



## Inspection Report

**Mr. John McDougal**

**Property Address:**  
4567 Avenida Bolivar  
Sierra Vista AZ 12345



Front facing east

**"Almost Home" Inspection Services LLC**

**John McCartney AZ BTR Cert. #67698  
2974 Moki Ovi  
Flagstaff, AZ 86005  
928-235-4004**

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<b>Date:</b> 11/8/2018	<b>Time:</b> 11:00 AM	<b>Report ID:</b> 20181108-4567-Avenida-Bolivar
<b>Property:</b> 4567 Avenida Bolivar Sierra Vista AZ 12345	<b>Customer:</b> Mr. John McDougal	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Acceptable (ACC)** = The system or component appears to be functioning as intended.

**Normal Maintenance (NM)** = The system or component appears to be functioning as intended and may show signs of age, or wear and tear. It may also require some normal maintenance to continue to function as intended.

**For your information (FYI)** = The comment noted a FYI is a piece of information that may be beneficial to you. This may also suggest that an upgrade is available that will perform the function more efficiently and/or meet the current standards of the industry.

**Repair/Replace (RR)** = The system or component may be damaged, not operating, loose, in a potentially worsening condition, or just plain incorrect. A repair or replacement may be recommended before the condition worsens beyond such a renovation. This section may also be used to bring attention to an item or component that is not damaged but instead may be important during the real estate transaction.

**Requires Immediate attention (RIA)** = The system or component is no longer functioning as intended. A repair or replacement is recommended as soon as possible. If the condition appears unsafe, the comment will notate "Safety Hazard" as it appears here.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

<b>Standards of Practice:</b> Arizona Standards of Professional Practice for Home Inspectors	<b>Type of building::</b> Single Family (1 story), Single Family (3-story)	<b>Approximate Square Footage::</b> 2000
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<b>Approximate Year of Original Construction::</b> 1976	<b>Inspection started at::</b> 11am	<b>Inspection ended at::</b> 2:30pm
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<b>Occupancy::</b> The home was occupied	<b>Attending the Inspection::</b> Vacant (inspector only)	<b>Dog present::</b> Dog present- no problem
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<b>Weather during the Inspection::</b> Clear	<b>Significant precipitation in last 3 days::</b> No	<b>Temperature during inspection::</b> Over 60 (F) = 15.5 (C)
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Ground/Soil surface condition:

Damp

Style of Home:

Log Home

Home Faces:

East



## Recommended Repair/Replace Advisory



### "Almost Home" Inspection Services LLC

2974 Moki Ovi  
Flagstaff, AZ 86005  
928-235-4004

**Customer**  
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Sierra Vista AZ 12345

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 3. Exterior

#### Driveway

##### Repair/Replace

-  **1** Scaling and cracking was visible on the surfaces of the concrete driveway. Scaling is surface deterioration in which flakes of concrete detach from the surface. It can be caused by poor concrete mix at the time of original construction, by salt or other chemicals used for de-icing purposes and made worse by freeze damage. The Inspector recommends patching with an appropriate material to help prevent continued deterioration.

#### Downspouts


##### Repair/Replace

-  **2** The downspout on the sun room should be directed so the water does not infiltrate the earth near a footing.

## 5. Structure

### Foundation




#### Repair/Replace

-  3 There has been some water infiltration into the basement along the back wall in the south corner. The carpet has been pulled up here. A general contractor may be used to address this issue.

## 6. Electrical


### Service Panel Wiring

#### Repair/Replace

-  4 (2) In the service panel, two conductors were installed in a lug designed for only one. This condition may be improper. The inspector recommends an inspection by a qualified electrical contractor.
-  5 (4) This panel requires 7 switch throws to turn all the power off where 6 maximum is standard. Have a qualified electrician inspect this panel.
-  6 (5) This panel should be relabeled. The existing labeling appears to be in error.



### Conventional Electrical Receptacles (interior)

#### Repair/Replace

-  7 An electrical receptacle in the basement had an open ground. Other receptacles in the home were grounded. This condition should be corrected by qualified electrical contractor.


### GFCI/AFCI Electrical Receptacles

#### Repair/Replace

-  8 (1) No ground fault circuit interrupter (GFCI) protection of the basement or third floor bathrooms were provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.
-  9 (2) The GFCI in the kitchen has a bad ground which should be repaired by a qualified electrician.

