



GOOD 2 GO HOME INSPECTIONS LLC

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RESIDENTIAL INSPECTION REPORT

1234 Main Street
Cape Coral, FL 33991

Buyer Name

06/22/2024 9:00AM



Inspector

Steve Ziccardi

StGZ

Home Inspector HI11334, Mold Assessor

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Agent

Agent Name

555-555-5555

agent@spectora.com

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1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent, Listing Agent, Seller	Occupancy Occupied	Temperature (approximate) 84 Fahrenheit (F)
Weather Conditions Cloudy, Damp	Type of Building Single Family	Year Built 1971

Introduction

Welcome to the comprehensive inspection report for the subject property. This report aims to provide a detailed overview of the condition of the property based on a thorough visual observation conducted on the date of this inspection. The inspection was carried out in accordance with industry standards and guidelines, with the objective of identifying any visible defects, safety concerns, or maintenance issues present at the time of the inspection. This report serves as a valuable tool for buyers, sellers, and homeowners alike, offering insights into the current state of the property and highlighting areas that may require attention. Please review the following sections carefully to gain a comprehensive understanding of the property's condition as observed during the inspection process.

2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Roof Drainage Systems			X	
2.3	Skylights, Chimneys & Other Roof Penetrations	X			
2.4	Flashings	X			X
2.5	Roof Leaks/Water Intrusion	X			X
2.6	Roof Structure & Attic	X			

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

Information

Inspection Method Walked	Roof Covering Age 18 yrs	Roof Type/Style Hip, Gable
Roof Material Metal Panel	Gutter Material None	Flashing Material Aluminum, Wood

Limitations

General

INSPECTORS LIMITATIONS

Limitations for a roof inspection include: 1. Visual Inspection Only: The assessment is limited to a visual inspection of accessible areas of the roof. Areas that are obscured by debris, or vegetation may not be fully evaluated. 2. Height and Accessibility: The inspection is limited by the height and accessibility of the roof. High or steeply pitched roofs may be visually inspected from ground level or with the use of binoculars, but not fully accessed without specific arrangements or additional equipment. 3. Weather Conditions: The inspection is conducted under prevailing weather conditions at the time of the assessment. Certain weather conditions, such as heavy rain or high winds, may limit the inspector's ability to fully assess the roof. 4. Roof Covering: While the inspector may visually assess the condition of the roof covering, such as shingles or tiles, a comprehensive evaluation of the roof covering's lifespan or performance may require additional examination by a qualified roofing contractor. 5. Structural Integrity: While the inspector may visually inspect the roof structure for obvious signs of damage or deterioration, a comprehensive evaluation of the roof's structural integrity may require additional examination by a qualified structural engineer or roofing contractor. 6. Roofing Systems: The inspection may not include evaluation of specialized roofing systems, such as flat roofs or metal roofs, unless specifically requested and agreed upon separately. 7. Non-Accessible Areas: Areas of the roof that are not safely accessible to the inspector, such as steeply pitched sections or portions obscured by structural features, may not be fully evaluated.

Recommendations

2.1.1 Coverings

METAL ROOF COVERING-RUSTED/MINOR DAMAGE

Metal roof is rusted, loose and has minor damage throughout. The metal roof covering fastening hardware screws are rusted. Replacing the roof covering should be considered in the near future.

Recommendation

Contact a qualified roofing professional.



Rear



Right



Throughout



Throughout



Throughout



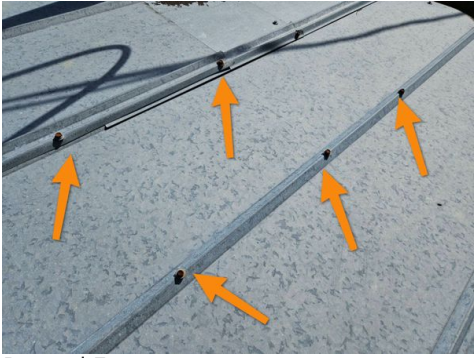
Left



Throughout



Ridge Cap



Rusted Fasteners



Ridge Cap

2.1.2 Coverings

METAL ROOF PATCHED

The metal roof covering ridge caps have been patched. Ongoing monitoring of these areas is suggested.

Recommendation

Contact a qualified professional.



Ridge



Ridge



Ridge



Electrical Mast

2.1.3 Coverings

METAL OVER SHINGLES

The metal roof covering was installed over preexisting shingles. This does not allow the metal panels to lay flat as intended. Water intrusion may occur in affected areas.

Recommendation

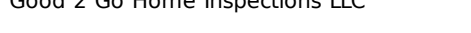
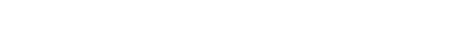
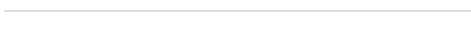
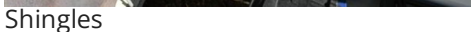
Contact a qualified professional.



Shingles



Old Shingles



2.4.1 Flashings

FLASHING LIFTED/DAMAGED

The roof flashing is lifted and/or has minor damage throughout. This can lead to water intrusion and is also physically distracting. Repairing/replacing the flashing is suggested.



Right



Right



Right

2.5.1 Roof Leaks/Water Intrusion

WATER STAINS ON ROOF DECK

Water intrusion observed from inside the attic. Water leaks can lead to wood rot, water damage, and mold. A home inspection cannot typically determine if leaks are active or if the leak has been corrected.

Recommendation

Contact a qualified roofing professional.



