

# HOME INSPECTION REPORT



*123 Main Street, Anytown , GA 30506*

*Inspection prepared for: Your Buyer*

*Real Estate Agent: The Best - ACME Real Estate*

*Date of Inspection: 1/1/2022 Time: 9:00*

*Age of Home: 2006 Size: 3500*

*Weather: Heavy rain, 70*

*This sample inspection report is  
to display the inspection report format.*

*This is not a full report.*



## GAVEL

**HOME INSPECTION SERVICE**

**678-609-3226**

[gavelinspectionsservice.com](http://gavelinspectionsservice.com)

**INSPECTORS . JEFF GAVEL . CARTER HOWELL**



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*We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.*



# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

## Major Concerns

### Grounds

Page 8 Item: 6	Retaining Wall Inspection	<ul style="list-style-type: none"> <li>• <b>MISSING GUARDRAIL</b> along retaining wall at the left side of house was observed and is a safety issue. Guardrails may not be desirable but should be installed for safety on any wall over 30" tall. Recommend review and repair by a licensed contractor.</li> </ul>
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### Breaker Panel

Page 22 Item: 2	Main Panel Inspection	<ul style="list-style-type: none"> <li>• <b>DOUBLE TAP(S)</b> on BREAKER - More than one branch circuit wire was connected on a single lug of the circuit breaker. Improperly secured wires can cause heat or arcing at the connection, a safety hazard. Recommend repair by a licensed electrician.</li> </ul>
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## Concerns

### Grounds

Page 8 Item: 6	Retaining Wall Inspection	<ul style="list-style-type: none"> <li>• <b>DAMAGED GUARDRAIL</b> along retaining wall at the left side of house was observed and is a safety hazard. Recommend review and repair by a licensed contractor.</li> </ul>
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### Exterior

Page 10 Item: 5	Exterior Doors	<ul style="list-style-type: none"> <li>• <b>DOOR DOESN'T LATCH</b> - Door does not securely close or latch at the <b>basement</b> entry, recommend repair by a qualified handyman.</li> </ul>
Page 12 Item: 9	Decks Inspection	<ul style="list-style-type: none"> <li>• <b>LEDGER</b> through SIDING attachment was observed. The ledger board, when properly installed, is attached directly to the structure and the siding is installed around the ledger. Additional posts may be installed to secure the load. Recommend monitor this connection and repair by a qualified licensed contractor if needed.</li> </ul>

### Roof

Page 15 Item: 5	Chimney Inspections	<ul style="list-style-type: none"> <li>• <b>WATER POOLING</b> on the chimney cap was observed. Standing water is an indicator of poor drainage on the chimney cap which could damage the cap and be a point of moisture intrusion. Recommend review and repair by a licensed contractor.</li> </ul>
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### Electrical

Page 21 Item: 2	Lights - Fans - Outlets Inspection	<ul style="list-style-type: none"> <li>• <b>COVERED LIGHT FIXTURE</b> - A light fixture was installed above the drop ceiling in the basement, this can be a fire hazard if it turns on. Recommend removal of the fixture.</li> </ul>
Page 21 Item: 3	Wiring Inspections	<ul style="list-style-type: none"> <li>• <b>MISSING BOX COVERS</b> - Missing covers on electrical junction boxes were observed in the basement, all junction boxes should have a cover. Recommend appropriate covers be properly installed.</li> </ul>

<b>Bathrooms</b>		
Page 31 Item: 1	Sinks - Vanities Inspection	<ul style="list-style-type: none"> <li>• <b>CORRUGATED FLEX PIPE</b> was installed in the master bathroom. This type of pipe will clog easier due to the rough interior of the pipe, smooth walled, rigid plumbing is advised for efficient drain operation. Recommend repair by a licensed plumber.</li> <li>• <b>IMPROPER TRAP</b>- An improperly installed or designed waste trap was observed in the master bathroom. A standard P-trap should be installed to maintain correct separation of waste gasses from the interior air. Recommend repair by a licensed plumber.</li> </ul>
Page 32 Item: 3	Tub - Shower Inspections	<ul style="list-style-type: none"> <li>• <b>LOOSE FIXTURE</b> or tub/shower components were observed in the master bathroom and could be a point of plumbing damage. Recommend repair by a licensed plumber.</li> <li>• <b>CAULKING DAMAGE</b> - Areas of missing or damaged sealant was observed in the master bathroom and should be properly caulked. Recommend correctly sealing to maintain water tight integrity around tub/shower enclosure.</li> </ul>
<b>Laundry</b>		
Page 33 Item: 1	Laundry Inspection	<ul style="list-style-type: none"> <li>• <b>MISSING DRAIN PAN</b> - A drain pan under the washing machine was not installed and could allow for water damage if the washer leaks. Recommend installation of leak pan.</li> </ul>

<b>Maintenance Items</b>		
<b>Roof</b>		
Page 15 Item: 5	Chimney Inspections	<ul style="list-style-type: none"> <li>• <b>RUSTED COMPONENTS</b> were observed on chimney top and should be evaluated and refinished to maintain water tight integrity from rust damage.</li> </ul>
<b>Electrical</b>		
Page 21 Item: 4	Sensors Inspection	<ul style="list-style-type: none"> <li>• <b>MISSING SMOKE DETECTOR</b>- Smoke detectors were not installed and should be properly located according to the manufacturers instructions. Typical installation includes bedrooms, hallways and basements.</li> </ul>
<b>HVAC 1</b>		
Page 27 Item: 4	Air Conditioner 1 Inspection	<ul style="list-style-type: none"> <li>• <b>R22 REFRIGERANT</b> in use and is costlier to service than the R410a refrigerant being used in current <b>HVAC</b> systems. R22 refrigerant is currently being phased out of service.</li> </ul>
<b>Garage</b>		
Page 35 Item: 4	Floor Inspection	<ul style="list-style-type: none"> <li>• <b>MINOR CONCRETE CRACKING</b> was observed and is typical for a concrete slab. Cracks should be monitored for further movement or damage, recommend review by a licensed contractor if needed.</li> </ul>



# Grounds

*This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.*

*Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.*

*Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.*

*Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.*

*All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.*

## 1. Inspection Information

### INFO/CONCERNS:

- Homeowner was in attendance.
- Single Family Residence
- Furnished property at the time of the inspection. Some areas were not accessible at the time of the inspection and are to be considered as excluded from the inspection.
- Weather conditions at the time of inspection heavy rain, cloudy skies.



