

# PROPERTY INSPECTION REPORT



**Any Street, Any City, 44444**

**Inspection Prepared For: First Name Last Name**

**Date: 4/1/2023 Time: 8:00am**

**Year Built: 2003 Size: 3004**

**Report ID: Example Seller Home Inspection**

**Inspector: John Scaparo**

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# Report Summary (Not A Complete List)



Inspection Date: 4/1/2023 at 8:00am.  
 Report ID: Example Seller Home Inspection

The following is a lists of observed **Safety and Material Defects (RED HIGHLIGHTS)** in the opinion of Innovative Home Inspection that may have a significant deficiency, adverse impact on the value of the property, or pose an unreasonable safety risk. I may also include **delayed maintenance or repair items of importance (BLUE HIGHLIGHTS)**.

Please read the entire report and narratives to completely understand identified observations and additional items of importance that are recommended to be repaired or replace.

All repairs or replacements should be conducted by a qualified and licensed contractor. Service can uncover defects not discovered or beyond scope of home inspection standards.

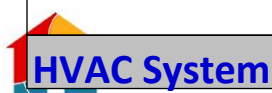
**It has been a pleasure working for you today. Contact me with your questions and thank you for your business.**


Interiors			
	Page 13 Item: 2	Interior Window(s) [Representative Number]	2.1. Delayed Maintenance, the following windows need repair. Recommend service by a qualified and licensed contractor. Service can uncover problems not discovered or that are beyond the scope of home inspection standards. 1. Master bedroom window had a film between its panes (right lower window). 2. Windows had damaged/worn sash springs, windows would not stay open (den, back bedroom, laundry room)

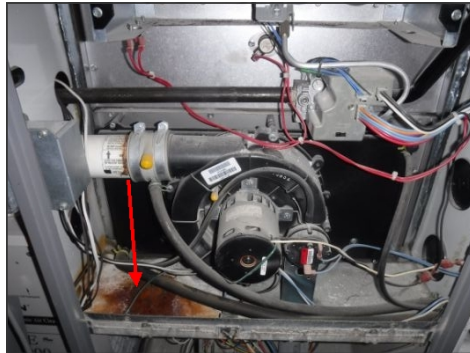
Chimney / Fireplace / Exhaust Venting			
	Page 17 Item: 4	Exhaust Venting (Chimney and Gas Burning Appliances)	4.1. Right side, the landscape vegetation was in contact with the fireplace exhaust vent. Recommend trimming back to help prevent potential of fire.




Trim away bushes from fireplace exhaust vent (Right Side)

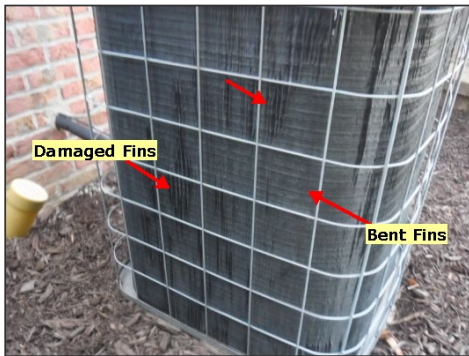


	Page 20 Item: 2	Heating System	<p>2.2. Delayed Maintenance, even though the furnace(s) burners responded and provided heat when turned on by the wall thermostat, there was rust in the cabinet directly below the exhaust vent pipe coupler. This is an indication of prior condensation leak at the connection. I do not operate the furnace long enough to confirm if condensation tubes/connectors/clamps leak. Recommend service check-up and cleaning to ensure safe and proper operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.</p>
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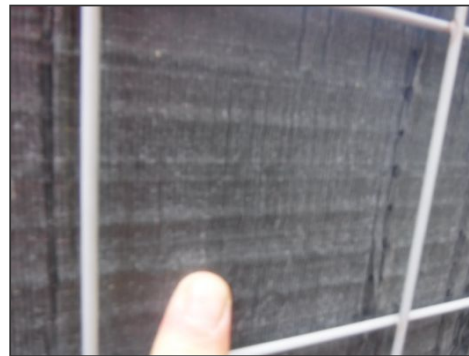


Example Of Rust In Cabinet / Prior Leak From Exhaust Coupler

	Page 20 Item: 3	Cooling System	<p>3.1. Even though the A/C system responded and provided cooling when turned on by the wall thermostat, the exterior condenser unit fins were damaged and folded over. This will reduce the overall cooling efficiency. Recommend service check-up and cleaning to ensure proper operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. Budget for replacement.</p>
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Fins damaged