Attic Middle

3: EXTERIOR

		IN	NI	NP	R
3.1	Walls, Flashing & Trim	X			X
3.2	Eaves, Soffits & Fascia	X			X
3.3	Exterior Doors	X			
3.4	Windows	X			X
3.5	Screen Enclosures	X			X
3.6	Decks, Balconies, Porches & Steps	X			X
3.7	Walkways, Patios & Driveways	X			
3.8	Vegetation, Grading, Drainage & Retaining Walls	X			

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Information

Inspection Method

Visual

Siding Material

Vinyl, Metal

Exterior Doors

Wood, Metal

Windows	Appurtenance	Driveway
Single-Hung, Single Pane, Double Pane, No Protection	Driveway, Patio, Screen Enclosure	Gravel, Dirt

Limitations

General

INSPECTORS LIMITATIONS

Limitations for an exterior inspection include: 1. Visual Inspection Only: The assessment is limited to a visual inspection of accessible exterior components of the property. Areas concealed by landscaping, fencing, or other obstructions may not be fully evaluated. 2. Height and Accessibility: The inspection is limited by the height and accessibility of the exterior components. High or difficult-to-reach areas, such as upper levels of multi-story buildings or steeply sloped roofs, may be visually inspected from ground level but not fully accessed without specific arrangements or additional equipment. 3. Weather Conditions: The inspection is conducted under prevailing weather conditions at the time of the assessment. Certain weather conditions, such as heavy rain may limit the inspector's ability to fully assess exterior components. 4. Structural Integrity: While the inspector may visually inspect exterior walls, siding, and other structural components for obvious signs of damage or deterioration, a comprehensive evaluation of structural integrity may require additional examination by a qualified structural engineer or building contractor. 5. Landscaping and Vegetation: While the inspector may note observations regarding landscaping, vegetation, or grading issues that may impact the property, the inspection primarily focuses on the condition of the exterior building envelope and associated components. 6. Code Compliance: While the inspector may note obvious safety concerns, the inspection does not guarantee compliance with local building codes or regulations. Compliance verification may require additional evaluation by qualified professionals. 7. Non-Accessible Areas: Areas that are not safely accessible to the inspector, such as portions of the roof or exterior walls obscured by overgrown vegetation or structural limitations, may not be fully evaluated.

Recommendations

3.1.1 Walls, Flashing & Trim

EXTERIOR PAINT

The paint on the exterior needs maintenance. Repainting the home should be considered.

Recommendation

Contact a qualified painting contractor.



3.1.2 Walls, Flashing & Trim

DAMAGED SIDING

Siding is loose and/or damaged in multiple areas, which can lead to pest and/or moisture intrusion. Immediate repair is recommended.

Recommendation

Contact a qualified professional.



Right



Rear



Rear



Right



Rear



Rear



Rear



Left



Left



Front



Front



Front

3.2.1 Eaves, Soffits & Fascia

SOFFITS - MINOR DAMAGE

Metal soffit has minor damage. This may allow for pest and/or water intrusion. Repair is suggested.



Rear



Front Right

3.2.2 Eaves, Soffits & Fascia

FASCIA - DAMAGED

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.



Right

3.4.1 Windows

WINDOWS SCREENS MISSING

Window screens are missing. This may allow pest entry when the window is used for ventilation.

Recommendation

Contact a qualified professional.



Throughout



Right

3.5.1 Screen Enclosures

DAMAGED SCREENS

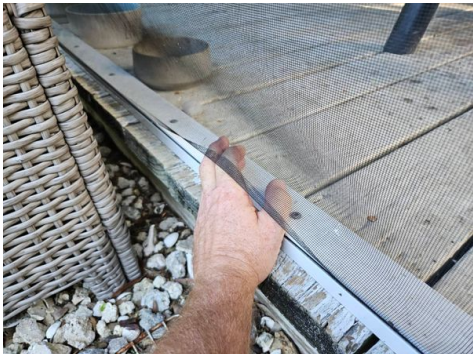
Screen enclosure has a damaged screen. This may allow pest to enter the area.

Recommendation

Contact a qualified professional.



Front



Damaged Screen

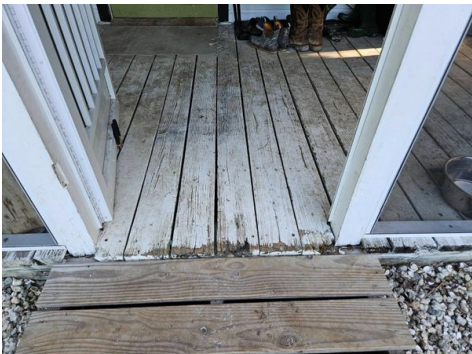


Front

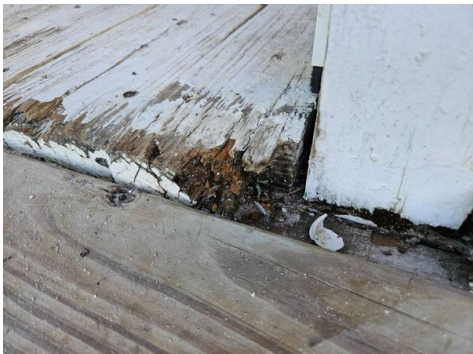
3.6.1 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS

Deck boards are showing signs of rot. Recommend a qualified decking contractor to repair/replace.