Left side of house.



Front of house.

## Grounds (continued)



Right side of house.



Back of house.

### 2. Driveway Inspection

#### **INFO/CONCERNS:**

- Concrete driveway was installed
- **MINOR CRACKS** were observed on driveway surface, this is a typical condition and maintenance includes sealing the cracks.



MINOR CRACKS were observed on driveway surface, this is a typical condition and maintenance includes sealing the cracks.

### 3. Walkway Inspection

#### **INFO/CONCERNS:**

- **WALKWAY - NO SUBSTANTIAL FLAWS** - Visible portions of the walkway appeared to be in serviceable condition and functional.
- Concrete walkway was installed.
- **SETTLEMENT** was observed of walkway and could be caused by settlement of fill dirt below surface. Recommend further review and repair by a qualified licensed contractor.

## Grounds (continued)



**SETTLEMENT** was observed of walkway and could be caused by settlement of fill dirt below surface. Recommend further review and repair by a qualified licensed contractor.

### 4. Grading Inspection

#### **INFO/CONCERNS:**

- **GRADING - NO SUBSTANTIAL FLAWS** - Grading appeared to be generally away from house although water runoff should be monitored to detect areas of improper drainage. Water flow is not always apparent during the inspection process but suspected grading issues will be reported.
- **IRRIGATION DRAINS** were observed in the yard, designed to properly control water flow around the property. This system is beyond the scope of this inspection.



**IRRIGATION DRAINS** were observed in the yard, designed to properly control water flow around the property. This system is beyond the scope of this inspection.

### 5. Vegetation Inspection

#### **INFO/CONCERNS:**

- **VEGETATION - NO SUBSTANTIAL FLAWS** - Vegetation appeared to be properly trimmed away from house and not causing any damage.
- **PEST CONTROL suggested** - All homes should be evaluated for the presence of wood boring insects by a licensed pest control contractor.
- **VEGETATION TRIMMING suggested** - Keeping an open space between vegetation and house is important for the integrity of the structure.

# Grounds (continued)

## 6. Retaining Wall Inspection

### INFO/CONCERNS:

- **RETAINING WALL - NO SUBSTANTIAL FLAWS** - Retaining walls appeared to be serviceable, performing the intended function.
- Timber wall
- Concrete wall
- **DAMAGED GUARDRAIL** along retaining wall at the left side of house was observed and is a safety hazard. Recommend review and repair by a licensed contractor.
- **MISSING GUARDRAIL** along retaining wall at the left side of house was observed and is a safety issue. Guardrails may not be desirable but should be installed for safety on any wall over 30" tall. Recommend review and repair by a licensed contractor.



**MISSING GUARDRAIL** along retaining wall at the left side of house was observed and is a safety issue. Guardrails may not be desirable but should be installed for safety on any wall over 30" tall. Recommend review and repair by a licensed contractor.



**DAMAGED GUARDRAIL** along retaining wall at the left side of house was observed and is a safety hazard. Recommend review and repair by a licensed contractor.

## 7. Fence /Gates Inspection

### INFO/CONCERNS:

- **FENCING - NO SUBSTANTIAL FLAWS** - Fencing appeared to be serviceable, performing the intended function. Fences and gates will be visually inspected for areas of obvious visible damage but are NOT included in this home inspection per InterNACHI Standards of Practice.
- Wood fence was installed
- Chain link fence was installed



## Foundation

*This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors visually inspect the readily available structural components of the home, including the foundation and framing, noting where deterioration is suspected or where clear indications of possible deterioration exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation and the overall structure and structural elements of the building is sound.*

## 1. Foundation Inspection

### INFO/CONCERNS:

- *VISUAL PERIMETER INSPECTION* of foundation was performed and is limited by the amount of exposed foundation.
- *GROUND COVER* should be maintained below the top of the foundation and away from the siding of the house to eliminate access for insects and moisture damage.
- *MINOR SLAB CRACKS* were observed in the concrete slab and are typical for most homes in this area. Maintenance should include sealing against moisture and monitoring. Cracks could be access points for moisture and insect intrusion into the home.
- *PAINTED FOUNDATION* or sealed foundation walls were observed and will limit the inspection, including water intrusion and cracking.
- *MINOR WALL CRACKS* were observed in the foundation walls and are typical for most homes in this area. Maintenance should include sealing against moisture and monitoring. Cracks could be access points for moisture and insect intrusion into the home.



*MINOR WALL CRACKS* were observed in the foundation walls and are typical for most homes in this area. Maintenance should include sealing against moisture and monitoring. Cracks could be access points for moisture and insect intrusion into the home.



*MINOR SLAB CRACKS* were observed in the concrete slab and are typical for most homes in this area. Maintenance should include sealing against moisture and monitoring. Cracks could be access points for moisture and insect intrusion into the home.



## Exterior

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have

## Exterior (continued)

*discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.*

*Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.*

*Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.*

*Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.*

*Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.*

### 1. Siding Description

**INFO/CONCERNS:**

- Cultured Stone siding installed.
- Vinyl siding installed.

### 2. Siding Inspections

**INFO/CONCERNS:**

- SIDING - NO SUBSTANTIAL FLAWS - The siding appeared to be functional and did not have any visible signs of substantial damage or defects.

### 3. Trim Inspection

**CONCERNS:**

- TRIM - NO SUBSTANTIAL FLAWS - The trim work appeared to be functional and did not have any visible signs of substantial damage or defects.