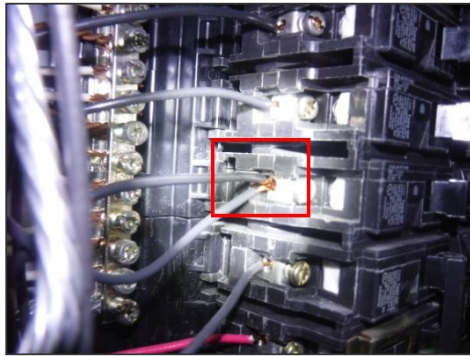


Fins damaged (Close-up)

### Electrical System

	Page 26 Item: 2	Service Panel / Over-Current Protection	<p>2.3. I saw (1) double tapped breaker within the service panel. A double tap is the connection of two wires (circuits) to one circuit breaker. It can add to the load of the circuit causing a possible overload that trips the breakers. Recommend an electrician properly separate the circuits to bring the home up to standards and enhance the safety of the occupants. Service can also uncover problems not discovered or that are beyond the scope of home inspection standards.</p>
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Example Of Double Tapped Breaker



# Report Introduction

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 if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

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 GFCI 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.

Video in Your Report – The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize rating icons and text colors to make things easier to find and read. Use the legend below to understand each rating icon and text color definitions.

**LIMITATIONS (Green Text)** – Denotes limitations on the systems and components installed at the property. Reference Standards Of Practice for a detailed list and information regarding the inspection limitations or visit InterNACHI website at <http://www.nachi.org/sop.htm>.



**ACCEPTABLE** – This item was inspected and is in acceptable condition for its age and use. If no other comments were made then the item inspected was showing normal wear with no significant defects noted.



**REPAIR / REPLACE or MAINTANCE** – Icon rating denote items that should be examined and be repaired or replaced or should receive normal maintenance in order to function properly. The notation does not mean that the item is perfect, but does meet a reasonable standard on the day of inspection.



**SAFETY ISSUE** – Icon rating denotes observed material defect or that involves an unreasonable safety risk to people. Items marked as a safety issue could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



**MATERIAL DEFECT** – Icon rating denotes a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property.



**HIGH IMPORTANCE** – Icon rating denotes items of relative high importance that the inspector wants to bring to your attention.





# Roofing System

I'm not a licensed roof contractor. Feel free to hire one prior to closing. I do my best to inspect the roof system within the time allotted. I inspect the roof covering and penetrations, gutter and downspouts, and exposed flashings. I do not inspect antennae or dish, skylights, and other installed roof mounted accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. Even a roof that appears to be in good, functional condition may leak at any time and/or under certain circumstances. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Be advised Innovative Home Inspection, LLC is providing the following roof observation and information as a convenience to the Buyer and does not determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of the roof inspected. This inspection is not a warranty against future roof leaks. I recommend that you ask the sellers to disclose information about the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. This inspection is not a guarantee that a roof leak in the future will not happen, and that you include comprehensive roof coverage in your home insurance policy. Innovative Home Inspection, LLC will not take responsibility for a roof leak that happens in the future. Recommend annual inspections for signs of cracking, curling, loss of granules which are signs that the roof is ending its useful lifespan.

## 1. Exterior Roof Covering



### Construction:

- Main Structure, Dimensional laminated asphalt composite shingles (Life expectancy 20 - 25 years)
- One layer of shingles was noted.

### Limitations:

- Roof viewed from the ground due to roof slope, height/inaccessible, weather conditions making it unsafe for inspector to walk the roof. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information.

### Observations:

1.1. Age of roof covering estimated at its midpoint of its useful life. I observed a few lifted tabs from nails backing out of the decking (back side). The lifted tabs are potential water entry points and vulnerable to wind damage and wind driven rain. Recommend correction by a qualified and licensed roof contractor evaluate and provide estimate of repair.



Example Of Roof Covering



Example Of Roof Covering (Single Layer)



Location of lifted singles





Location of lifted singles

## 2. Exterior Roof Flashing(s) And Penetrations(s)



### Construction:

- Waste Vent

### Limitations:

• Concealed flashings are excluded from the inspection where they are hidden by roof coverings and wall siding such as roof penetrations (vents, skylights, chimneys) and valleys and wall to roof junctions. Leaks may become evident only during heavy, prolonged or wind driven rainfall. Missing or improperly installed flashings are the most common cause of moisture intrusion. Because these flashings are concealed, we cannot endorse them and specifically disclaim any evaluation.