Front Patio



Rotted Deck Boards

4: FOUNDATION, CRAWLSPACE & STRUCTURE COMPONENTS

		IN	NI	NP	R
4.1	Crawlspaces	X			X
4.2	Foundation	X			X
4.3	Ceiling Structure	X			
4.4	Wall Structure	X			X
4.5	Floor Structure	X			X
4.6	Columns and Beams	X			

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Information

Crawlspace Inspection Method Crawled, Limited Access	Foundation Masonry Block	Floor Structure Wood Joists
Sub Floor Material Plywood		

Limitations

General

INSPECTORS LIMITATIONS

Limitations for a foundation and crawl space inspection include: 1. Visual Inspection Only: The assessment is limited to a visual inspection of accessible areas of the foundation and crawl space. Concealed areas, such as behind finished walls or under inaccessible areas, are not inspected without specific arrangements or disassembly, which is typically beyond the scope of a standard home inspection. 2. Accessibility: The inspection is limited to areas that are safely accessible to the inspector. Crawling into tight or hazardous spaces, or areas with inadequate structural support, may not be feasible during the inspection. 3. Moisture and Mold: While the inspector may visually assess for signs of moisture intrusion or mold growth, a comprehensive evaluation of moisture levels or mold presence may require additional testing by qualified professionals, such as mold remediation specialists or moisture control experts. 4. Structural Issues: While the inspector may visually inspect the foundation for obvious signs of cracks, settlement, or other structural concerns, a comprehensive evaluation of the foundation's structural integrity may require additional examination by a qualified structural engineer or foundation specialist. 5. Concealed Defects: Hidden defects, such as termite damage or structural issues concealed by insulation or other materials, may not be detectable without further investigation or specialized testing. 6. HVAC and Plumbing: The inspection typically does not include detailed evaluations of HVAC ductwork or plumbing lines located within the crawl space unless specifically requested and agreed upon separately. 7. Insulation and Ventilation: While the inspector may provide general observations regarding insulation and ventilation in the crawl space, a specialized assessment by an insulation contractor or energy auditor may be necessary for detailed recommendations or improvements.

Recommendations

4.1.1 Crawlspaces

CRAWLSPACE SOIL COMPACTION

Excessive soil movement observed in crawlspace. Ground compaction integrity is suspect. Further evaluation by a specialist is recommended.

Recommendation

Contact a qualified professional.



Crawlspace



Crawlspace

4.2.1 Foundation

FOUNDATION BLOCKS

The foundation concrete blocks show excessive movement/settling. This can compromise the structural integrity of the home. Recommend a qualified structural engineer evaluate and repair.



Throughout Crawlspace



Crawlspace

4.4.1 Wall Structure

CRACKS - MINOR

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.



Laundry Room

4.5.1 Floor Structure

FLOOR JOISTS- STRUCTURAL DAMAGE**Safety Hazard**

The wood floor joists show signs of structural damage. The integrity of the homes main floor joists is suspect and a safety concern. It is recommended a structural engineer evaluate and repair.



Rear



Rear



Crawlspace



Crawlspace



Crawlspace Middle



Damaged Floor Joist



Crawlspace Right



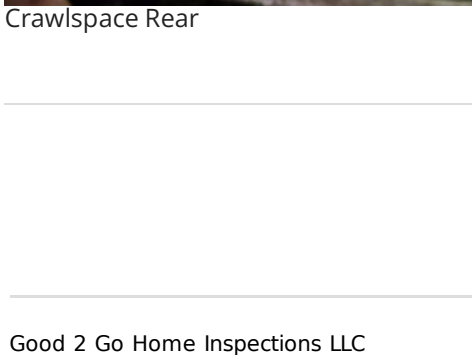
Crawlspace Front



Middle Crawlspace



Crawlspace Rear



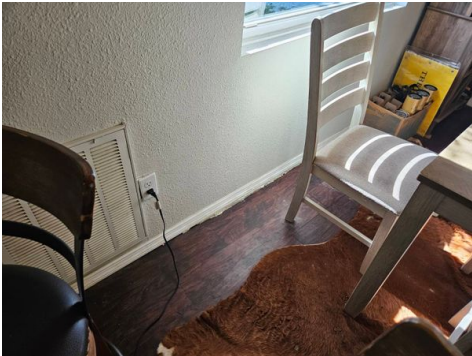
4.5.2 Floor Structure

SIGNIFICANT FLOOR SAGGING

The interior floor covering is uneven and shows signs of significant sagging, damage and movement in the sub floor. This is a major structural concern of the home's foundation and floor joists. Review by a specialist is highly recommended.

Recommendation

Contact a qualified professional.



Dining Room



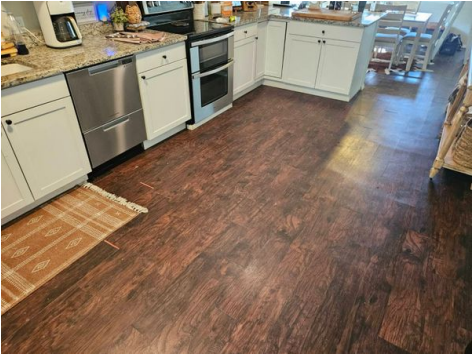
Dining Room



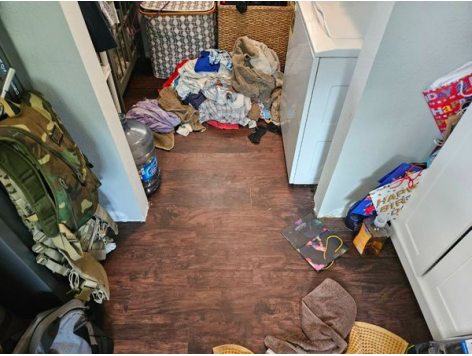
Dining Room Right



Right Side



Kitchen



Laundry Room

5: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
5.1	Attic Insulation	X			X
5.2	Floor Insulation	X			X
5.3	Vapor Retarders (Crawlspace or Basement)			X	
5.4	Ventilation of Attic and Foundation Areas	X			
5.5	Exhaust Systems	X			
5.6	Pest in Attic			X	

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Information

Attic Insulation
Batt, Fiberglass

Flooring Insulation
None

Attic Ventilation
Gable, Soffit

Exhaust Fans
Fan

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Limitations

General

INSPECTORS LIMITATIONS

Limitations for an attic space inspection include: 1. Accessibility: The inspection is limited to accessible areas of the attic space. Areas blocked by stored items, insulation, or other obstructions may not be fully inspected. 2. Safety Concerns: The inspector will not crawl into narrow or unsafe spaces, or areas with insufficient structural support, risking injury or damage to the property. 3. Visibility: The assessment is limited to visible areas of the attic. Dark or poorly lit spaces may hinder thorough inspection, and the inspector may not move or disturb insulation excessively. 4. Roof Structure: While the inspector may visually assess roof framing components from accessible areas, a comprehensive evaluation of the entire roof structure may require additional examination by a qualified roofing contractor or structural engineer. 5. Concealed Defects: Hidden defects, such as leaks or structural issues concealed by insulation or other materials, may not be detectable without further investigation or specialized testing. 6. Insulation and Ventilation: While the inspector may provide general observations regarding insulation and ventilation in the attic, a specialized assessment by an insulation contractor or energy auditor may be necessary for detailed recommendations or improvements.

