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RESIDENTIAL REPORT

1234 Main St.
Mount Washington, KY 40047

Buyer Name
10/01/2019 9:00AM

Inspector
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1: INSPECTION DETAILS

Information

Attendance
Client

Occupancy
Vacant

Style
Ranch

Type of Building
Attached, Single Family

Temperature (Approximate)
80 Degrees F

Weather Conditions
Clear, Hot, Humid

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Roof, Ladder

Roof Type/Style
Gable, Hip & Valley

Coverings: Material
Asphalt, Metal

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Deficiencies

2.1.1 Coverings

RACKING

Maintenance Item

ALL SHINGLES

The asphalt composition shingles covering the roof of this home were installed with joints aligned vertically at every other course. This installation method is called 'racking.

Racking is an improper installation method for many shingle types. It is acceptable for some shingle types, and it is the required method for a few shingle types.

Recommend that the roof examined by a qualified roofing contractor to determine whether the shingles on your roof have been improperly installed.

Recommendation

Contact a qualified roofing professional.

2.1.2 Coverings

GRANULAR LOSS

Maintenance Item

GUTTERS

The gutters showed signs of granular loss from the shingles. Recommend cleaning gutters and monitoring shingles for delamination or cracking.

Recommendation

Recommend monitoring.

2.1.3 Coverings

Recommendation

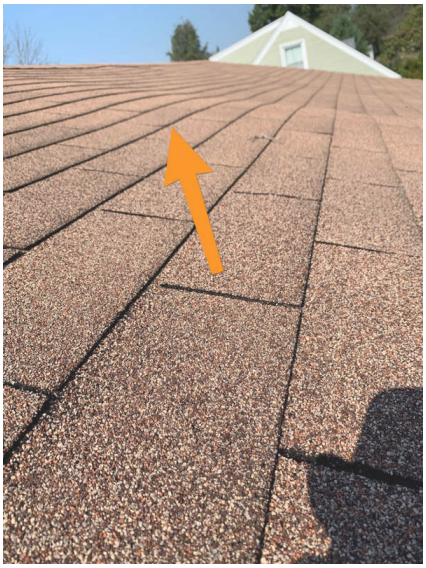
WARPING

MULTIPLE LOCATIONS

The roof was warping/sagging in one area of the roof. This could be due to improper decking techniques under the shingles. Recommend evaluation by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.1.4 Coverings

Maintenance Item

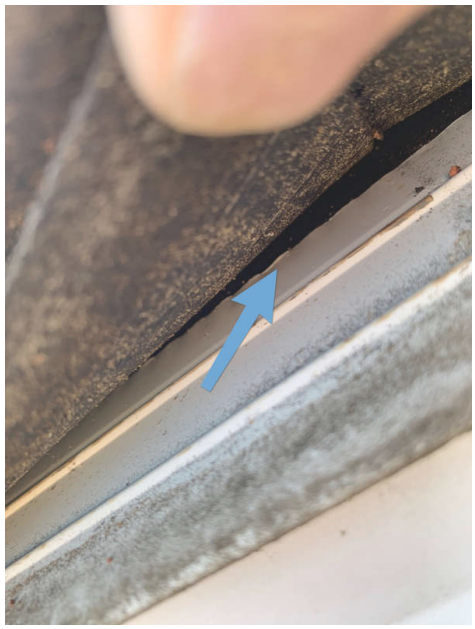
IMPROPER DRIP EDGE FLASHING

ROOF

Drip edge flashing is installed over the underlayment. This should be reversed to where the underlayment is installed over the drip edge to prevent any possibility of water intrusion. This should not be an issue unless the roof covering materials are damaged and allowing water underneath. Recommend monitoring shingles for cracking or deterioration in the future.

Recommendation

Recommend monitoring.



2.2.1 Roof Drainage Systems

Maintenance Item

MINOR DAMAGE

RIGHT SIDE GUTTERS

Minor damage was observed at one or more gutters. The gutters were still operating as designed. Repair as desired.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

SPALLING/CRACKED CHIMNEY CAP

CHIMNEY CAP

Evidence of spalling in the chimney cap. Recommend monitoring for future deterioration or water penetration. If water penetration is observed recommend repair by a licensed mason.

Recommendation

Recommend monitoring.

2.4.2 Skylights, Chimneys & Other Roof Penetrations

Maintenance Item

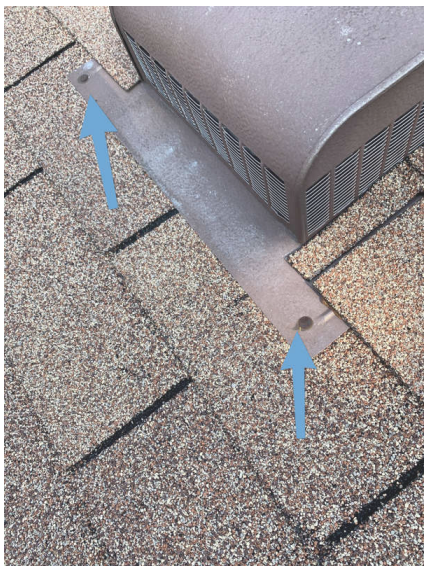
RUST RESISTANT NAILS

MULTIPLE PENETRATIONS

The flashings in one or more areas were nailed properly but did not have a sealant to protect against rust. This could cause the nails to rust and let the boot or flashing become loose from the roof. Recommend repair by a qualified individual.