### 4. Exterior Window Inspection

**INFO/CONCERNS:**

- WINDOWS - NO SUBSTANTIAL FLAWS - The exterior condition of the windows appeared to be serviceable and did not have any visible signs of substantial damage or defects. Painted over wood rot is common and not always detected by a visual inspection.
- ROUTINE MAINTENANCE should include caulking and sealing around all window openings to maintain water tight integrity of window. Weep holes in the window frames should stay cleared of debris to allow for proper drainage.

### 5. Exterior Doors

**INFO/CONCERNS:**

- DOOR DOESN'T LATCH - Door does not securely close or latch at the **basement** entry, recommend repair by a qualified handyman.

## Exterior (continued)



**DOOR DOESN'T LATCH** - Door does not securely close or latch at the basement entry, recommend repair by a qualified handyman.

### 6. Exterior Stairs Inspection

#### **INFO/CONCERNS:**

- **STAIRS - NO SUBSTANTIAL FLAWS** - The exterior stairs appeared to be functional and did not have any visible signs of substantial damage or defects. Maintenance should include maintaining secured handrails and level, stable steps, sealed from water damage.
- **WOOD** stairs were installed.

### 7. Patio Inspection

#### **INFO/CONCERNS:**

- **PATIO - NO SUBSTANTIAL FLAWS** - Patios and stoops appeared to be functional and did not have any visible signs of substantial damage or defects. Maintenance should include maintaining level, smooth surfaces and steps, sealed from water damage.
- **PAVER** stone patio installed.

### 8. Deck Description

#### **INFO:**

- **PAINTED DECKS** can hide damage or rot. A painted deck requires regular maintenance, cleaning and inspection of components for signs of damage. Painted decks can also hold moisture and increase the chance for wood rot or rust of attached components.
- **WOOD** deck construction.
- **WOOD** posts installed.



DECK OVERVIEW.



DECK OVERVIEW.



DECK OVERVIEW.

## 9. Decks Inspection

### CONCERNS:

- **NO FLASHING** along ledger was visible or installed. Flashing should be installed to allow water to properly drain away from house/ledger connection and limit the chance of premature rot or damage. Recommend monitor area and review by a licensed contractor if needed.
- **LEDGER** through **SIDING** attachment was observed. The ledger board, when properly installed, is attached directly to the structure and the siding is installed around the ledger. Additional posts may be installed to secure the load. Recommend monitor this connection and repair by a qualified licensed contractor if needed.



## Roof

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history, therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see [www.gaf.com](http://www.gaf.com) for roof info). Always ask the seller about the age and history of the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed

# Roof (continued)

*to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.*

## 1. Roof Description

### INFO:

- MAINTENANCE ITEMS were observed and reported, seal or caulk minor damage noted to maintain water tight integrity. Recommend review by a licensed roofing contractor for a determination of life expectancy.
- DRONE with CAMERA - This inspection method hopes to reveal any major defects or damage but is not a guarantee to discover all roof defects. This method is used because the inspector does not feel safe by walking the roof and is not obligated to walk the roof according to the InterNACHI Standards of Practice. Recommend further review by a licensed roofing company if needed.
- Hip style roof.
- Inspected by drone with a camera.
- **Architectural shingles** installed.



General Roof Photos



General Roof Photos



General Roof Photos



General Roof Photos

## Roof (continued)



General Roof Photos



General Roof Photos

### 2. Roof Inspection

#### **CONCERNS:**

- **ROOF - NO SUBSTANTIAL FLAWS** -The inspection of the roof revealed the roof appeared to be serviceable and functional with common wear of a roof in this climate. This inspection is of the roof, on the day of inspection only and does not imply any future performance. Recommend review by a licensed roofing contractor for a determination of life expectancy.
- **SHINGLE WEAR** was observed on the roof covering and is a general statement about the overall roof covering. The roof is serviceable and watertight but is likely a few years old.

### 3. Roof Vents Inspection

#### **INFO/CONCERNS:**

- **VENTS - NO SUBSTANTIAL FLAWS** - Visible portions of the vents and vent flashing were inspected for obvious flaws, defects or installation damage that could be a point of moisture intrusion.
- **VENT MAINTENANCE** - Venting was installed penetrating the roof surface and could include plumbing, heater, fireplace, turbine, ridge, gable end or passive attic vents. All vents should be monitored for wear and water tight integrity, repair as needed.



General Vent Photo

**VENTS - NO SUBSTANTIAL FLAWS** - Visible portions of the vents and vent flashing were inspected for obvious flaws, defects or installation damage that could be a point of moisture intrusion.

# Roof (continued)

## 4. Gutter Inspection

### INFO/CONCERNS:

- **GUTTERS - NO SUBSTANTIAL FLAWS** - Visible portions of the gutters and downspouts were inspected for obvious flaws, defects or installation damage that could be a point of leakage. Gutter damage can be a cause of water damage to the house when not working or sealed properly.
- **GUTTER MAINTENANCE** - The gutter system should be routinely cleaned, sealed and maintained to prevent leaking and any water damage to structure.
- **VISIBLE DEBRIS in gutters was observed and could cause water damage if gutters are not regularly cleaned and maintained.**

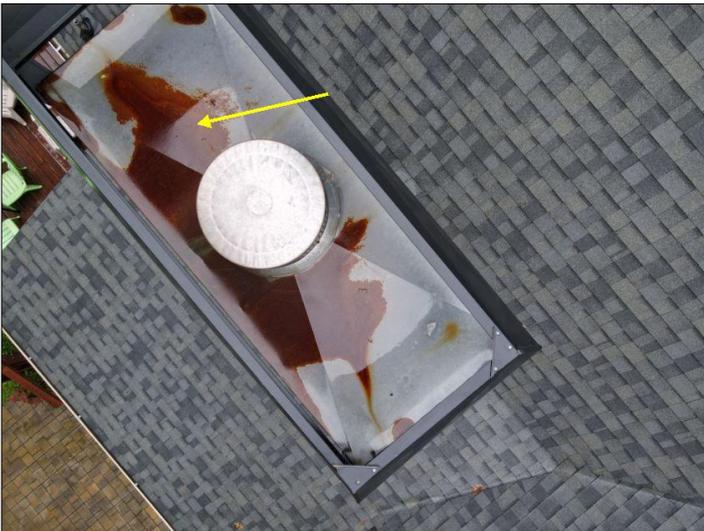


**VISIBLE DEBRIS in gutters was observed and could cause water damage if gutters are not regularly cleaned and maintained.**

## 5. Chimney Inspections

### INFO/CONCERNS:

- Sided pre-fabricated chimney was installed.
- **RUSTED COMPONENTS** were observed on chimney top and should be evaluated and refinished to maintain water tight integrity from rust damage.
- **WATER POOLING** on the chimney cap was observed. Standing water is an indicator of poor drainage on the chimney cap which could damage the cap and be a point of moisture intrusion. Recommend review and repair by a licensed contractor.