Recommendations

5.1.1 Attic Insulation

INSUFFICIENT INSULATION

Insulation was inadequate at the noted location(s). Recommend installing additional insulation.



Attic Middle

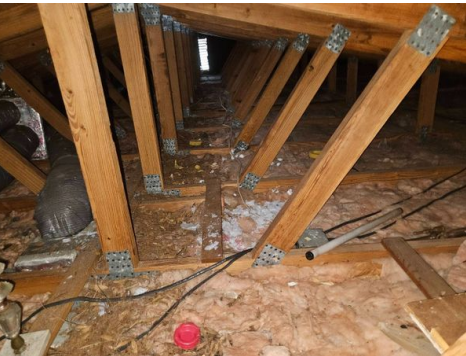
5.1.2 Attic Insulation

OLD INSULATION

The overall condition of the attic insulation is old and insufficient. Updating the attic insulation in the near future is suggested.

Recommendation

Contact a qualified professional.



Attic



Attic

5.2.1 Floor Insulation

FLOOR NOT INSULATED

The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.

Recommendation

Contact a qualified professional.



Crawlspace



Crawlspace

6: GARAGE

		IN	NI	NP	R
6.1	Ceiling	X			
6.2	Walls & Firewalls	X			
6.3	Floor	X			
6.4	Garage Door	X			
6.5	Garage Door Opener			X	
6.6	Occupant Door (From garage to inside of home)			X	

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Information

Garage Door Material
Metal

Garage Door Type
Manual Door

Garage Door Opener
N/A

7: INTERIOR- FLOORS, DOORS, WINDOWS, CABINETS

		IN	NI	NP	R
7.1	Ceilings	X			X
7.2	Walls	X			X
7.3	Doors	X			X
7.4	Windows	X			X
7.5	Floors	X			X
7.6	Steps, Stairways & Railings	X			
7.7	Countertops & Cabinets	X			

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Information

Ceiling Material Drywall, Wood	Wall Material Drywall, Paneling	Floor Covering Linoleum, Area Rug
Cabinetry Wood, Laminate	Countertop Material Granite	

Limitations

General

INSPECTORS LIMITATIONS

Limitations for interior spaces inspection include: 1. Visual Inspection Only: The assessment is limited to a visual inspection of accessible interior spaces. Concealed areas, such as inside walls or behind furniture/fixtures, are not inspected without specific arrangements or disassembly, which is typically beyond the scope of a standard home inspection. 2. Surface-Level Assessment: The inspection focuses on surface-level conditions of walls, floors, ceilings, and fixtures. Detailed assessments of underlying structures or systems, such as electrical wiring or plumbing, are not included unless specifically requested and agreed upon separately. 3. Cosmetic Issues: While the inspector may note cosmetic defects like paint chips, scuff marks, or surface stains, the inspection does not guarantee the absence of minor cosmetic imperfections. 4. Furniture and Personal Items: The inspection is limited by the presence of furniture, personal belongings, or other items obstructing visibility. Areas obscured by clutter or belongings may not be fully evaluated. 5. Specialized Areas: The inspection may not include evaluation of specialized areas, such as home theaters, wine cellars, or other unique spaces, unless specifically requested and agreed upon separately. 6. Accessibility: The inspection is limited to areas that are safely accessible to the inspector. High or difficult-to-reach areas, such as tall ceilings or upper levels, may be visually inspected from accessible vantage points but not fully accessed without specific arrangements. 7. Code Compliance: While the inspector may note obvious code violations, the inspection does not guarantee compliance with local building codes or regulations. Compliance verification may require additional evaluation by qualified professionals.

Recommendations

7.1.1 Ceilings

UNFINISHED CEILING SURFACE

The ceiling surface is unfinished and is physically distracting. Finish the ceiling surface to improve the cosmetic appearance.

Recommendation

Contact a qualified professional.



Kitchen



Kitchen

Rear Laundry Room

7.2.1 Walls

EVIDENCE OF TERMITES

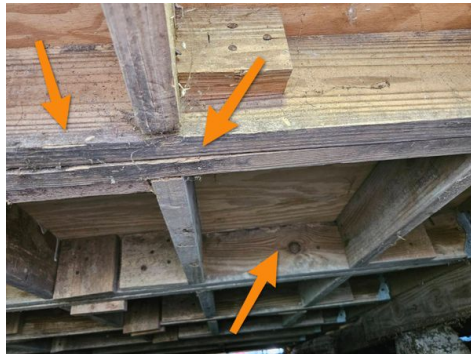
Evidence of termites observed. Evidence may include wood damage, droppings, wings, and/or mud tunnels made by termites. Termites can cause severe damage to structural components of the home. Further review and recommendation by a pest control specialist is recommended.

Recommendation

Contact a qualified professional.



Crawlspace

Damage Observed

7.2.2 Walls

WALL FIXTURE LOOSE

Wall fixture is not securely fastened. Fixture may be at risk of falling. Secure.

Recommendation

Contact a qualified professional.