Recommendation

Contact a handyman or DIY project



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			X
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Attic Access, Visual

Siding, Flashing & Trim: Siding Material
Vinyl, Brick Veneer

Siding, Flashing & Trim: Siding Style
Shiplap

Exterior Doors: Exterior Entry Door
Hollow Core, Steel, Wood

Walkways, Patios & Driveways: Driveway Material
Asphalt, Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Deck, Deck with Steps, Front Porch

Decks, Balconies, Porches & Steps: Material
Wood

Deficiencies

3.1.1 Siding, Flashing & Trim

Maintenance Item

CRACKING - MINOR

MULTIPLE LOCATIONS

Siding showed cracking in one or more places. This is a result of temperature changes or thrown material from a lawn mower and typical as homes with siding age. Recommend monitoring and/or repair as desired.

Recommendation

Recommend monitoring.




3.1.2 Siding, Flashing & Trim

Maintenance Item

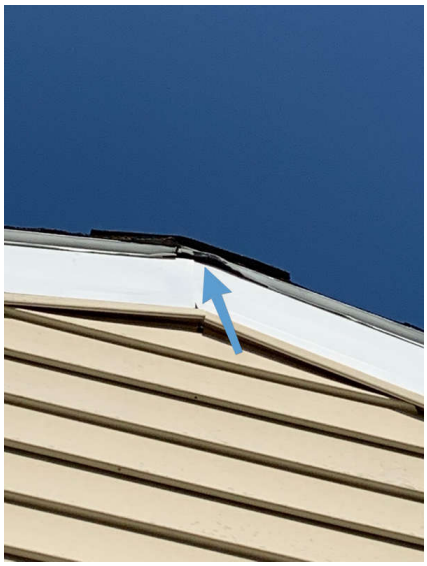
FASCIA TRIM LOOSE

FASCIA TRIM

The trim/flashing for the fascia of the home was loose in one or more areas. This is still functioning as designed. Repair as desired by a qualified individual

Recommendation

Contact a qualified professional.



3.1.3 Siding, Flashing & Trim

Recommendation

PAINT/REFINISHING

FRONT/SIDE TRIM UNDER WINDOWS

One or more areas of paint/refinishing needed to maximize the service life. Recommend repair by a qualified individual.

Recommendation

Contact a qualified professional.

3.1.4 Siding, Flashing & Trim

Recommendation

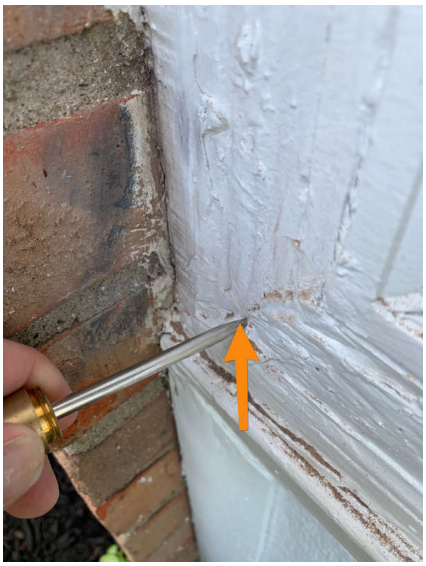
WINDOW SILL DETERIORATION

FRONT ADDED ROOM WINDOWS

The window sill/trim showed signs of deterioration. Recommend monitoring for water intrusion and repair if water intrusion is noted by a licensed contractor.

Recommendation

Contact a qualified general contractor.



3.2.1 Exterior Doors

Recommendation

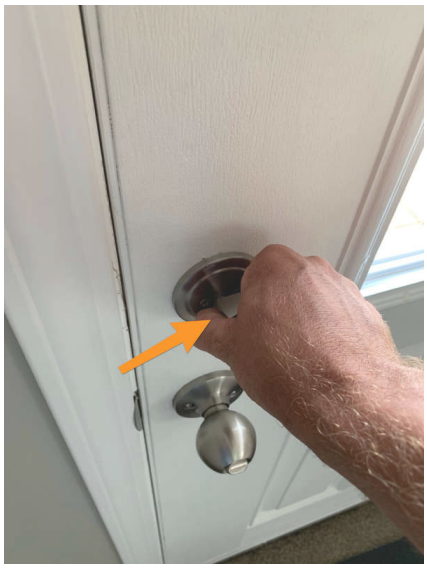
DOOR DOES NOT CLOSE OR LATCH

LIVING ROOM FRENCH STORM DOORS/ SUNROOM DOOR

Door does not close or latch properly. Recommend qualified handyman adjust strike plate and/or lock.

Recommendation

Contact a qualified door repair/installation contractor.



3.2.2 Exterior Doors

Maintenance Item

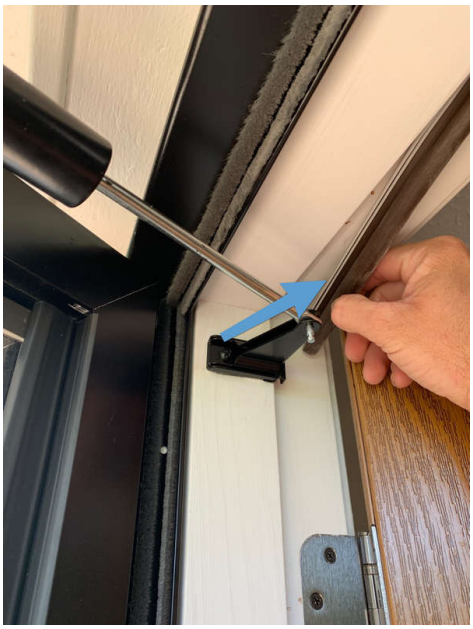
DAMAGED WEATHERSTRIPPING

FRONT DOOR

One or more exterior doors had damage to the weatherstripping.
This can result in energy loss and an entry point for pests.
Recommend weatherstripping be repaired.