### Visible Branch Wiring


#### Repair/Replace

-  10 An electrical conductor in the basement and master walk-in closet was of a type not approved for this purpose. Romex wire needs to be covered with drywall. An electrician should install a protected wire or a handy-man may cover it with drywall or other material.

## 8. Interior

### Windows and Skylights


#### Repair/Replace

-  11 All the windows that were checked appeared to be operational and in good order. The exception is a curved, insulated window unit in the sunroom which had moisture between the glass.

## 9. Plumbing

### Gas Water Heater

**Repair/Replace**

-  **12** The discharge pipe of this water heater temperature/pressure relief (TPR) valve was terminated to the basement floor with no drain. This discharge pipe should be run to a drain or to outside the home by a qualified person. Scalding or flooding could occur if not revised.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To John McCartney*

1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

		ACC	NM	FYI	RR	RIA	NI	Styles & Materials
A.	Roof Structure Exterior			•				<b>Method of inspection:</b> Walked the roof Top of ladder <b>The roof style was:</b> Gable <b>Primary roof-covering type:</b> Architectural Fiberglass Asphalt Shingle <b>Drainage system description:</b> Partial gutters and downspouts installed <b>Chimney flue material:</b> Metal <b>Underlayment/ Interlayment:</b> Black Felt
B.	Underlayment						•	
C.	Roof Flashing			•				
E.	Heat tape/gutter melt		•					
F.	Plumbing and Combustion Vents	•						
I.	Asphalt Composition Shingle			•				
ACC= Acceptable, NM= Normal Maintenance, FYI= For Your Information, RR= Repair/ Replace, RIA= Requires Immediate Attention, NI= Not Inspected		ACC	NM	FYI	RR	RIA	NI	

Comments:

A. The wood at this fascia board should be protected from water on the roof. It is showing signs of degradation.



A. Item 1(Picture)

C. Kickout flashing could be installed at this location. There does not appear to be water intruding into the mud room at the time of the inspection.



C. Item 1(Picture)

E. Heat tape was installed along the gutter and downspout at the sunroom eave. This should be checked periodically for operation during the winter months.



E. Item 1(Picture)



I. The architectural asphalt shingles appear to be new.



3. Exterior

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

		ACC	NM	FYI	RR	RIA	NI	Styles & Materials
B.	Driveway				•			Driveway Material: Concrete  Walkway Materials: Concrete
C.	Walkways	•						
D.	General Grounds	•						
E.	Grading, drainage	•						
F.	Downspouts				•			
G.	Exterior Trim	•						
H.	Wood to earth		•					
I.	Porch	•						
J.	Deck, Balcony, Bridge and Porch,			•				
K.	Exterior vents	•						
L.	Windows, screens	•						
M.	Hose Bibbs	•						
N.	Vegetation Considerations	•						
O.	Exterior Stairs			•				

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**Comments:**

**⚠ B.** Scaling and cracking was visible on the surfaces of the concrete driveway. Scaling is surface deterioration in which flakes of concrete detach from the surface. It can be caused by poor concrete mix at the time of original construction, by salt or other chemicals used for de-icing purposes and made worse by freeze damage. The Inspector recommends patching with an appropriate material to help prevent continued deterioration.



B. Item 1(Picture) Driveway salt damage

**⚠ F.** The downspout on the sun room should be directed so the water does not infiltrate the earth near a footing.



F. Item 1(Picture)

**H.** There are a couple locations where the earth and pine needles should be pulled away from some wood framing and shingle members. This should be done at least once a year.



H. Item 1(Picture)



J. Although the balcony guardrails may have complied with the building safety standards in effect at the time of original construction and were built with the log cabin aesthetic, they do not meet generally-accepted current standards and may be hazardous to small children. Current standards include the following:

1. A 4 inch sphere may not pass through the guardrail at any point
2. The guardrail should not be climbable (especially by children).
3. Minimum guardrail height is 36 inches
4. Any walking surface 30 inches or more above grade should have a guardrail.

The deck failed to meet safety standard number 1 and 2. A qualified contractor could be contacted for options and costs for updating this condition.



J. Item 1(Picture)

O. The fire escape at the back of the master bedroom has a handrail that does not meet current code. Consider shortening the lower post tops to provide room to grip the handrail.