Master Bathroom

7.2.3 Walls

BASEBOARD MOLDING- MISSING

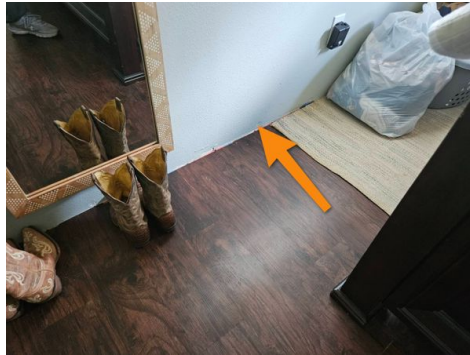
The baseboard molding is missing in the master bedroom areas. Install to improve the physical appearance of the walls.

Recommendation

Contact a qualified professional.



Master Bedroom



Master Bedroom

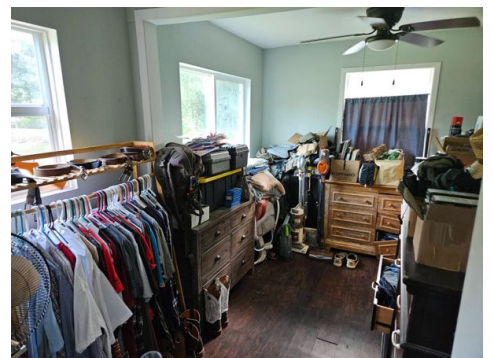
7.2.4 Walls

EXCESSIVE CLUTTER

The noted locations had excessive clutter at the time of the inspection. Inspectors view was restricted in these areas due to the obstructions.

Recommendation

Contact a qualified professional.

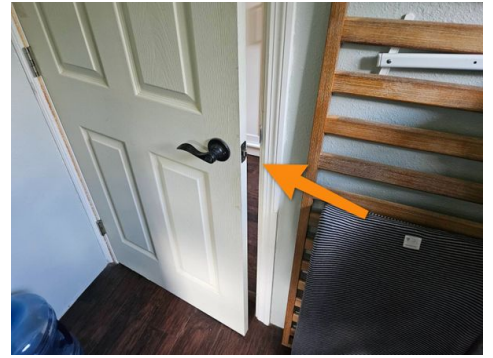


Rear Storage Room

7.3.1 Doors

DOOR DOESN'T LATCH

Door doesn't latch as intended. Adjust hardware so door can latch and close properly.



Rear Storage Room

7.3.2 Doors

LOOSE DOOR HARDWARE

Door has loose hardware. Loose hardware may eventually become damaged and may affect the operation of the door. Repair suggested.

Recommendation

Contact a qualified professional.



Guest Bathroom

7.4.1 Windows

WINDOW BALANCING SPRINGS

Balancing springs are damaged or loose from window. This condition may cause the window to bind or rub, but more commonly the window will not stay in the upward position. Repair suggested.

Recommendation

Contact a qualified professional.

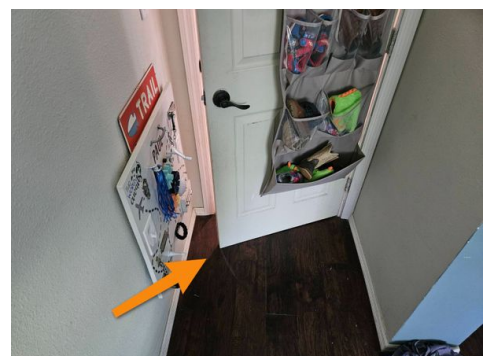


Left Bedroom

7.5.1 Floors

DOOR DRAGS ON FLOOR COVERING

Interior door drags/rubs on floor covering. This may eventually damage door and/or floor covering. Adjust.



Left Bedroom

7.5.2 Floors

FLOOR COVERING DAMAGED

The floor covering is damaged due to wear, impact, scratches, stains, water damage, etc. that affects the cosmetic appearance of the floor.



Interior



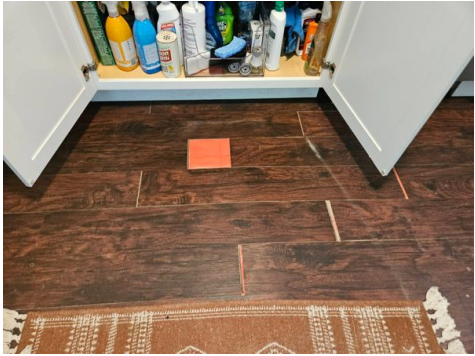
Throughout



Throughout



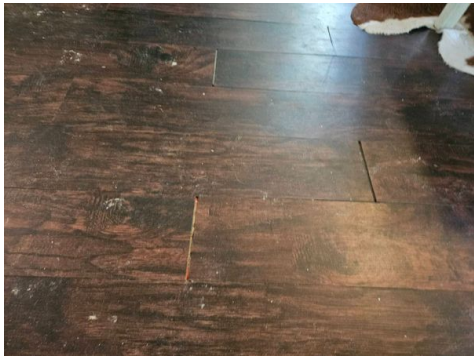
Living Room



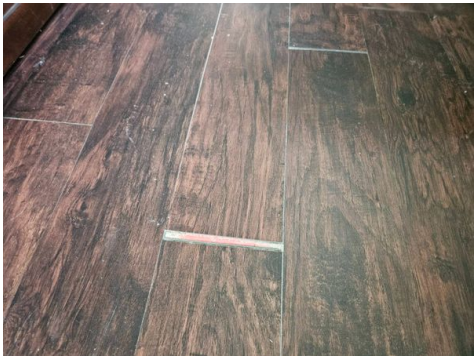
Kitchen



Guest Bathroom



Throughout



Throughout

8: HVAC SYSTEM

		IN	NI	NP	R
8.1	Heat Equipment	X			
8.2	Cooling Equipment	X			X
8.3	Normal Operating Controls	X			
8.4	Distribution Systems	X			X
8.5	Presence of Installed Heat/Cooling Source in Each Room	X			