Recommendation

Contact a handyman or DIY project



3.3.1 Walkways, Patios & Driveways

Maintenance Item

DRIVEWAY CRACKING - MINOR

CONCRETE SLAB FRONT OF GARAGE

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Recommend monitoring.

3.3.2 Walkways, Patios & Driveways

Safety Hazard

WALKWAY TRIP HAZARD

REAR SIDEWALK

Trip hazard observed at the homes rear walkway. Recommend repair by a qualified individual.

Recommendation

Contact a qualified professional.

3.4.1 Decks, Balconies, Porches & Steps

Maintenance Item

PORCH/DECK LANDING DETERIORATION

REAR DECK

Spalling and Deterioration noticed at front landing. This is due to typical settlement. Recommend monitoring for further deterioration.

Recommendation

Recommend monitoring.

3.5.1 Eaves, Soffits & Fascia

Recommendation

EAVES - WATER STAINS

RIGHT SIDE REAR

Water stains were observed under the roof eaves. This may indicate an active leak. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.

3.5.2 Eaves, Soffits & Fascia

Recommendation

FASCIA - ROTTED

ABOVE ROTTED EAVES/ RIGHT REAR SIDE

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

Recommendation

Contact a qualified roofing professional.

3.5.3 Eaves, Soffits & Fascia

Maintenance Item

MINOR DAMAGE

FASCIA OVER GARAGE

Minor damage was observed to the eaves, soffit or fascia. They are still operating as designed in these areas. Recommend monitoring for further damage as to not allow water intrusion.

Recommendation

Recommend monitoring.

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

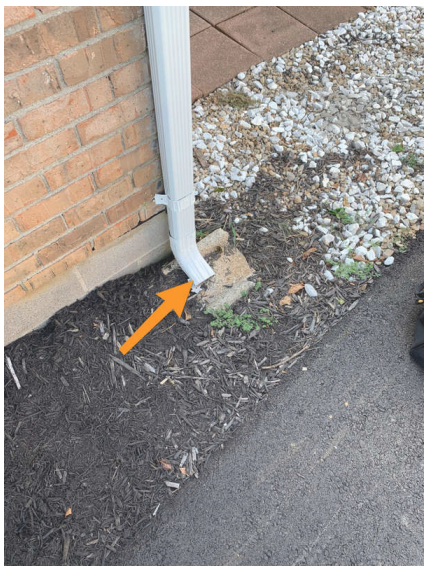
DOWNSPOUTS DISCHARGING NEAR FOUNDATION

ALL DOWNSPOUTS

Gutter drainage near foundation noted in one or more areas below gutter downspout. This can cause water to deteriorate ground beneath and cause moisture intrusion. Recommend having drainage water discharge approximately 5 ft from foundation with splash blocks beneath to prevent future problems.

Recommendation

Recommended DIY Project



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			X
4.2	Basements & Crawlspaces	X			X
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Attic Access, Crawlspace Access, Visual

Foundation: Material
Masonry Block

Basements & Crawlspaces: Crawlspace Access Location
Left Side (Facing Front of Home), Back of Home

Floor Structure: Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plywood, Plank

Limitations

General

DUCT WORK BLOCKING

The HVAC ductwork was blocking one or more areas of the crawl space preventing access to all parts.

Deficiencies

4.1.1 Foundation

Maintenance Item

CORNER CRACK

RIGHT/ LEFT SIDE

Corner cracks were noticed in the foundation. Most of the time, a cracked corner is not caused by foundation movement. The most common cause is temperature changes. In the summer, the ground is cooler than the air. Because your foundation sits on the ground (and because you air condition our home) your foundation tends to stay much cooler than the air. The difference between the air temperature and the temperature of your foundation will be greatest on hot summer days. Recommend monitoring for further separation. If further separation is observed recommend repair by a foundation specialist.

Recommendation

Recommend monitoring.

4.2.1 Basements & Crawlspaces

Maintenance Item

FALLEN FLOORING INSULATION

CRAWLSPACE

The flooring insulation in the crawlspace has fallen down in one or more areas. Recommend the insulation be reattached by a qualified individual.

Recommendation

Contact a qualified professional.

4.2.2 Basements & Crawlspaces

Maintenance Item

DUCT CONDENSATION

CRAWLSPACE

One or more ducts were creating excessive condensation and dripping. Recommend monitoring area for excessive moisture.

Recommendation

Recommend monitoring.

5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Presence of Installed Heat Source in Each Room	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Location of Thermostat
First Floor Hallway

Equipment: Energy Source
Electric

Equipment: Heat Type
Heat Pump, Forced Air

Equipment: Location of Furnace
Utility Room

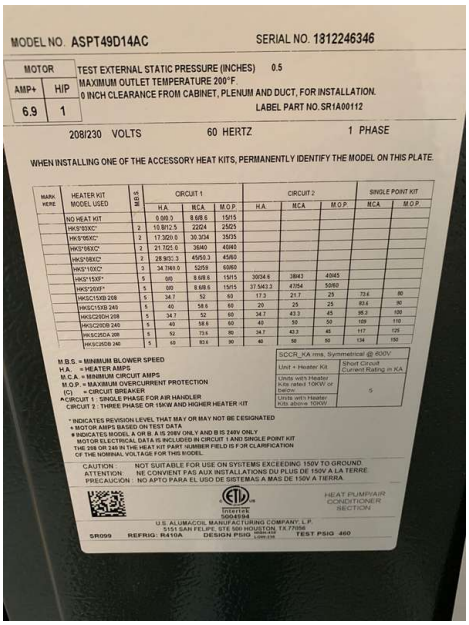
Distribution Systems: Ductwork
Insulated, Non-insulated