**WATER POOLING** on the chimney cap was observed. Standing water is an indicator of poor drainage on the chimney cap which could damage the cap and be a point of moisture intrusion. Recommend review and repair by a licensed contractor.



**RUSTED COMPONENTS** were observed on chimney top and should be evaluated and refinished to maintain water tight integrity from rust damage.



## Attic

*We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.*

### 1. Access Description

**INFO:**

- *SEALED OFF ACCESS* to the attic was observed and could not be used without possibly damaging the opening. Attic inspection from this access was not performed.
- Pull down attic access stairs were installed.
- Hallway access for the attic space.



Attic photos.



Attic photos.

## Attic (continued)



Attic photos.

### 2. Access Inspection

#### CONCERNS:

- **ATTIC ACCESS - NO SUBSTANTIAL FLAWS** - The attic access did not have any signs of substantial damage or defects.

### 3. Insulation Description

#### INFO:

- **LIMITED VIEW** of attic structure because of installed insulation. Inspection was limited to readily accessible or visual areas of the attic space.
- **LOOSE FILL** insulation was installed.
- **FIBERGLASS** insulation was installed.
- Approximately 10"-14" of insulation appeared to be installed.



Approximately 10"-14" of insulation appeared to be installed.



LIMITED VIEW of attic structure because of installed insulation. Inspection was limited to readily accessible or visual areas of the attic space.

### 4. Insulation Inspection

#### CONCERNS:

- **ATTIC INSULATION - NO SUBSTANTIAL FLAWS** - The attic insulation was observed for type, depth and any signs of substantial damage or defects.

## 5. Structure Inspection

### **INFO/CONCERNS:**

- **ATTIC STRUCTURE - NO SUBSTANTIAL FLAWS** - The attic structure was observed for type of construction, any visual indications of defects or any signs of substantial damage.
- Stick built type of framing construction.
- **INSULATION COVERAGE** (spray foam, radiant barrier, etc) was limiting the visible structure and inspection process of the structure.

## 6. Ventilation Inspection

### **INFO/CONCERNS:**

- **ATTIC VENTILATION - NO SUBSTANTIAL FLAWS** - The attic ventilation system was observed for type of ventilation, any indications of improper venting along with any signs of substantial damage or defects.
- Ridge attic vents were installed.
- Soffit attic vents were installed.
- Gable attic vents were installed.

## 7. Ductwork Inspection

### **INFO/CONCERNS:**

- **ATTIC DUCTWORK - NO SUBSTANTIAL FLAWS** - The ductwork system in the attic was visually observed for proper installation and any signs of substantial damage or defects.



# Utilities

## 1. Water Service

### **INFO/CONCERNS:**

- **WATER SERVICE - NO SUBSTANTIAL FLAWS** - Visible portions of the water supply service line appeared to be in serviceable condition, including any visible shutoff valves, regulators and support.
- **PUBLIC** water source was installed for this house.
- **ACCEPTABLE WATER PRESSURE** was measured at 60 psi with a pressure meter typically at the water heater or **spigot**. The generally accepted range of pressure is between 40-80 psi.
- **WATER SHUTOFF VALVE** was located in the basement.
- **PRESSURE REDUCING VALVE** was located in the basement

## Utilities (continued)



ACCEPTABLE WATER PRESSURE was measured at 60 psi with a pressure meter typically at the water heater or spigot. The generally accepted range of pressure is between 40-80 psi.



PUBLIC water source was installed for this house.



WATER SHUTOFF VALVE was located in the basement.

### 2. Electric Service

#### **INFO/CONCERNS:**

- **ELECTRIC SERVICE - NO SUBSTANTIAL FLAWS** - Visible portions of the electric power service appeared to be in serviceable condition, including any meter, base, mast, conduit or disconnect breaker components.
- **ELECTRIC SERVICE** and meter was located at the left side of house.
- **UNDERGROUND (Lateral) Electric service installation.**
- **NO VISIBLE GROUNDING** observed - Unable to locate grounding system including ground wire, rod or UFER connection. This is a common scenario, ground systems can be buried in landscaping or vegetation. Recommend further info from homeowner or review by a licensed electrician if needed.



**ELECTRIC SERVICE - NO SUBSTANTIAL FLAWS** - Visible portions of the electric power service appeared to be in serviceable condition, including any meter, base, mast, conduit or disconnect breaker components.

### 3. Gas Service

**INFO/CONCERNS:**

- NO GAS SERVICE was observed.

### 4. Sewer System

**INFO/CONCERNS:**

- PRIVATE SEWER system - House was listed with and appeared to be using a private sewage system that typically includes septic or mechanical components with tank access somewhere in the yard. Recommend consulting with homeowner for septic clean-out service record and if it needs to be serviced. Private sewage disposal systems are NOT inspected as part of the home inspection per InterNACHI Standards of Practice.