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Information

Heat Type Electric Heat, Forced Air	Number of Heat Systems One	Heating Capacity(s) Unable to Determine
Heat System Brand Goodman	Age of Heating Unit Unknown	Cooling Equipment Type Package Unit
Number of A/C Units One	Cooling Capacity Unknown	Central Air Manufacturer Unknown
Age of A/C Unit Unknown	Energy Source Electric	A/C Temperature Differential Measurements 15-20 Degrees
Filter Location Return Vent(s)	Ductwork Insulated	

Limitations

General

INSPECTORS LIMITATIONS

Limitations for an HVAC system inspection might include: 1. Visual Inspection Only: The assessment is limited to a visual inspection of accessible components of the HVAC system. Internal components, such as heat exchangers or coils, are not inspected without disassembly, which is typically beyond the scope of a standard home inspection. 2. Normal Operating Conditions: The inspection evaluates the HVAC system under normal operating conditions. Issues that may only occur under extreme temperatures or other specific circumstances may not be evident during the inspection. 3. Seasonal Considerations: The inspection is conducted within the constraints of the current season. For example, air conditioning components may not be fully evaluated during colder months, and heating components may not be fully evaluated during warmer months. 4. Ductwork Limitations: The inspection is limited to visible portions of the HVAC ductwork. Concealed ducts within walls, floors, or ceilings are not inspected unless specifically agreed upon separately. 6. Exterior Components: Exterior HVAC components, such as condenser units or exhaust vents, are visually inspected for general condition and operation but may not be fully evaluated for proper installation or efficiency. 7. Specialized Systems: The inspection does not include evaluation of specialized HVAC systems, such as geothermal or radiant heating systems, unless specifically requested and agreed upon separately. 8. Code Compliance: While the inspector may note obvious code violations, the inspection does not guarantee compliance with local building codes or regulations. Compliance verification may require additional evaluation by qualified professionals.

Recommendations

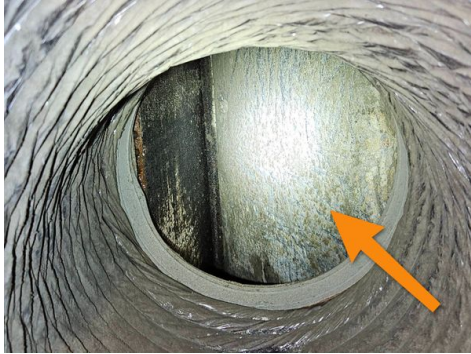
8.2.1 Cooling Equipment

HVAC SYSTEM REQUIRES CLEANING AND MAINTENANCE

The air handler and ductwork require cleaning and maintenance. A visual inspection has revealed that the system is dirty from lack of maintenance. Cleaning by a licensed A/C technician is suggested.

Recommendation

Contact a qualified professional.



Evaporating Coils

Evaporating Coils

8.2.2 Cooling Equipment

SYSTEM LIFE EXPECTANCY

Air conditioning unit(s) are at or near the end of their typical life expectancy. The normal useful life of an air handler and/or condensing unit is 12 - 15 years, but with proper maintenance they can last longer. Lack of proper maintenance can greatly reduce the life span.

Recommendation

Contact a qualified professional.

HVAC System

8.4.1 Distribution Systems

DUCT INSULATION DAMAGED

Air duct insulation is damaged. This can result in condensation and may reduce the efficiency of the system.

Recommendation

Contact a qualified professional.

Attic Right

8.4.2 Distribution Systems

DUCT SEAM OPEN

Air duct has come apart at its seams. This will cause a reduction in air flow to the designated area, as well as reduce the efficiency of the system. Repair.

Recommendation

Contact a qualified professional.



Attic Front

8.4.3 Distribution Systems

AIR RETURN DUCT DIRTY

Return duct is very dirty. Cleaning is recommended in order to improve the indoor air quality.

Recommendation

Contact a qualified professional.



8.4.4 Distribution Systems

DIRTY AIR FILTER

Air filter is dirty. This will reduce the efficiency of the system. Replace.

Recommendation

Contact a qualified professional.



Main Air Return

8.4.5 Distribution Systems

AC DUCTWORK- RESTRICTED

The AC ductwork should be properly supported, to not restrict air flow and reduce condensation.

Recommendation

Contact a qualified professional.



Attic

8.4.6 Distribution Systems

DUCTWORK PROTECTIVE COVER

The HVAC ductwork protective cover is damaged. Repair suggested.

Recommendation

Contact a qualified professional.



Right

8.4.7 Distribution Systems

NOISY AIR SUPPLY VENT

The air supply vent has excessive noise coming from the supply register. Adjust.

Recommendation

Contact a qualified professional.



Master Bedroom

8.4.8 Distribution Systems

NO AIR SUPPLIED- VENT

There is no air flow at the noted supply vent. Further review/repair by a HVAC specialist is recommended.

Recommendation

Contact a qualified professional.



