth of Insulation

9-12 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.

Insulation in Attic: Attic Insulation Thickness

9-12 inches

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

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

Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

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

Vapor barrier in Attic : Vapor Barrier Inspected

During the home inspection, I inspected for vapor barriers in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

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

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited. I do not walk in the attic space due to safety concerns.

Vapor barrier in Attic

NOT ALL VAPOR BARRIER CAN BE SEEN

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.

Main Shut offs - Electrical, Gas and Water
Locations of the main water, gas and electrical services.

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

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

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

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

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

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

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

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

Chimney, Fireplace, or Stove
I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Basement & Crawlspace(s)
I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

1. any heating system that did not operate; and

2. if the heating system was deemed inaccessible.

Plumbing
I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Electrical
I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

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.

Bathrooms
The home inspector will inspect:

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

Laundry
The inspector shall inspect:

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

Doors, Windows & Interior
The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

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

Detached Garage
The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

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

Attic(s), 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.