O. Item 1(Picture)

4. Wall Exteriors

		ACC	NM	FYI	RR	RIA	NI	Styles & Materials
A.	Door Exteriors			•				<b>Exterior wall-covering</b>  <b>Material:</b> Logs  <b>Soffit Material:</b> Ship Lap boards  <b>Facia Material:</b> Dimensional Lumber
B.	Window Exteriors	•						
D.	Exterior Wall Penetrations	•						
G.	Eaves, soffits and fascia	•						
H.	Flashing and Trim	•						
ACC= Acceptable, NM= Normal Maintenance, FYI= For Your Information, RR= Repair/ Replace, RIA= Requires Immediate Attention, NI= Not Inspected		ACC	NM	FYI	RR	RIA	NI	

Comments:

A. The screen doors at the work shop and mudroom doorways are damaged and do not close properly. They should be adjusted or replaced.

5. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

		ACC	NM	FYI	RR	RIA	NI	Styles & Materials
A.	Exterior Wall Construction	•						<b>Foundation Configuration:</b> Partially-finished basement  <b>Foundation Method/</b>  <b>Materials:</b> Concrete footings with CMU Stem Walls and Piers  <b>Columns:</b> Tube steel posts  <b>Main Floor Structure:</b> Plywood sheathing over wood joists  <b>Main Floor Structure-</b>  <b>Perimeter Bearing:</b> Rests on top of top of bolted ledger  <b>Main Floor Structure-</b>  <b>Intermediate Support:</b> Adjustable steel posts  <b>Exterior Wall Structures:</b> Concrete Masonry Units (CMU)  <b>Typical Ceiling Structure:</b> Vaulted Ceilings
B.	Columns	•						
C.	Floor Structure	•						
D.	Foundation				•			
E.	Basement	•						
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Comments:

**A.** There is a couple locations where the CMU wall has cracked at some time in the past. This house is 40 years old and the cracks appear to be stable.

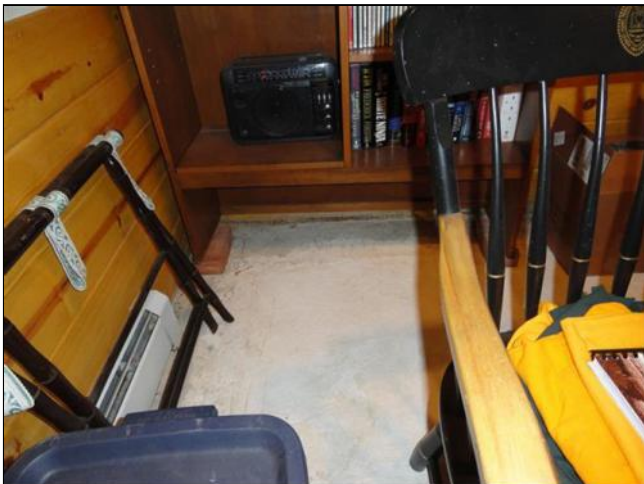


A. Item 1(Picture)



A. Item 2(Picture)

**⚠ D.** There has been some water infiltration into the basement along the back wall in the south corner. The carpet has been pulled up here. A general contractor may be used to address this issue.



D. Item 1(Picture)

## 6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

		ACC	NM	FYI	RR	RIA	NI	Styles & Materials
D.	Mast & Weatherhead			•				<b>Electrical Service</b>
E.	Electric Meter	•						<b>Conductors:</b> Overhead service 120/240 volt service
F.	Service Entrance Conductors	•						<b>Service Panel Ampacity:</b> 100 amps
I.	Service Panel Cabinet, Ampacity, and Cover	•						<b>Service Panel Type:</b> Fusible Disconnect
J.	Service Panel Wiring				•			<b>Service Disconnect</b>
N.	Service Grounding Electrode System & Service Bond	•						<b>Location:</b> At Service Panel
O.	Equipment Grounding & Bonding	•						<b>Service Disconnect Type:</b> Breaker
T.	Exterior Electrical Receptacles			•				<b>Service Grounding</b>
U.	Conventional Electrical Receptacles (interior)				•			<b>Electrode:</b> Driven rod
V.	GFCI/AFCI Electrical Receptacles				•			<b>Wiring Methods:</b> Romex
W.	Switches	•						<b>Type of Branch Wiring:</b> Romex
X.	Lighting	•						<b>Ground Fault Circuit</b>
Y.	Visible Branch Wiring				•			<b>Interruptor (GFCI)</b>
Z.	Smoke Detectors	•						<b>Protection:</b> YES
AA.	Carbon Monoxide Detectors	•						<b>Arc Fault Circuit</b>
BB.	Doorbell						•	<b>Interruptor (AFCI)</b> <b>Protection:</b> NO