Rear Laundry Room

9: ELECTRICAL SYSTEM

		IN	NI	NP	R
9.1	Service Entrance Conductors	X			X
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
9.3	Branch Wiring Circuits, Breakers & Fuses	X			
9.4	Lighting Fixtures, Switches & Receptacles	X			X
9.5	GFCI & AFCI Circuits	X			
9.6	Improper Electrical Wiring	X			X
9.7	Smoke Detectors		X		

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendation

Information

Electrical Service Overhead, 220 Volts	Electrical Panel Location Kitchen Cabinet	Panel Capacity 200 AMP
Panel Manufacturer Square D	Panel Type Circuit Breakers	Branch Wiring 15/20 AMP Copper
Wiring Method Romex		

Limitations

General

INSPECTION LIMITATIONS

1. Accessibility: Inspectors can only assess components that are visible and readily accessible. Concealed wiring, such as within walls or ceilings, cannot be thoroughly inspected. 2. Age of Wiring: Inspectors may not be able to determine the exact age of electrical wiring without documentation. Wiring that is hidden or inaccessible may also pose challenges in determining its age and condition. 3. Depth of Inspection: Inspectors typically perform a visual inspection of electrical components, which may not reveal underlying issues such as degraded insulation or faulty connections. 4. Code Compliance: While inspectors may note obvious violations of electrical codes, they are not code enforcement officials. They can provide general guidance on safety concerns but may not assess compliance with all local building codes. 5. Specialized Equipment: Inspectors may not have specialized equipment to perform comprehensive testing of electrical systems. 6. Limitations of Testing: Inspectors may perform basic tests, such as outlet and GFCI testing, but they cannot conduct invasive or destructive testing that could potentially damage the property. 7. Scope of Inspection: Electrical inspections typically focus on visible components like outlets, switches, and panels. Inspectors may not inspect every electrical device or fixture in the home. 8. Future Performance: Inspections provide a snapshot of the electrical system's condition at the time of inspection. They may not predict future performance or anticipate failures due to normal wear and tear. 9. Expertise: Inspectors have varying levels of expertise in electrical systems. While they can identify common issues, complex or specialized electrical problems may require consultation with a licensed electrician. 10. Liability Limitations: Inspectors may disclaim liability for certain electrical issues, especially if they were not reasonably discoverable during the inspection process. It's important for buyers and sellers to understand these limitations and consider hiring a qualified electrician for more in-depth assessments when necessary.

Recommendations

9.1.1 Service Entrance Conductors

ELECTRICAL MAST FLASHING

Electrical mast flashing and/or rubber boot is not sealed. This may result in water leaks and should be repaired.



Rooftop



Lifed Flashing



Not Sealed

9.1.2 Service Entrance Conductors

TREES ON SERVICE WIRES

Trees are in contact with electrical service wires. Cut back trees to prevent damage to the service wires.

Recommendation

Contact a qualified professional.



Right

9.1.3 Service Entrance Conductors

ELECTRICAL POLE SUPPORT CABLE

The electricity pole support cable is loose. This presents a safety hazard during high winds. Further review by a specialist is suggested.

Recommendation

Contact a qualified professional.



Front Right

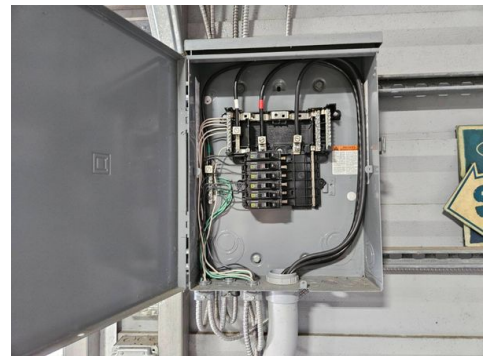
9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

PANEL PROTECTIVE COVER MISSING

The electrical panel interior protective cover is missing. Install as intended to help prevent possible electric shock.

Recommendation

Contact a qualified professional.



Detached Garage

9.4.1 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE INOPERABLE

Light fixture is inoperable. If changing the bulb does not correct the problem, then review by an electrician is recommended.



Master Bathroom

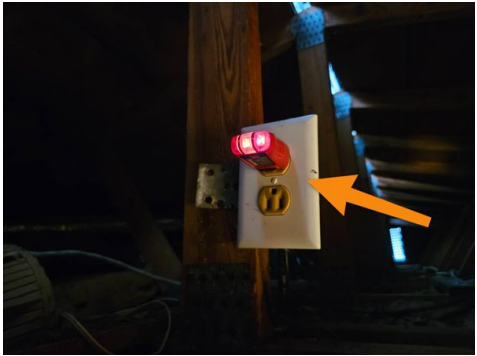
9.6.1 Improper Electrical Wiring

REVERSE POLARITY

Receptacle installed reverse polarity, where the hot and neutral wires are reversed. This is a safety hazard and should be immediately corrected.

Recommendation

Contact a qualified professional.



Attic

10: PLUMBING SYSTEM

		IN	NI	NP	R
10.1	Main Water Shut-off Device	X			
10.2	Water Supply, Distribution Systems & Fixtures	X			X
10.3	Showers and Bathtubs	X			
10.4	Hot Water Systems, Controls, Flues & Vents	X			
10.5	Drain, Waste, & Vent Systems	X			X
10.6	Fuel Storage & Distribution Systems			X	

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

Information

Water Source Well	Main Shut Off Valve Location Exterior Right	Plumbing Water Distribution PVC, PEX
Plumbing Waste PVC	Water Heater Source Electric	Water Heater Capacity 40 Gallon
Water Heater Manufacturer A.O Smith	Water Heater Age 2018	Water Heater Location Laundry Room

Limitations

General

INSPECTORS LIMITATIONS

Limitations for a plumbing inspection include: 1. Visible Areas Only: The inspection is limited to accessible and visible areas of the plumbing system. Concealed pipes within walls, floors, or ceilings are not inspected. 2. Non-Destructive: The inspection does not involve dismantling fixtures, cutting into walls, or any other destructive methods to access plumbing components. 3. Functional Inspection: The assessment focuses on the functional aspects of the plumbing system during normal operation. It does not include testing under abnormal conditions or destructive testing. 4. No Underground Inspection: Underground plumbing lines, such as sewer lines buried beneath the property, are not inspected unless specifically arranged and agreed upon separately. 5. Limited Scope: The inspection does not include evaluation of septic systems, water quality, or specialized components like water softeners or filtration systems unless explicitly requested and agreed upon. 6. Professional Expertise: While the inspection is conducted by a qualified inspector, it does not replace the need for specialized assessments by licensed plumbers or other professionals for detailed evaluations or repairs.