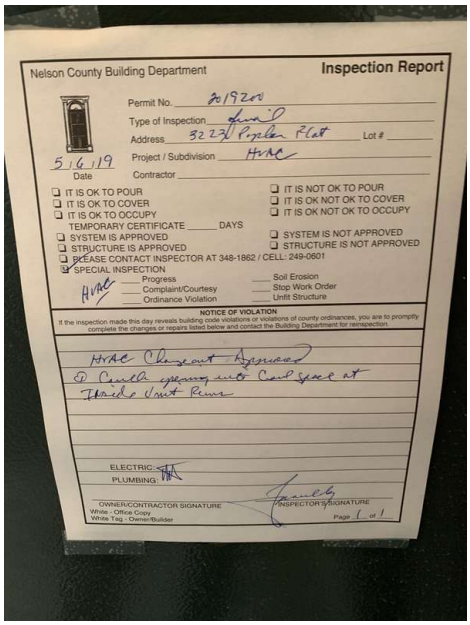
AFUE Rating
95

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

Equipment: Brand

U.S. Alumacoil





Presence of Installed Heat Source in Each Room: Temperature Difference

17 Degrees

Deficiencies

5.4.1 Presence of Installed Heat Source in Each Room

Recommendation

NO HVAC DISTRIBUTION

MUD ROOM/MUD ROOM BATHROOM

No HVAC distribution system present in one or more rooms. Recommend licensed HVAC professional install distribution system to areas with no distribution.

Recommendation

Contact a qualified HVAC professional.

6: COOLING

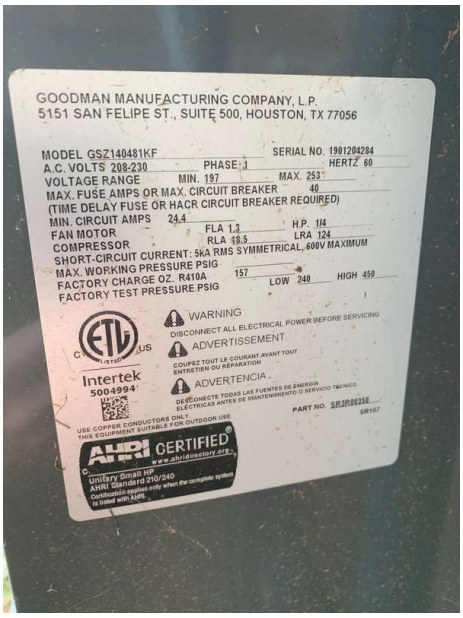
		IN	NI	NP	D
6.1	Cooling Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Location of Thermostat
First Floor Hallway

Cooling Equipment: Brand
Goodman



Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior South

Cooling Equipment: Unit Tonnage
4 Ton

Cooling Equipment: Age Of Unit
1 Years

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat Energy.gov.

Presence of Installed Cooling Source in Each Room: Temperature Difference

16 Degrees


Deficiencies

6.1.1 Cooling Equipment

Maintenance Item

INSULATION MISSING OR DAMAGED

CRAWL SPACE

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.

6.4.1 Presence of Installed Cooling Source in Each Room

Recommendation

ROOMS NO COOLING PRESENCE

MUD & BATHROOM BY MUD ROOM

One or more rooms in the home were not connected to the current central A/C duct work. Recommend installation by a licensed HVAC technician.

Recommendation

Contact a qualified heating and cooling contractor

7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Hot Water Systems, Controls, Flues & Vents	X			
7.5	Fuel Storage & Distribution Systems			X	
7.6	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters
Unknown

Water Source
Public

Main Water Shut-off Device: Location
Crawlspace

Drain, Waste, & Vent Systems: Drain Size
3”

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Pressure
60 PSI

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room, Mud Room Closet

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Drain, Waste, & Vent Systems: Sewage System

Septic System

If home is on a septic and leach field/drain field system. Recommend conversation with the home owner to provide any service or repair history, plat of tank/ lateral lines and the last time tank was pumped.

Household septic tanks should typically be serviced and pumped every 3 to 5 years by a service professional.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Limitations

Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

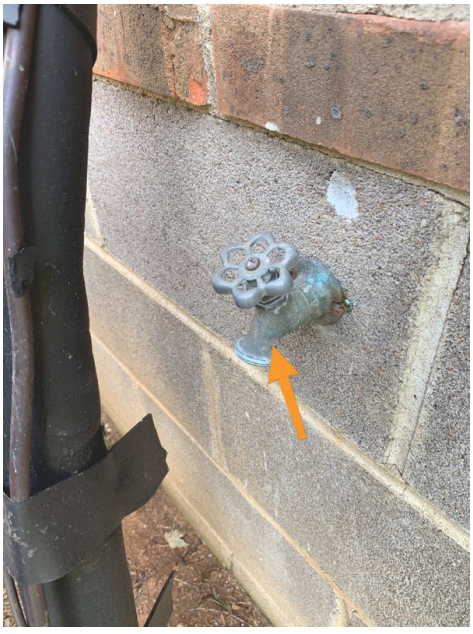
HOSE BIB DEFICIENT

REAR OF HOME

One or more hose bibs were not in working condition at time of inspection. Recommend repair or replacement by a qualified individual.

Recommendation

Contact a qualified professional.



7.3.2 Water Supply, Distribution Systems & Fixtures

Maintenance Item

UNSECURED HOSE BIB

RIGHT SIDE BY GARAGE

One or more hose bibs were not secured to the wall materials. Recommend repair by a qualified individual.

Recommendation

Contact a qualified professional.