## Electrical

*This report describes the amperage, location of the main service disconnect, any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the presence or absence of smoke detectors. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.*

# Electrical (continued)

## 1. Lights - Fans - Outlets Description

### INFO

- SECURITY LIGHTS were installed, lights can be wired to various sensors limiting inspection of performance of light fixture.
- **GFCI** OUTLETS FUNCTIONED using an outlet testing tool that introduces a load on the outlet to see if the outlet will properly trip. GFCI outlets that were tested did work properly.
- CEILING FANS WERE BALANCED - Fans that were tested appeared to be operating properly and safely.
- GFCI outlets were installed.
- Ceiling Fans were installed.
- Smoke detectors were installed.
- Flood lights were installed.

## 2. Lights - Fans - Outlets Inspection

### CONCERNS:

- FIXTURES - NO SUBSTANTIAL FLAWS - Fixtures and outlets that were visible appeared to be in serviceable condition lacking any significant concerns that could be a safety or fire hazard. Lights with motion and dusk to dawn sensors or any landscape lighting is not included in this inspection.
- COVERED LIGHT FIXTURE - A light fixture was installed above the drop ceiling in the basement, this can be a fire hazard if it turns on. Recommend removal of the fixture.

## 3. Wiring Inspections

### INFO/CONCERNS:

- Copper non metallic sheathed cable was installed.
- MISSING BOX COVERS - Missing covers on electrical junction boxes were observed in the basement, all junction boxes should have a cover. Recommend appropriate covers be properly installed.



MISSING BOX COVERS - Missing covers on electrical junction boxes were observed in the basement, all junction boxes should have a cover. Recommend appropriate covers be properly installed.



MISSING BOX COVERS - Missing covers on electrical junction boxes were observed in the basement, all junction boxes should have a cover. Recommend appropriate covers be properly installed.

## 4. Sensors Inspection

### INFO/CONCERNS:

- SMOKE DETECTORS RESPONDED - with the built in alarm. Smoke detectors that were tested were only evaluated by using the "Test Button" feature and not an actual smoke test.
- MISSING SMOKE DETECTOR- Smoke detectors were not installed and should be properly located according to the manufacturers instructions. Typical installation includes bedrooms, hallways and basements.



# Breaker Panel

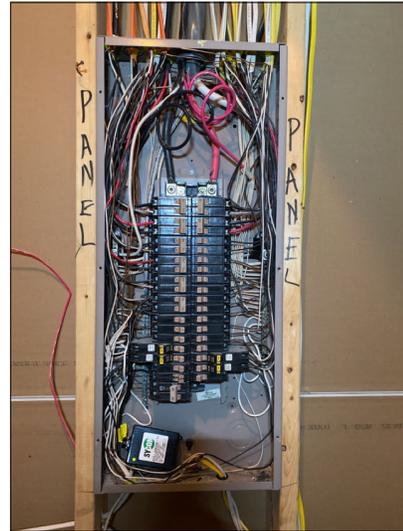
## 1. Main Panel Description

### INFO

- MAIN PANEL LOCATED in the basement.
- MAIN PANEL BRAND is Cutler-Hammer.
- Circuit Breaker style panel



Exterior panel photo.

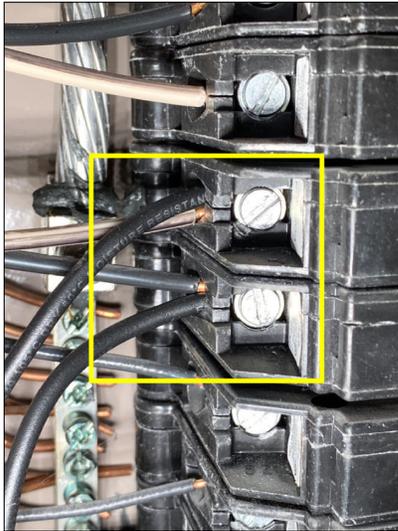


Interior panel photo.

## 2. Main Panel Inspection

### CONCERNS:

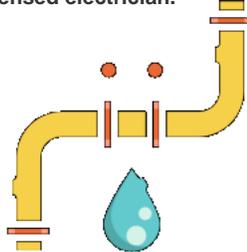
- **TRIPPED BREAKER** was observed in the panel before any further inspection was performed. The breaker is not reset for safety reasons and is recommended for further review by a licensed electrician.
- **DOUBLE TAP(S)** on **BREAKER** - More than one branch circuit wire was connected on a single lug of the circuit breaker. Improperly secured wires can cause heat or arcing at the connection, a safety hazard. Recommend repair by a licensed electrician.



**DOUBLE TAP(S) on BREAKER** - More than one branch circuit wire was connected on a single lug of the circuit breaker. Improperly secured wires can cause heat or arcing at the connection, a safety hazard. Recommend repair by a licensed electrician.



**DOUBLE TAP(S) on BREAKER** - More than one branch circuit wire was connected on a single lug of the circuit breaker. Improperly secured wires can cause heat or arcing at the connection, a safety hazard. Recommend repair by a licensed electrician.



## Plumbing

*The plumbing inspection will include the following:*

- A. Verify the presence of and identify the location of the main water shutoff valve.*
- B. Verify the presence of a backflow prevention device if required where, in the inspector's opinion, a cross connection could occur between water distribution system and nonpotable water or private source.*
- C. Inspect all water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves.*
- D. Flushing a representative number of toilets.*
- E. Running water in a representative number of sinks, tubs, and showers.*
- F. Verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.*
- G. Inspect available interior water supply including a representative number of fixtures and faucets.*
- H. Inspect drain, waste and vent systems, including a representative number of fixtures.*
- I. Describe any visible fuel storage systems.*
- J. Inspect drainage sump pumps and test pumps with accessible floats.*
- K. Describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.*
- L. Determine if the water supply is public or private.*
- M. Inspect the water supply by viewing the functional flow in several fixtures operated simultaneously and report any deficiencies as in need of repair.*
- N. Report the need of any repair deficiencies in installation and identification of hot and cold faucets.*
- O. Report as need of repair, any mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.*
- P. Report as need of repair, any commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.*

## 1. Supply Plumbing

### INFO/CONCERNS:

- **WATER SUPPLY PIPES - NO SUBSTANTIAL FLAWS** - The water supply system was visually inspected for damage, leaks and defects and did not have any visible signs of substantial damage or defects.
- **WATER SPIGOTS - NO SUBSTANTIAL FLAWS** - The outside spigots appeared to be functional and did not have any visible signs of substantial damage or defects.
- CPVC pipe was installed.