Recommendations

10.2.1 Water Supply, Distribution Systems & Fixtures

SINK NOT SECURED

Sink is not secured to the counter or wall. Sink may become detached and could result in water leaks.

Recommendation

Contact a qualified professional.



Guest Bathroom

10.5.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION REPAIR

An improper plumbin drain repair observed. This may prevent proper drainage and/or leaks. Repair is suggested.



Detached Garage Bathroom

10.5.2 Drain, Waste, & Vent Systems

LEAKING DRAINPIPE

Drainpipe leaks. Active water leakage will result in water damage and/or mold. Repair suggested.



Detached Garage

11: WELL SYSTEM

		IN	NI	NP	R
11.1	Well Equipment	X			X

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

Recommendations

11.1.1 Well Equipment

EQUIPMENT LEAKING

The well equipment appears to have been leaking, causing rust/damage to the exterior of the pump. Replacement in near future may be required.

Recommendation

Contact a qualified professional.



Well Equipment

12: SEPTIC/TANK

		IN	NI	NP	R
12.1	Drain Field	X			
12.2	Septic Tank		X		

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

13: BUILT-IN APPLIANCES

		IN	NI	NP	R
13.1	Dishwasher	X			X
13.2	Refrigerator/Freezer	X			
13.3	Range/Oven/Cooktop	X			
13.4	Garbage Disposal	X			X
13.5	Built-in Microwave	X			X
13.6	Exhaust Range Hood	X			
13.7	Washer/Dryer	X			

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

Information

Dishwasher Brand

Fisher & Paykel

Refrigerator Brand

GE

Range/Oven Brand

Whirlpool

Range Energy Source

Electric

Garabage Disposal Type

Badger

Exhaust Hood Type

Recirculate

Washer/Dryer Brand

GE

Limitations

General

INSPECTORS LIMITATIONS

Limitations for built-in appliances inspection include: 1. Visual Inspection Only: The assessment is limited to a visual inspection of accessible built-in appliances. Internal components, such as motors or heating elements, are not inspected without disassembly, which is typically beyond the scope of a standard home inspection. 2. Operational Inspection: The inspection evaluates the built-in appliances under normal operational conditions. Any issues that may only arise under specific circumstances, such as during heavy usage or at certain temperature settings, may not be evident during the inspection. 3. Built-in Features: The inspection may not include evaluation of built-in features, such as custom settings or programmable options, unless specifically requested and agreed upon separately. 4. Electrical Components: While the inspector may visually assess electrical connections and controls, the inspection does not include detailed evaluations of internal wiring or electrical components. 5. Specialized Appliances: The inspection may not include evaluation of specialized built-in appliances, such as wine coolers, steam ovens, or commercial-grade appliances, unless specifically requested and agreed upon separately. 6. Manufacturer's Instructions: The inspection does not verify whether built-in appliances are installed or operated according to manufacturer's instructions or specifications. Compliance with manufacturer's guidelines may require additional assessment by qualified appliance technicians.

Recommendations

13.1.1 Dishwasher

DISHWASHER DRAWER BINDS

The dishwasher door binds with the floor covering and is not available for use.

Recommendation

Contact a qualified professional.



Dishwasher

13.5.1 Built-in Microwave

MICROWAVE LIGHT

The appliance light did not function at the time of inspection.

Recommendation

Contact a qualified professional.



Microwave

14: DEFECTIVE DRYWALL DISCLAIMER

		IN	NI	NP	R
14.1	Attempt to Find Manufacturer Label	X			
14.2	Plumbing Fixtures	X			
14.3	HVAC System Coils	X			
14.4	Exposed Copper Wiring	X			

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

Information

Defective Drywall Disclaimer

Client should understand that this inspection may include any visual findings of the signs and symptoms of defective "Chinese Drywall;" however, does not include any testing or sampling. This section of the inspection and report is not intended to identify problems or deficiencies within the home. This section only reports on the symptoms and/or presence of defective "Chinese Drywall."

There is no formal training or protocols that are required to determine the presence of defective drywall. This inspection follows the recommended guidelines put forth by the Consumer Product Safety Commission. Defective drywall causes a unique corrosion of copper, chrome, and brass components. The inspector will observe a representative number of electrical outlets in order to view the exposed copper wires. The inspector will also inspect all visible copper, chrome, and brass plumbing components in search of the corrosion caused by defective drywall. The inspector may open the property's air handler in order to view the copper evaporator coils as well as inspect the copper refrigerant lines. The inspector may also tour the attic and any other areas of exposed drywall in order to find a manufacturer label. The inspector may make recommendations based on these symptoms if they are discovered; however, this is not a warranty or guarantee regarding the presence of defective drywall.

After a review of the home and all the components mentioned above, it is the inspector's opinion that the home does not contain defective drywall; however, this is simply an opinion. Further testing is recommended in order to guarantee that there is no defective drywall present.

15: INSPECTION REPORT DISCLAIMER

Information

Inspection Report Disclaimer

This inspection report is provided for informational purposes only and should not be considered as a guarantee or warranty regarding the condition of the property. The findings in this report are based on a visual inspection conducted at the time of the inspection and may not uncover all potential issues or defects. It is recommended that additional inspections be performed by qualified professionals in areas such as plumbing, electrical, structural, and environmental concerns. The inspector is not liable for any damages, losses, or expenses resulting from reliance on this report. Clients are encouraged to thoroughly review the report and seek clarification on any concerns before making any decisions based on its contents.

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

1. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and facias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 2. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Foundation, Crawlspace & Structure Components

I. The inspector shall inspect: A. the foundation; B. the crawlspace; and C. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Interior- Floors, Doors, Windows, Cabinets

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises.

V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

HVAC System

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical System

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. 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; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. 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 E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing System

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.