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			X
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, Aluminum, 220 Volts

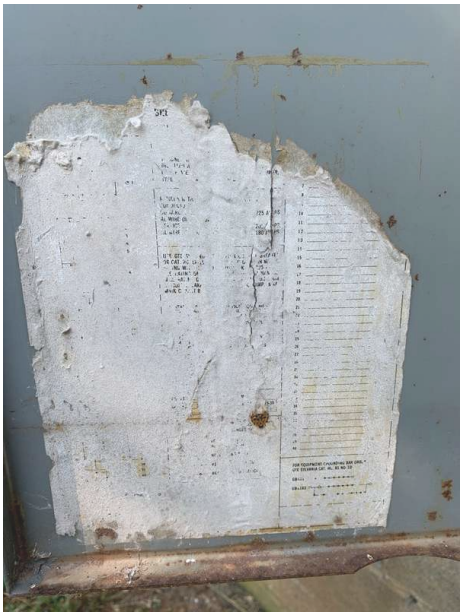
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Outside by meter, Left

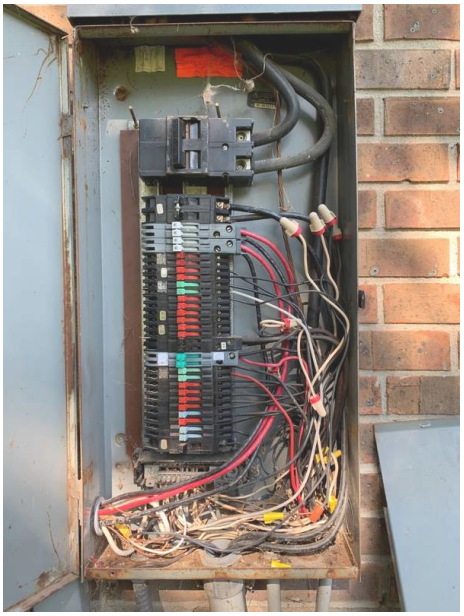
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Unknown

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Mud Room, 100 AMP





Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Service Disconnect Location & Amp
200 AMP, Left (Facing Front of Home), Outside By Meter

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Type of Wiring Observed
Copper, Aluminum

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Limitations

Deficiencies

8.1.1 Service Entrance Conductors

Recommendation

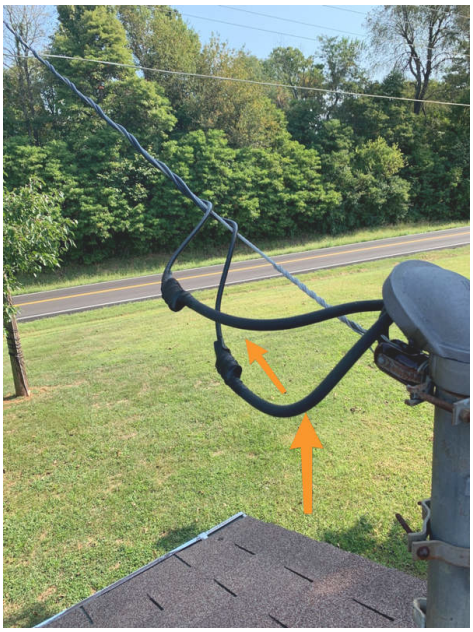
DRIP LOOP NEEDS EVALUATION

AT MAST

The drip loop for the service entrance conductors may not be operating as designed based on the slope from the pole.
Recommend evaluation by utility company or licensed electrician.

Recommendation

Contact your local utility company



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

Recommendation

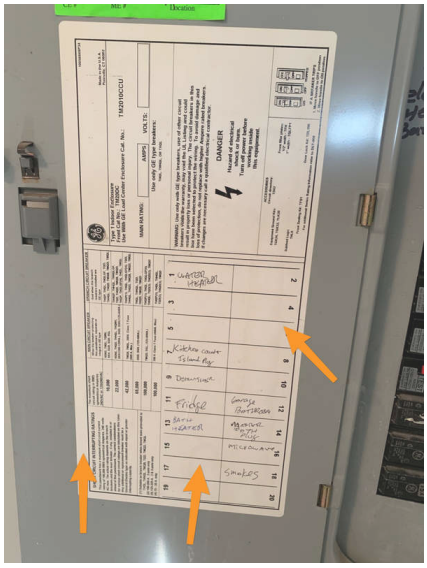
MISSING LABELS ON PANEL

MAIN & SUB PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



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

Maintenance Item

MISSING DEADMAN COVER SCREWS

SUBPANEL

One or more panel screws were missing at time of inspection. Recommend proper screws be installed to prevent panel from coming loose which could result in a shock hazard.

Recommendation

Contact a qualified professional.

8.4.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

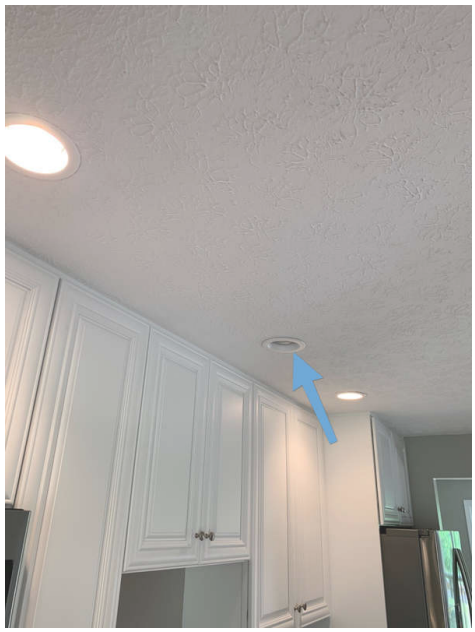
LIGHT INOPERABLE

KITCHEN

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Recommended DIY Project



8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

DEFECTIVE RECEPTACLE

MULTIPLE EXTERIOR RECEPTACLES

One or more receptacles were not operating as designed at time of inspection. Recommend evaluation and/or replacement by a qualified electrician. Also each outdoor receptacle should be covered by rain box.