## 2. Waste Plumbing

### INFO/CONCERNS:

- **DWV** - **NO SUBSTANTIAL FLAWS** - The DWV (drain, waste, vent) system was visually inspected for damage, leaks and defects and did not have any signs of substantial damage or defects. Sewer camera inspections are always recommended for a more thorough examination of the sewer or septic piping.
- **PVC** pipe was installed.



# Water Heater

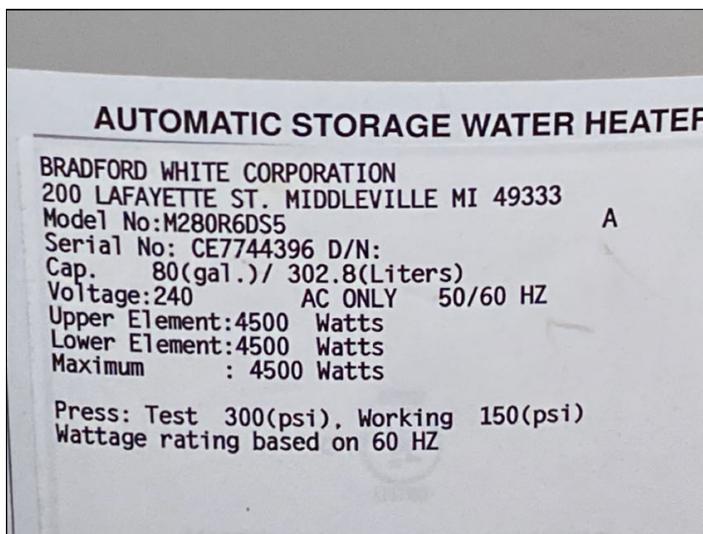
## 1. Water Heater 1 Description

### INFO:

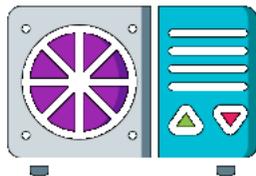
- Basement location for water heater 1.
- Electric water heater.
- WATER HEATER 1 brand is Bradford White.
- MANUFACTURE DATE of water heater 1 appeared to be -2007
- 80 gallon water heater was installed.



80 gallon water heater was installed.



MANUFACTURE DATE of water heater 1 appeared to be -2007



# HVAC 1

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. HVAC 1 Performance

### INFO/CONCERNS:

- RETURN AIR temperature was 76 degrees, measured at the return air vent using a thermal camera. Services main level.
- COOLING temperature was 54 degrees, measured at the vent taken from the floor with a thermal camera. Services main level.
- HEATING temperature was 115 degrees, measured at the vent taken from the floor with a thermal camera. Services main level.
- **HVAC** 1 Services main level.



HEATING temperature was 115 degrees, measured at the vent taken from the floor with a thermal camera. Services main level.



RETURN AIR temperature was 76 degrees, measured at the return air vent using a thermal camera. Services main level.

## HVAC 1 (continued)



COOLING temperature was 54 degrees, measured at the vent taken from the floor with a thermal camera. Services main level.

### 2. Thermostat & Air Filter

#### INFO/CONCERNS:

- *DIGITAL THERMOSTAT* was installed and appeared to work properly.
- *FILTER* maintenance - The air filter should be replaced every 30 days for peak efficiency and to prevent dust and debris accumulation in the system.



DIGITAL THERMOSTAT was installed and appeared to work properly.

### 3. Air Conditioner 1 Description

#### INFO:

- **A/C** condenser 1 is on back side of house.
- A/C 1 BRAND is Lennox.
- MANUFACTURER DATE of air conditioner 1 appeared to be -2006
- OLDER A/C CONDENSER - An older A/C condenser was installed and should be recognized as "Nearing the end of service life" and will likely need replacement in the near future. The average lifespan for an A/C condenser is considered to be about 15 years although there are many factors that contribute to the actual working life.
- 2 ton air condenser appeared to be the size installed.

# HVAC 1 (continued)



**OLDER A/C CONDENSER** - An older A/C condenser was installed and should be recognized as "Nearing the end of service life" and will likely need replacement in the near future. The average lifespan for an A/C condenser is considered to be about 15 years although there are many factors that contribute to the actual working life.

**MANUFACTURER DATE** of air conditioner 1 appeared to be -2006

## 4. Air Conditioner 1 Inspection

**CONCERNS:**

- **A/C CONDENSER 1 - NO SUBSTANTIAL FLAWS** - The air conditioner did respond to the thermostat controls and did not have any visible signs of substantial damage or defects. The average lifespan for an **AC condenser** is considered to be around 15 years although there are many factors that contribute to the actual working life.
- **R22 REFRIGERANT** in use and is costlier to service than the R410a refrigerant being used in current HVAC systems. R22 refrigerant is currently being phased out of service.

## 5. Heater 1 Description

**INFO:**

- **Basement location** for heater 1.
- **HEATER BRAND** is Lennox.
- **MANUFACTURER DATE** of heater 1 appeared to be -2006
- **Electric Furnace.**



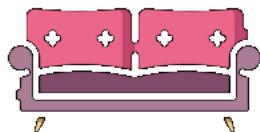
**HEATER BRAND** is Lennox.

**MANUFACTURER DATE** of heater 1 appeared to be -2006

## 6. Heater 1 Inspection

### CONCERNS:

• **HEATER 1 - NO SUBSTANTIAL FLAWS** - The HVAC heater did produce hot air using the thermostat controls and did not have any visible signs of substantial damage or defects. The average lifespan for an HVAC heater is considered to be around 20 years although there are many factors that contribute to the actual working life.