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ACC NM FYI RR RIA NI

**Comments:**

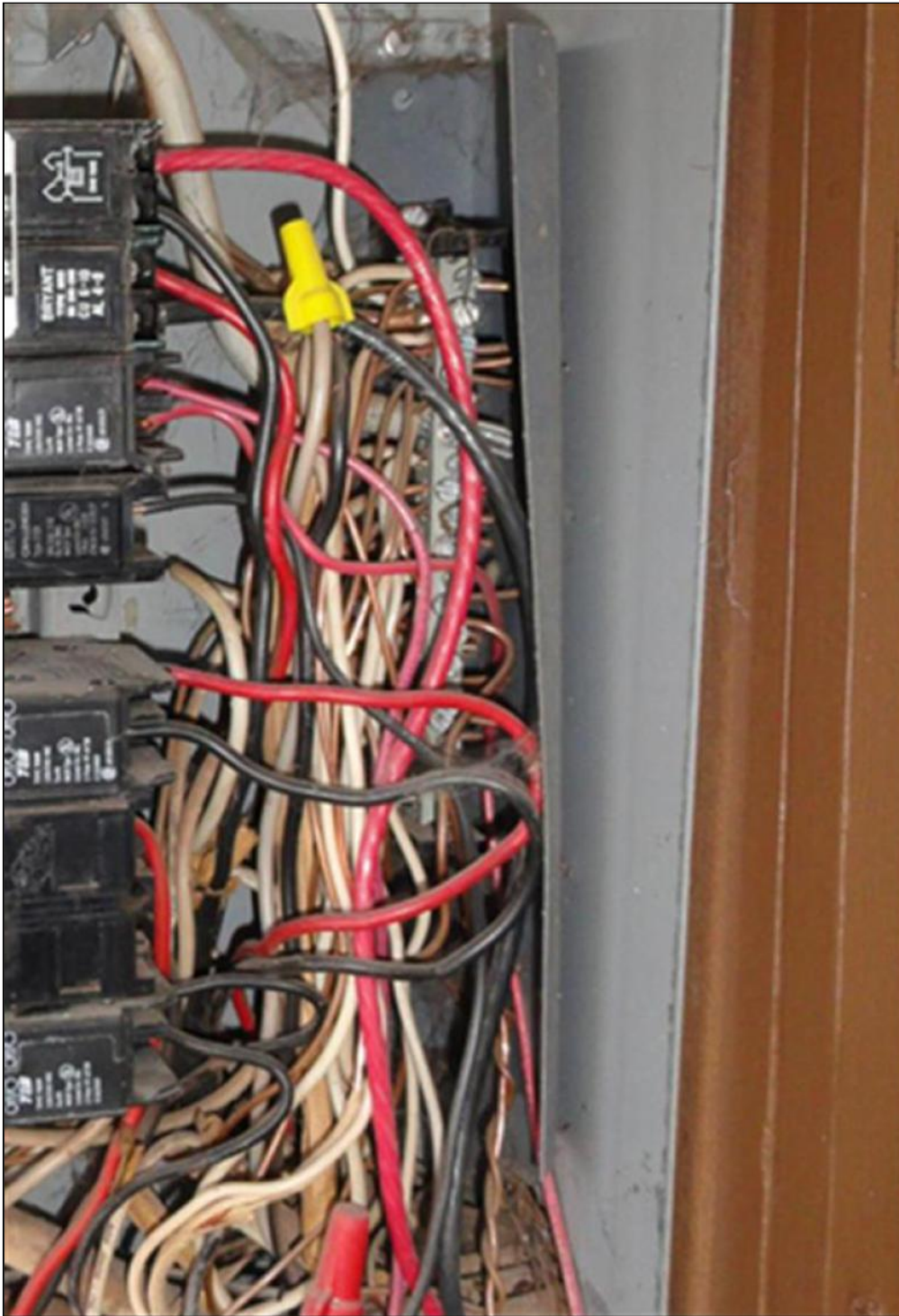


**D.** Current electrical code requires a 3 foot setback for the weatherhead to the windows.



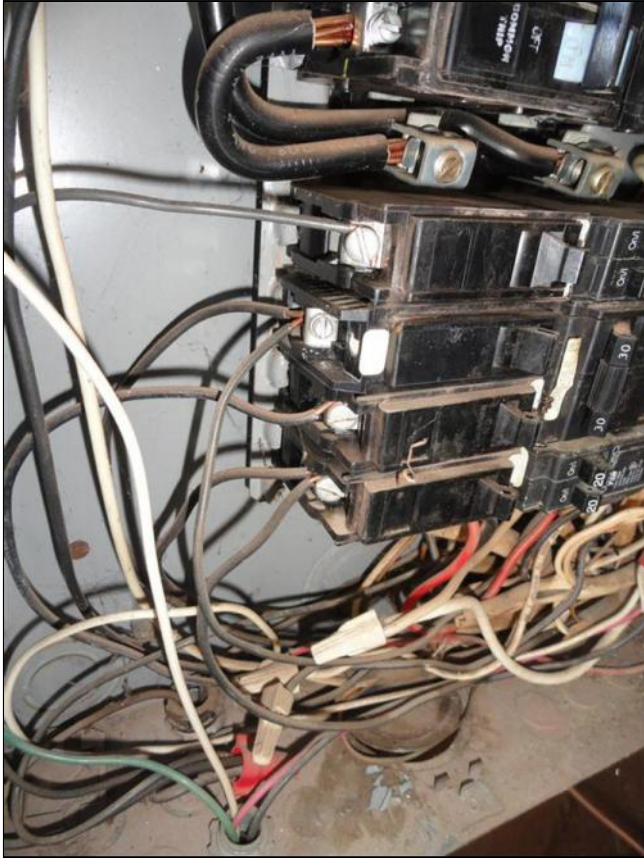
D. Item 1(Picture)

J. (1) Ground and Neutral wires run to same bus. Have a qualified electrician evaluate power panel.



J. Item 1(Picture)

⚠️ (2) In the service panel, two conductors were installed in a lug designed for only one. This condition may be improper. The inspector recommends an inspection by a qualified electrical contractor.



J. Item 2(Picture)

(3) Aluminum conductors should have a antioxidant grease covering them. This can be addressed by a qualified electrician.



J. Item 3(Picture)



⚠️ (4) This panel requires 7 switch throws to turn all the power off where 6 maximum is standard. Have a qualified electrician inspect this panel.

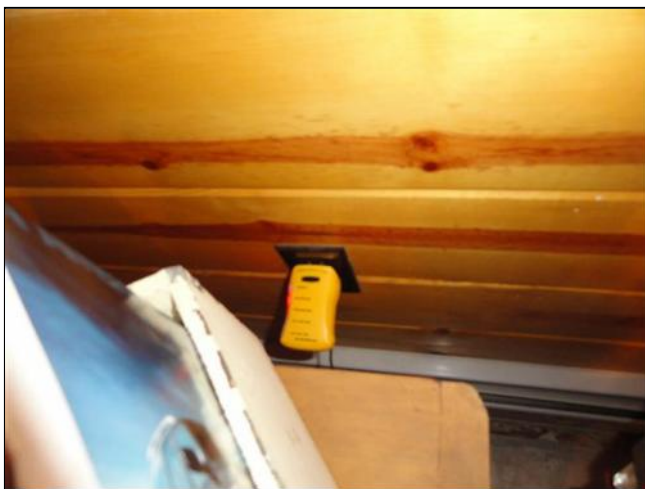


J. Item 4(Picture)

⚠ (5) This panel should be relabeled. The existing labeling appears to be in error.

**T.** An electrical receptacle at the electrical panel did not have Ground Fault Circuit Interrupter (GFCI) protection at the time of the inspection. For safety reasons, the Inspector recommends that all exterior electrical receptacles be provided with GFCI protection in good working order to avoid potential shock or electrocution hazards. This can be achieved by: 1. Replacing the current standard receptacles with GFCI receptacles. 2. Replacing the electrical circuit receptacle located closest to the main electrical service panel with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains these receptacles with a GFCI breaker.

⚠ **U.** An electrical receptacle in the basement had an open ground. Other receptacles in the home were grounded. This condition should be corrected by qualified electrical contractor.



U. Item 1(Picture)

**⚠ V.** (1) No ground fault circuit interrupter (GFCI) protection of the basement or third floor bathrooms were provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.



V. Item 1(Picture)

**⚠** (2) The GFCI in the kitchen has a bad ground which should be repaired by a qualified electrician.



V. Item 2(Picture)

⚠️ **Y.** An electrical conductor in the basement and master walk-in closet was of a type not approved for this purpose. Romex wire needs to be covered with drywall. An electrician should install a protected wire or a handy-man may cover it with drywall or other material.