Recommendation

Contact a qualified electrical contractor.

8.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

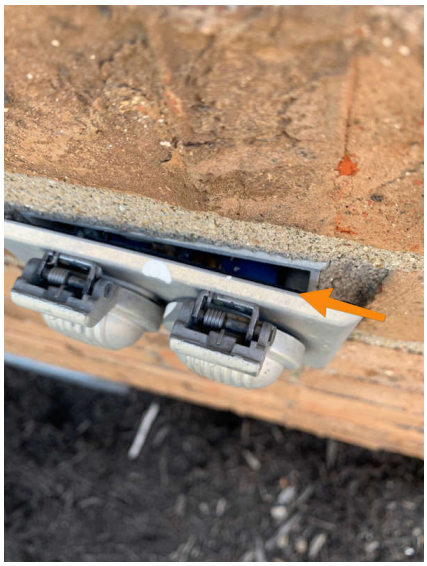
LOOSE RECEPTACLE/SWITCH

ALL EXTERIOR

One or more receptacles/light switches were not secured properly to the wall. This could pose an electrical hazard. Recommend proper installation by a qualified individual

Recommendation

Contact a qualified electrical contractor.

8.4.4 Lighting Fixtures, Switches & Receptacles

Recommendation

FLICKERING FIXTURE

GARAGE LIGHTS

One or more fixtures in the home were flickering when powered on. This happens when shutting the occupant door in the garage. This could be a loose bulb or loose wiring. Recommend evaluation and repair by a qualified individual.

Recommendation

Contact a qualified professional.

8.5.1 GFCI & AFCI

Recommendation

IMPROPER INSTALLATION

ADDED BATHROOMS

The GFCI receptacle was installed incorrectly. Recommend repair by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.


Hands can make
a house—
Only hearts can make
a home—

9: FIREPLACE

		IN	NI	NP	D
9.1	Vents, Flues & Chimneys	X			X
9.2	Lintels	X			
9.3	Damper Doors	X			
9.4	Cleanout Doors & Frames	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type
Wood

Vents, Flues & Chimneys: **Limited in visibility**
0%

Could only visually see to the damper which was in good working order. Recommend inspection by chimney sweep before use.

Deficiencies

9.1.1 Vents, Flues & Chimneys

Recommendation

CHIMNEY LINER DIRTY

CHIMNEY/STOVE

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney sweep.

10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
10.1	Attic Insulation	X			
10.2	Vapor Retarders (Crawlspace or Basement)	X			
10.3	Ventilation	X			
10.4	Exhaust Systems	X			
10.5	Roof Structure	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Flooring Insulation
Batt, Fiberglass

Attic Access Location
Hallway, Garage, Utility Room

Attic Insulation: Insulation Type
Loose-fill, Cellulose

Attic Insulation: R-value
25

Attic Insulation: Approximate Depth of Insulation
6 Inches

Ventilation: Ventilation Type
Soffit Vents, Passive, Gable Vents

Exhaust Systems: Exhaust Fans
Fan with Light

Deficiencies

10.5.1 Roof Structure

ROOF DECKING DAMAGE

Recommendation

ATTIC

The decking for the roof was damaged in one or more areas of the attic space. Recommend monitoring areas for leaks and if leaks are observed, have a qualified individual repair or replace damaged boards.

Recommendation

Contact a qualified professional.

10.5.2 Roof Structure

Recommendation

DAMAGED SUPPORTS

ADDED ROOM & GARAGE ATTIC

The roof structure supports were damaged in one or more areas. This can cause the roof to sag and possibly leak. Recommend evaluation and repair by a licensed contractor.

Recommendation

Contact a qualified general contractor.

11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
11.1	Doors	X			X
11.2	Windows	X			
11.3	Floors	X			X
11.4	Walls	X			X
11.5	Ceilings	X			X
11.6	Steps, Stairways & Railings	X			
11.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer
MI, Pella

Windows: Window Type
Double-hung

Floors: Floor Coverings
Carpet, Engineered Wood, Laminate

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Popcorn

Countertops & Cabinets: Cabinetry
Laminate

Countertops & Cabinets: Countertop Material
Granite, Marble

Deficiencies

11.1.1 Doors

Maintenance Item

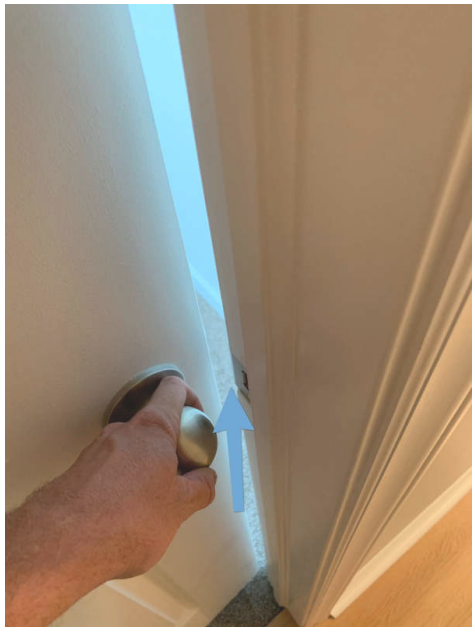
DOOR LATCH ALIGNMENT

BACK RIGHT HALLWAY BEDROOM

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified handyman.