## Interior

The Interior section covers areas of the house that are not considered part of the bathrooms, bedrooms, kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Interior Rooms

#### INFO:

• **THERMAL SCAN** of INTERIOR was performed looking for water leaks, insulation issues, overheated wires etc. This scan is used as an additional measure or tool and is only a basic overview of the interior.



Dining Room



Bedroom

# Interior (continued)



Master Bathroom



Living Room



Kitchen



Dining Room



Laundry Room.



Basement Room

## 2. Doors-Walls-Ceilings

### **INFO/CONCERNS:**

- **DOORS - NO SUBSTANTIAL FLAWS** - The interior doors operated properly and did not have any signs of substantial damage or defects beyond typical wear.
- **WALLS - NO SUBSTANTIAL FLAWS** - The interior walls did not have any visible signs of substantial damage or defects beyond typical wear.
- **CEILINGS - NO SUBSTANTIAL FLAWS** - The interior ceilings did not have any visible signs of substantial damage or defects beyond typical wear.

## 3. Window Inspections

### **INFO/CONCERNS:**

- **WINDOWS - NO SUBSTANTIAL FLAWS** - The windows that were inspected and tested for operation did not have any signs of substantial damage or defects. Typical wear is common and some windows may have been inaccessible and not tested.
- Vinyl windows were installed.
- Single hung style windows were installed.

## 4. Floor

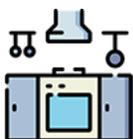
### **INFO/CONCERNS:**

- **FLOORS - NO SUBSTANTIAL FLAWS** - The interior floors did not have any signs of substantial wear, damage or defects including visible slopes, buckling, etc. beyond typical wear.

## 5. Stairways

### **INFO/CONCERNS:**

- **STAIRS - NO SUBSTANTIAL FLAWS** - The interior stairs and handrails were inspected and tested. Stairways did not have any signs of substantial damage or defects.



# Kitchen

## 1. Cabinets

### **INFO/CONCERNS:**

- **CABINETS - NO SUBSTANTIAL FLAWS** - The kitchen cabinetry and counter tops did not have any signs of substantial damage or defects.
- **PERSONAL ITEMS STORED** in kitchen cabinets will limit the visual inspection of the cabinetry and counter tops.

## 2. Sink - Faucet Inspection

### **INFO/CONCERNS:**

- **SINK & FAUCETS - NO SUBSTANTIAL FLAWS** - The kitchen sink and faucet components did not have any signs of substantial damage or defects.
- **PERSONAL ITEMS STORED** under kitchen sink will limit the visual inspection of the area.

## 3. Garbage Disposal Inspection

### **INFO/CONCERNS:**

- **NO DISPOSAL** was installed.

## 4. Range - Oven Inspection

### **INFO/CONCERNS:**

- **RANGE & OVEN - NO SUBSTANTIAL FLAWS** - The range in the kitchen was inspected, operated and appeared to function properly with no signs of substantial damage or defects.
- **APPLIANCE SAFETY RECALLS** can be checked for free at the website <https://www.cpsc.gov>. This is the United States Consumer Products Safety Commission website.
- Electric cook top was installed.
- Electric oven(s) were installed.

## 5. Dishwasher Inspection

### **INFO/CONCERNS:**

- *DISHWASHER - NO SUBSTANTIAL FLAWS - The dishwasher was run through a wash cycle and appeared to function properly and did not have any signs of substantial damage or defects.*
- *PERSONAL ITEMS were in the dishwasher during the test wash cycle.*

## 6. Microwave Inspection

### **INFO/CONCERNS:**

- *MICROWAVE - NO SUBSTANTIAL FLAWS - The microwave was operated and appeared to function properly and did not have any signs of substantial damage or defects.*

## 7. Vent Inspection

### **INFO/CONCERNS:**

- *VENT - NO SUBSTANTIAL FLAWS - The cooking vent was inspected, operated and appeared to function properly with no signs of substantial damage or defects.*
- *Re-circulating cooking vent was installed.*



# Bathrooms

*Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.*

## 1. Sinks - Vanities Inspection

### **INFO/CONCERNS:**

- *FAUCETS - NO SUBSTANTIAL FLAWS - The faucets and sinks were operated, appeared to function properly and did not have any signs of substantial damage or defects.*
- *CABINETS - NO SUBSTANTIAL FLAWS - The cabinets and counter tops did not have any signs of substantial damage or defects.*
- *PERSONAL ITEMS stored in cabinets will limit the visual inspection of the plumbing, cabinetry and counter tops.*
- *CORRUGATED FLEX PIPE was installed in the master bathroom. This type of pipe will clog easier due to the rough interior of the pipe, smooth walled, rigid plumbing is advised for efficient drain operation. Recommend repair by a licensed plumber.*
- *IMPROPER TRAP- An improperly installed or designed waste trap was observed in the master bathroom. A standard P-trap should be installed to maintain correct separation of waste gasses from the interior air. Recommend repair by a licensed plumber.*

## Bathrooms (continued)



**IMPROPER TRAP-** An improperly installed or designed waste trap was observed in the master bathroom. A standard P-trap should be installed to maintain correct separation of waste gasses from the interior air. Recommend repair by a licensed plumber.

### 2. Toilet Inspections

**INFO/CONCERNS:**

- **TOILETS - NO SUBSTANTIAL FLAWS** - The toilets were operated, appeared to function properly and did not have any signs of substantial damage or defects.

### 3. Tub - Shower Inspections

**INFO/CONCERNS:**

- **SHOWERS - NO SUBSTANTIAL FLAWS** - The showers were operated, appeared to function properly and did not have any signs of substantial damage or defects.
- **LOOSE FIXTURE** or tub/shower components were observed in the master bathroom and could be a point of plumbing damage. Recommend repair by a licensed plumber.
- **CAULKING DAMAGE** - Areas of missing or damaged sealant was observed in the master bathroom and should be properly caulked. Recommend correctly sealing to maintain water tight integrity around tub/shower enclosure.



**CAULKING DAMAGE** - Areas of missing or damaged sealant was observed in the master bathroom and should be properly caulked. Recommend correctly sealing to maintain water tight integrity around tub/shower enclosure.