Y. Item 1(Picture)

**BB.** No doorbell installed at home.

## 8. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

		ACC	NM	FYI	RR	RIA	NI	Styles & Materials
A.	Floors	•						<b>Walls and Ceilings:</b> Drywall Wood Panel
B.	Walls	•						<b>Floor Covering Materials:</b> Carpet Tile
C.	Ceilings	•						<b>Interior Doors:</b> Solid Wood
D.	Lighting	•						<b>Window Material:</b> Steel
E.	Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.			•				<b>Window Glazing:</b> Double-pane Thermal Pane
F.	Doors	•						<b>Window Operation:</b> Single-hung Sliding Fixed
G.	Windows and Skylights				•			<b>Cabinets:</b> Solid Wood Veneer on Particle Board
H.	Interior Trim						•	<b>Countertops:</b> Composite
I.	Cabinets and Countertops	•						<b>Smoke/CO Detectors:</b> Smoke detectors installed (battery type) Smoke detectors installed (hardwired)
J.	Stairs			•				
K.	Balconies and railings	•						
L.	Bathroom and Laundry Ventilation						•	

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ACC NM FYI RR RIA NI

**Comments:**

E. There was a permanent, hard-wired smoke detector at the third floor ceiling. Since the third floor has no bedroom doors, this may work well. The master bedroom had a battery powered smoke and CO detector which was battery powered. Smoke detector placements appeared to be adequate except: a smoke/CO detector should be installed near the water heater and boiler locations. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.



E. Item 1(Picture)



⚠️ **G.** All the windows that were checked appeared to be operational and in good order. The exception is a curved, insulated window unit in the sunroom which had moisture between the glass.



G. Item 1(Picture)

**J.** There are a number of issues with the interior log cabin type stair at the time of inspection. Although the stair may have been built in accordance with building codes at the time of construction and in the log cabin style, it does not meet current codes. Openings at the risers and handrail are too large and the handrail is not the correct size/geometry. This is mainly a danger for young children. A general contractor may be consulted for possible alterations if desired.



J. Item 1(Picture)

## 9. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

		ACC	NM	FYI	RR	RIA	NI	Styles & Materials
B.	Source of Water			•				<b>Water Supply Source:</b> Public Water Supply
C.	Water Supply and Distribution		•					<b>Main Water Supply Pipe:</b> 3/4-inch Copper
D.	Bonding water pipes	•						<b>Water Distribution Pipes:</b> 1/2-inch copper
E.	Functional Flow of water supply	•						<b>Distribution Pipe Bonding:</b> Pipes were bonded
G.	Sewage and DWV Systems	•						<b>Sewage System Type:</b> Public
H.	Functional Drainage	•						<b>Drain Waste and Vent Pipe</b>
J.	Gas Water Heater				•			<b>Materials:</b> Acrylonitrile butadiene styrene (ABS)
K.	Water Heater automatic safety controls	•						<b>Water Heater</b>
L.	Flues and combustion air vents	•						<b>Manufacturer:</b> American
N.	Gas System			•				<b>Date of Manufacture:</b> 1996
ACC= Acceptable, NM= Normal Maintenance, FYI= For Your Information, RR= Repair/Replace, RIA= Requires Immediate Attention, NI= Not Inspected								<b>Water Heater Fuel Type:</b> Gas
								<b>Water Heater Type:</b> Tank (conventional)
								<b>Water Heater Tank</b>
								<b>Capacity:</b> 50 gallons
								<b>Gas Pipe Material:</b> Black Steel
								<b>Type of Gas:</b> Natural Gas
								<b>Water Treatment Systems/</b>
								<b>Filters:</b> Water Softener (not inspected)

Comments:

B. (1) The water pressure from the the public water distribution system is 70 psi in the home. There is a pressure regulator at the water system entry located in the basement half bathroom.

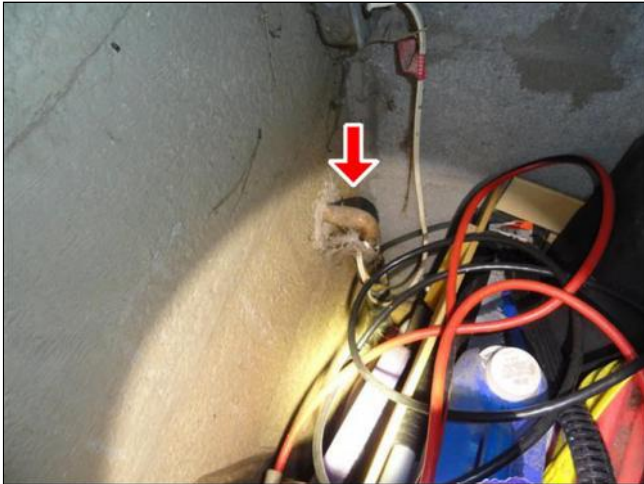


B. Item 1(Picture)



B. Item 2(Picture)

(2) The water system entry comes above ground in the mud room. Consider installing insulation and heat tape on this pipe.