11.1.2 Doors

Maintenance Item

DOOR STICKS

BEDROOM CLOSETS

Door sticks and is tough to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation

Recommended DIY Project

11.1.3 Doors

Recommendation

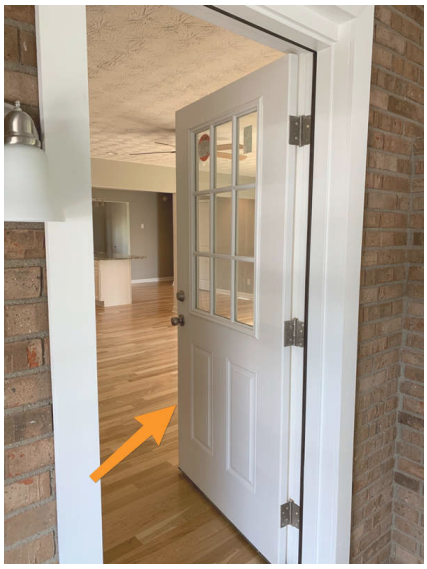
EXTERIOR DOOR ON INTERIOR

SUN & MUD ROOM

An exterior hollow core metal door was observed at sunroom and mud room. The use of this door prevents airflow and ventilation into the bonus room when closed. Recommend replacement with an interior door.

Recommendation

Contact a qualified professional.



11.1.4 Doors

Maintenance Item

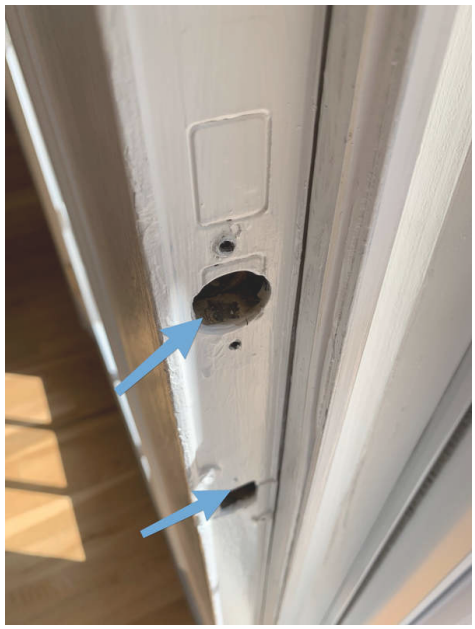
DAMAGED HARDWARE

LIVING ROOM EXTERIOR TO DECK

The hardware was broken and/or missing on one or more doors. Recommend repair as desired.

Recommendation

Contact a qualified professional.



11.3.1 Floors

Recommendation

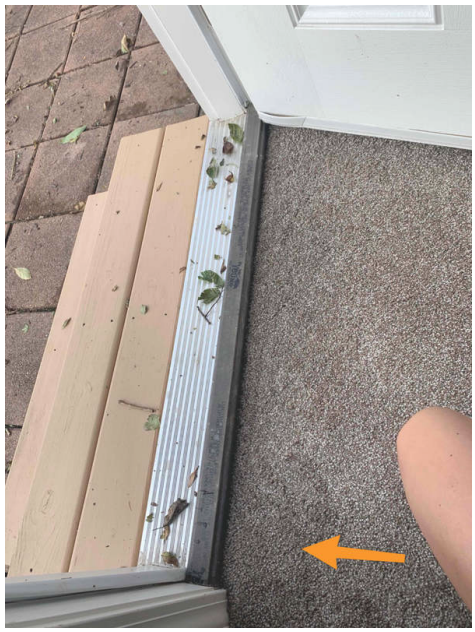
MOISTURE INTRUSION

SUNROOM DOOR

Floors had areas of visible moisture intrusion. This is likely due to the fact that both of the sunroom exterior doors do not have a storm door installed. Recommend evaluation of moisture intrusion by a qualified individual and/or installation of storm doors.

Recommendation

Contact a qualified professional.



11.4.1 Walls

Maintenance Item

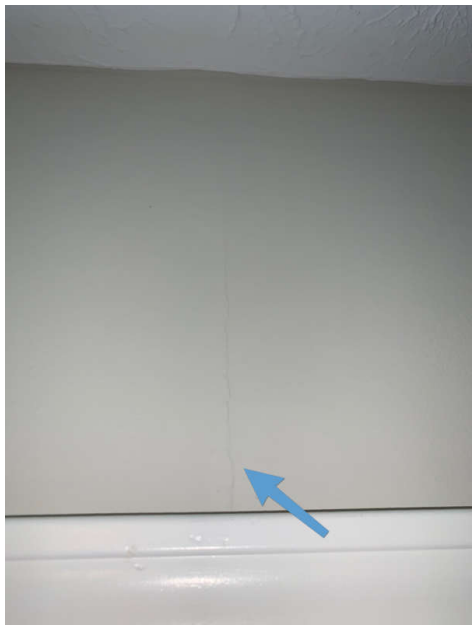
MINOR CORNER CRACKS

HALLWAY RIGHT BEDROOM

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Recommend monitoring.



11.5.1 Ceilings

Maintenance Item

CEILING REPAIR

ADDED BEDROOM/ HALLWAY BATHROOM

Repairs were noted in one or more areas of the home. This could have been due to a previous leak. Recommend conversation with homeowner as to why the ceiling has been repaired in areas.