### 4. Vents

**INFO/CONCERNS:**

- **VENT - NO SUBSTANTIAL FLAWS** - The bathroom vent fans were operated, appeared to function properly and did not have any signs of substantial damage or defects.

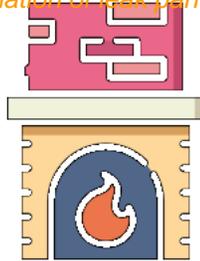


## Laundry

### 1. Laundry Inspection

#### **INFO/CONCERNS:**

- **LAUNDRY - NO SUBSTANTIAL FLAWS** - The laundry room plumbing and dryer venting appeared to function properly and did not have any signs of substantial damage or defects.
- **INACCESSIBLE WASHER HOOKUPS** - The washer and dryer were installed limiting the inspection of the plumbing hookups, dryer venting and possible gas supply shutoff valve.
- **MISSING DRAIN PAN** - A drain pan under the washing machine was not installed and could allow for water damage if the washer leaks. Recommend installation of leak pan.



## Fireplaces

Fireplace inspections are performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspections shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspections are not all inclusive or technically exhaustive. The goal of the inspections is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys.

### 1. Fireplace 1 Description

#### **INFO:**

- **CLEANING RECOMMENDED** - An annual chimney cleaning before the start of each heating season by a certified chimney sweep is recommended. Always maintain a Carbon Monoxide detector near the fireplace for safety.
- Prefabricated Vented fireplace was installed.

## Fireplaces (continued)



**CLEANING RECOMMENDED** - An annual chimney cleaning before the start of each heating season by a certified chimney sweep is recommended. Always maintain a Carbon Monoxide detector near the fireplace for safety.



General fireplace 1 photo.

### 2. Fireplace 1 Inspection

#### **CONCERNS:**

- **FIREPLACE 1 - NO SUBSTANTIAL FLAWS** - The fireplace was visually inspected for damage, construction, fire box cracks, damper function etc. and did not have any visible signs of substantial damage or defects.
- **DAMPER 1 - NO SUBSTANTIAL FLAWS** - The fireplace damper was visually inspected for damage, cracks, damper function etc. and did not have any visible signs of substantial damage or defects.
- **MINOR FIREBOX CRACKING** was observed in living room fireplace and should be monitored for further damage. Hairline cracks are generally considered safe and serviceable, recommend consulting fireplace contractor if damage increases.



**MINOR FIREBOX CRACKING** was observed in living room fireplace and should be monitored for further damage. Hairline cracks are generally considered safe and serviceable, recommend consulting fireplace contractor if damage increases.



# Garage

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

## 1. Garage 1 Door(s) Description

### INFO:

- Attached garage was installed.
- 2 car garage was installed.
- Metal garage door was installed.

## 2. Garage 1 Door(s) Inspection

### CONCERNS:

- GARAGE DOOR(S) - NO SUBSTANTIAL FLAWS - The garage door(s) were inspected and tested for operation and safety reversing. The door(s) were operating correctly without any signs of substantial damage or defects.

## 3. Doors-Walls-Ceilings

### INFO/CONCERNS:

- PERSONAL BELONGINGS were being stored in the garage and limited the inspection of the garage to the visually available areas.

## 4. Floor Inspection

### INFO/CONCERNS:

- PAINTED CONCRETE floor was observed and can hide areas of damage or cracking.
- PERSONAL BELONGINGS were being stored in the garage and limited the inspection of the garage floor to the visually available areas.
- VEHICLES were obstructing areas of the garage from view during the inspection.
- MINOR CONCRETE CRACKING was observed and is typical for a concrete slab. Cracks should be monitored for further movement or damage, recommend review by a licensed contractor if needed.



# Basement

## 1. Basement Inspection

### INFO/CONCERNS:

- PERSONAL BELONGINGS limited the inspection of the basement including access to foundation walls. Recommend review of basement area before final walkthrough prior to closing.
- 75% finished basement.
- PORTABLE DEHUMIDIFIER recommended be used to maintain proper humidity levels in the unfinished basement that does not have an air conditioning source. High humidity can result in organic growth, mildew.
- MINOR SLAB CRACKS were observed in the concrete slab and are typical for most homes in this area. Maintenance should include sealing against moisture and monitoring. Cracks could be access points for moisture and insect intrusion into the home.



Basement Photos



**MINOR SLAB CRACKS** were observed in the concrete slab and are typical for most homes in this area. Maintenance should include sealing against moisture and monitoring. Cracks could be access points for moisture and insect intrusion into the home.



**PORTABLE DEHUMIDIFIER** recommended be used to maintain proper humidity levels, 46%, in the unfinished basement that does not have an air conditioning source. High humidity can result in organic growth, mildew.

## 2. Ductwork - Basement

### **INFO/CONCERNS:**

- **DUCTWORK - NO SUBSTANTIAL FLAWS** - The ductwork system in the basement was visually observed for proper installation and any signs of substantial damage or defects.



# Radon Testing

## 1. Radon Inspection

**INFO/CONCERNS:**

- RADON MITIGATION system was installed at the time of inspection but was not tested for performance. The government recommendation, (EPA) is to test for Radon levels every 2 years to assure the mitigation system is working properly.
- RADON MITIGATION - A properly working Radon removal system will show a correct vacuum with a "J" shaped indicator. The meter was indicating the system was currently in operation, recommend further information from homeowner.



RADON MITIGATION system was installed at the time of inspection but was not tested for performance. The government recommendation, (EPA) is to test for Radon levels every 2 years to assure the mitigation system is working properly.



RADON MITIGATION - A properly working Radon removal system will show a correct vacuum with a "J" shaped indicator. The meter was indicating the system was currently in operation, recommend further information from homeowner.



RADON MITIGATION system was installed at the time of inspection but was not tested for performance. The government recommendation, (EPA) is to test for Radon levels every 2 years to assure the mitigation system is working properly.

# Radon Testing (continued)