B. Item 3(Picture)



**C.** There is a shut off valve next to the water heater that cuts off water to the exterior hose bibbs. This should be closed prior to freezing weather so the pipes don't burst.



C. Item 1(Picture)

**⚠ J.** The discharge pipe of this water heater temperature/pressure relief (TPR) valve was terminated to the basement floor with no drain. This discharge pipe should be run to a drain or to outside the home by a qualified person. Scalding or flooding could occur if not revised.



J. Item 1(Picture)

N. The gas service enters the home on the north side.



N. Item 1(Picture)

## 10. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

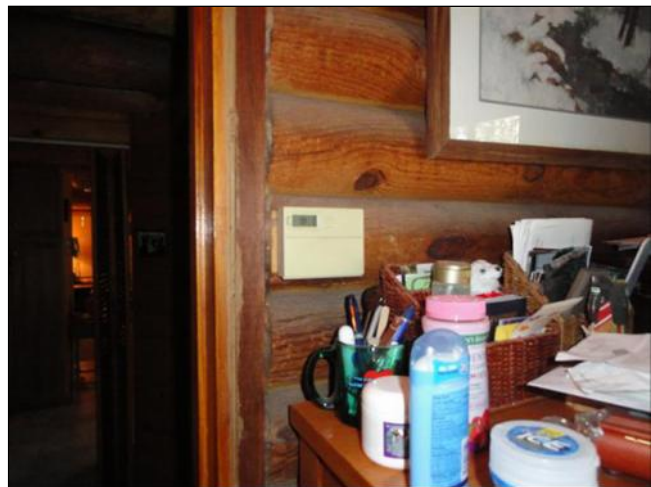
		ACC	NM	FYI	RR	RIA	NI	Styles & Materials
A.	Presence of installed heat source in each room			•				<b>Heating System Type:</b> Boiler/hot water baseboard distribution  <b>Energy Source:</b> Natural gas  <b>Number of Heat Systems (excluding wood):</b> One  <b>Heating/Cooling Ducts:</b> N/A  <b>Air Filter:</b> N/A  <b>Heating System Brand:</b> Slant Fin
E.	Furnace/boiler flue and combustion air vents	•						
F.	Boiler			•				
H.	Fuel, Piping and Support	•						
K.	Thermostat	•						
N.	Fireplace Insert			•				
ACC= Acceptable, NM= Normal Maintenance, FYI= For Your Information, RR= Repair/Replace, RIA= Requires Immediate Attention, NI= Not Inspected		ACC	NM	FYI	RR	RIA	NI	

### Comments:

A. There are 6 heating zones in the home.

- Basement
- Second Floor
- Master Bedroom
- Sunroom Floor
- Sunroom Radiators
- Third Floor.

There is also a electric baseboard radiator in the third floor bathroom.