### Observations:

2.1. The exposed roof flashings were in good condition at the time of the inspection. The exterior flashing above the front and back bay/chase window(s) is vulnerable and prone to leak. I did not see any stains or measure any elevated moisture to the interior area above the window today. Recommend annual maintenance of the flashing to help maintain a weather tight seal and to prevent the potential of leak.



Example Of Vulnerable Roof Location

## 3. Roof Drainage (Gutters / Downspouts)



### Construction:

- Metal

### Limitations:

• Downspouts were connected to a below grade drain system. These type of drain systems are out of scope of inspection. Ask home owner to verify type of drain system and identify location of discharge. Any blockage in below grade system may cause roof drainage to be diverted to soil around and beneath the home foundation. This condition can result in excessively high moisture levels in soil at the foundation.

### Observations:

3.1. The gutter and downspouts were in good condition at the time of the inspection.





# Exterior

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be detrimental to the structure. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided. A word about flashings, the proper installation of flashings around doors and windows are critical to water proofing the exterior walls. Missing or improperly installed flashings are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because these flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall.

## 1. Example Of Exterior Photo(s)



## 2. Entry Door(s) / Egress(s)

### Observations:



2.1. The exterior doors/below grade egress were in good condition and operated properly during the inspection.



Example Of Egress





### 3. Exterior Window(s) / Awnings

#### Observations:



- 3.1. The exterior windows were in good condition. All exterior windows should receive annual inspection, maintenance, and caulking.
- 3.2. The exterior awning was in good condition and responded (extended and retracted) to its controls.



### 4. Exterior Cladding (Wall Covering)



#### Construction:

- Brick And Mortar
- Vinyl Siding

#### Observations:

- 4.1. Right side, I observed minor cracks in the mortar joint and bricks under the window. This is an indication of settlement. I did not see any structural concerns but cracks need to be fill/seal to help prevent further damage from freeze thaw cycle and to maintain a weather tight structure.



### 5. Eaves, Fascias, Soffits, And Trim



#### Construction:

- Cladded eaves / fascia boards/ freeze boards

#### Limitations:

- Most of the fascia/ freeze boards are concealed by Cladding / Gutters. As such, I was unable to determine condition concealed by the Cladding / Gutters for damage to underlining materials. Regular inspection and maintenance of the exterior is recommended to maximize lifespan.

#### Observations:

- 5.1. The inspector did not observe any significant damage needing immediate correction. Regular inspection and maintenance of the exterior is recommended to maximize lifespan.



## 6. Driveway / Walkway / Patio



### Construction:

- Walkway (Concrete, Pavers)
- Driveway (Concrete Slab)
- Patio (Raised Pavers)

### Observations:

6.1. Delayed Maintenance: the driveway had (2) cracked slabs. There was no heaving/displacement that were a trip hazard today. Fill crack(s) with exterior concrete filler to help prevent further damage from hydraulic separation during freeze/thaw cycle. Budget for slab replacement.



Example Of Driveway Crack, No Trip Hazard

## 7. Porch / Landing / All Season Room



### Construction:

- Front Entry, Open, (Concrete Cap)

### Observations:

7.1. No major system, safety, or functional concerns observed to the exposed structures at time of inspection.

## 8. Exterior Steps



8.1. No major safety or functional concerns observed. Recommend annual inspection and proper maintenance to help extend the useful lifespan.

## 9. Grading / Surface Drainage / Vegetation



### Observations:

9.1. Grounds around any home are an important part of exterior surface water controls. Maintain proper slope away from the foundation for all surfaces adjacent to the home. Soft surfaces (dirt, landscaping, yard, etc.) should all have a slope of one inch down per foot away from the foundation. These slopes should adequately promote drainage away from the foundation.

9.2. The trees and/or bushes were too close to the house, need trimming. Vegetation should maintain a minimum of 12 inches clearance from the structure for bushes and 3 feet for tree limbs to help prevent damage to the structure, unobstructed access for service, and adequate air circulation to dry out structure as well as limit potential organic growth.