Recommendation

Recommended DIY Project

12: BUILT-IN APPLIANCES

		IN	NI	NP	D
12.1	Dishwasher	X			X
12.2	Refrigerator	X			X
12.3	Range/Oven/Cooktop	X			
12.4	Garbage Disposal	X			
12.5	Built-in Microwave	X			
12.6	Dryer			X	
12.7	Washer			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

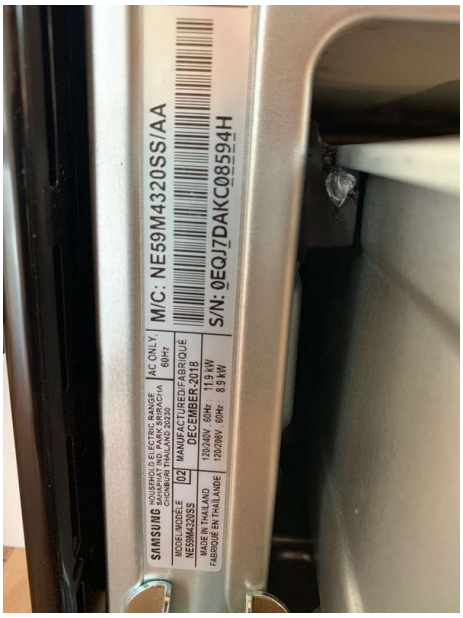
Information

Dishwasher: Brand
Samsung

Refrigerator: Brand
Samsung

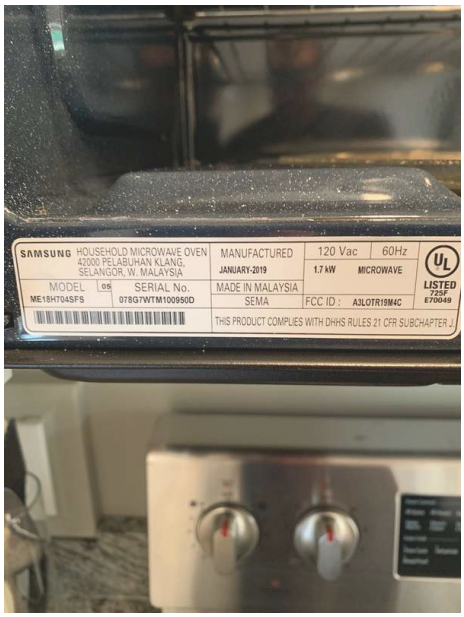
Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
Samsung



Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Built-in Microwave: Brand
Samsung



Limitations

Deficiencies

12.1.1 Dishwasher

Maintenance Item

IMPROPER INSTALLATION

DISHWASHER

The dishwasher was installed without the correct mounting brackets or anti-tip bracket. Recommend brackets be installed to prevent dishwasher from moving by a qualified individual.

Recommendation

Contact a qualified professional.

12.1.2 Dishwasher

Maintenance Item

NO WATER CONNECTED

DISHWASHER

The dishwasher could not be tested due to water not hooked up to unit. Recommend proper installation by a qualified individual.

Recommendation
Contact a qualified professional.

12.2.1 Refrigerator

Maintenance Item

WATER NOT HOOKED TO REFRIGERATOR

REFRIGERATOR

The water has not been run to the refrigerator preventing the water and ice dispenser from working. Recommend repair by a qualified individual.

Recommendation
Contact a qualified professional.

13: GARAGE

		IN	NI	NP	D
13.1	Ceiling	X			
13.2	Floor	X			X
13.3	Walls & Firewalls	X			X
13.4	Garage Door	X			X
13.5	Garage Door Opener	X			
13.6	Eaves/Fascia/Drainage Systems	X			
13.7	Occupant Door (From garage to inside of home)	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Door: Material
Insulated, Aluminum

Garage Door: Type
Up-and-Over, Automatic

Eaves/Fascia/Drainage Systems: Material
Wood, Aluminum

Deficiencies

13.2.1 Floor

MINOR CRACKING

Maintenance Item

GARAGE

Minor garage floor cracking observed. This is from normal settlement, expansion and contraction. Recommend monitoring and if cracking becomes displaced repair as desired.

Recommendation

Contact a qualified professional.

13.2.2 Floor

WATER INTRUSION

Recommendation

GARAGE

Evidence of water intrusion under the garage door and occupant exterior door in garage. Recommend evaluation and repair by a qualified individual.

Recommendation

Contact a qualified professional.



13.3.1 Walls & Firewalls

Recommendation

MOISTURE INTRUSION

GARAGE DOOR JAM

Garage walls showed signs of moisture intrusion. Recommend a qualified contractor evaluate and find source of moisture to prevent further damage and/or mold.

Recommendation

Contact a qualified professional.

13.4.1 Garage Door

Safety Hazard

AUTO REVERSE SENSOR NOT WORKING

GARAGE DOOR

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend checking the pressure sensor and turning pressure down and if Door will still not reverse with pressure recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Recommended DIY Project

13.4.2 Garage Door

Maintenance Item

MINOR DAMAGE

BRACING

The garage door showed signs of minor damage. Recommend repair as desired.

13.7.1 Occupant Door (From garage to inside of home)

Safety Hazard

NOT SELF-CLOSING

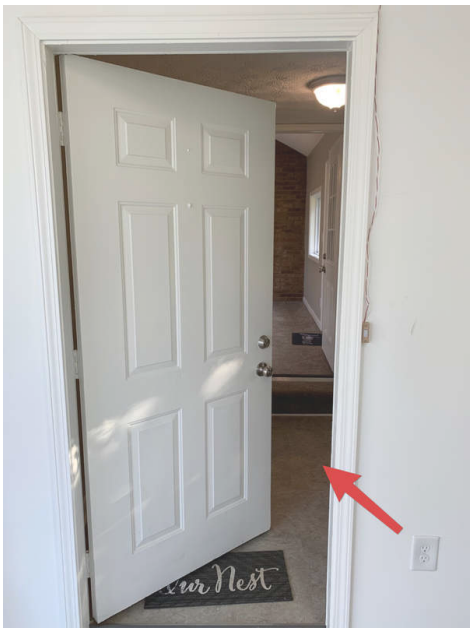
OCCUPANT DOOR

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

Recommendation

Recommended DIY Project



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 inspectors 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
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. 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.

Heating
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.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

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.

Electrical

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 serviceentrance 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 timecontrolled 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.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

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.

Doors, Windows & Interior

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, steamgenerating 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.