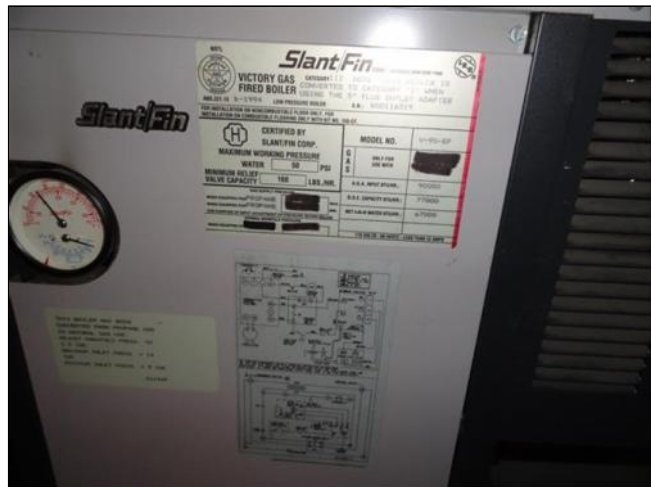


A. Item 1(Picture)



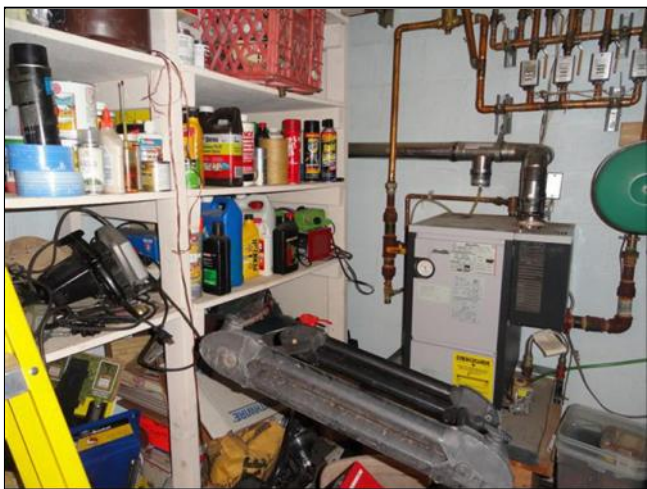
A. Item 2(Picture) Sunroom has 2 heating zones, floor and box radiators.

F. (1) The Slant Fin Boiler appears to have been manufactured in about 1996 making it approximately 22 years old. It appears to be operating normally. These Slant Fin cast iron boilers may last approximately 30 years.



F. Item 1(Picture)

(2) Flammable material should be moved away from the boiler. Check with the fire department for information on this issue.



F. Item 2(Picture)

N. The fireplace insert appears to work as it has recently been in use

The fireplace in the main floor family room contained a wood-burning insert, the inspection of which lies beyond the scope of the General Home Inspection. Full inspection of inserts lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the insert inspected by an inspector with the proper certifications



N. Item 1(Picture)

12. Bathrooms

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

		ACC	NM	FYI	RR	RIA	NI
A.	Floors	•					
B.	Walls	•					

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ACC NM FYI RR RIA NI

Styles & Materials

Exhaust Fans:

None



		ACC	NM	FYI	RR	RIA	NI
C.	Ceilings	•					
D.	Doors	•					
E.	Windows	•					
H.	Lighting	•					
I.	Ventilation			•			
K.	Cabinets	•					
L.	Finish materials around Tub, Shower, Toilet , Sink	•					
M.	Toilet	•					
P.	Shower	•					
Q.	Medicine Cabinet	•					
R.	Mirrors	•					

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ACC NM FYI RR RIA NI

**Comments:**

I. There is no bathroom fan in any of the 3 bathrooms in the home. The 2 full bathrooms have openings at the top of the walls to allow the moisture to move out of the bathrooms. There doesn't appear to be any damage from excess moisture due to this issue in the bathrooms.



I. Item 1(Picture)

### 13. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

		ACC	NM	FYI	RR	RIA	NI	Styles & Materials
A.	Floors	•						<b>Cabinets:</b> Solid Wood Veneer on Particle Board
B.	Walls	•						
C.	Ceilings	•						<b>Countertop Material:</b> Solid Surface
E.	Windows	•						<b>Range:</b> Electric Convection oven Glass Top
G.	Interior Trim	•						<b>Range Hood:</b> No hood installed
I.	Lighting	•						<b>Dishwasher:</b> Present, Inspected
J.	Cabinets	•						<b>Dishwasher Anti-siphon</b>
K.	Kitchen faucet/sink			•				<b>method:</b> High-loop installed
M.	Range	•						
O.	Garbage Disposal	•						
S.	Dishwasher	•						

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ACC NM FYI RR RIA NI

**Comments:**

K. As with most homes, there is some minor water damage under the kitchen sink which doesn't effect any functionality. There was no current leak at the time of inspection.



K. Item 1(Picture)

M. The range has a down-draft vent.

14. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following:dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

		ACC	NM	FYI	RR	RIA	NI	Styles & Materials
A.	Floors	•						<b>Dryer Power:</b> Gas  <b>Dryer Vent:</b> Ribbed plastic  <b>Dryer 240-volt electrical receptacle:</b> Older 3-prong  <b>Dryer Gas Supply:</b> Propane (LP)
B.	Walls	•						
C.	Ceilings	•						
G.	Receptacles, Switches, Connections	•						
H.	Water hook-ups	•						
I.	Lighting	•						
K.	Dryer Venting			•				
L.	Dryer make-up/combustion air	•						

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**Comments:**

**K.** The dryer was vented using a flexible, ribbed plastic vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.