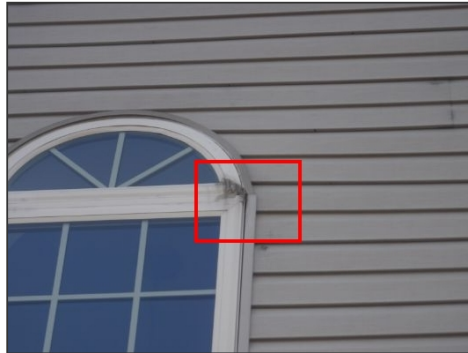


## 10. Exterior Caulking



### Observations:

10.1. Delayed Maintenance: there was caulking missing / deteriorated (shrinking, dried, cracked) noted at one or more locations (doors / windows and wall / siding penetrations). The caulk may no longer provides water tight weather seal. Recommend removing deteriorated caulk before application and replacing using a high quality exterior silicone based caulk to create a water tight seal to help prevent water intrusion and insect entry into the interior structure. This includes opening and gaps between the porch platform and structure and the exterior wall around plumbing, A/C Lines, service conductors / receptacles, exterior light fixtures, vents, doors, windows and siding. All exterior caulking should be annually examined and re-caulked as needed. Caution as to NOT seal/caulk the "weep holes" located at the bottom sill of many newer type of windows that allow moisture to escape if condensation does accumulate.



Age caulking





# Garage (Attached)

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

## 1. Example Of Garage / Out Building Photo(s)



## 2. Garage Door And Rails (Life expectancy 20 - 25 years)

### Construction:

- Door(s) insulated type (2 Doors)
- Sectional door (Automatic) (2 Doors)

### Observations:

2.1. No indications of damage observed at the garage vehicle door/s. Clean and lubricate hardware for smooth operation. Include inspection of the springs annually. Older springs are more prone to breaking. Recommend regular maintenance to ensure proper operation.

## 3. Garage Door Auto Opener / Safety Reverse (Life expectancy 10 - 15 years)

### Observations:

3.1. The automatic opener(s) was properly secured to the structure and responded when tested from wall mounted button on day of inspection. Its opener automatically reversed when safety auto reverse sensors were tested at time of inspection. Recommend regular maintenance to ensure proper operation



#### 4. Occupant Door (Including Fire Door)

Observations:



4.1. Garage occupant door was fire rated and properly sealed.

#### 5. Interior Walls / Ceilings (Includes Firewall)

Observations:



5.1. Ceiling and Walls throughout the garage are in good condition with no significant defects noted. Some cosmetic and typical flaws in finish noted (ceiling patch/repair area). When garages are beneath habitable rooms it is imperative to maintain well sealed walls and ceilings where the attached garage join the interior of a house. This reduces the potential of toxic automobile gases and path for fire to enter the house. Openings should be sealed for your protection.



Patched/repair ceiling area

#### 6. Floor

Construction:



- Concrete

Observations:

6.1. No major system, safety, or functional concerns observed to the exposed garage floor at time of inspection.

#### 7. Step(s)

Observations:



7.1. The single step into the interior was in good condition with no significant defects noted.





# Interiors

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The furnishings and/or belongings restricted our access to ceilings (ceiling tiles), windows, walls, doors, and floors, and structures, etc. It is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report. Those concealed areas at time of inspection may need inspection or testing. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

## 1. Interior Door(s)

### Observations:



1.1. The interior doors were in good condition and operated properly during the inspection.

## 2. Interior Window(s) [Representative Number]

### Observations:



2.1. Delayed Maintenance, the following windows need repair. Recommend service by a qualified and licensed contractor. Service can uncover problems not discovered or that are beyond the scope of home inspection standards.

1. Master bedroom window had a film between its panes (right lower window).
2. Windows had damaged/worn sash springs, windows would not stay open (den, back bedroom, laundry room)

## 3. Interior Floor Covering(s)

### Limitations:



• Evaluation of floor finishing quality, workmanship, and installation of hardwood, laminated, and tile flooring and their predicted wear and performance is outside the scope of the inspection. If client has concerns regarding these areas of the home, a floor specialist should be contacted for further evaluation and information.

### Observations:

3.1. Floor coverings were in good condition with no significant defects noted (normal wear).

## 4. Exposed Interior Wall(s) / Ceiling(s) / Floor(s) (Finishings)

### Observations:



4.1. Ceiling and Walls throughout the interior are in good condition with no significant defects noted. Some cosmetic and typical flaws in finishing observed (upstairs hallway top of stairway). This is normal wear for age of home. You will find minor patching, shrinkage, seam cracks, small holes, and popped nails in all homes which have been lived in.

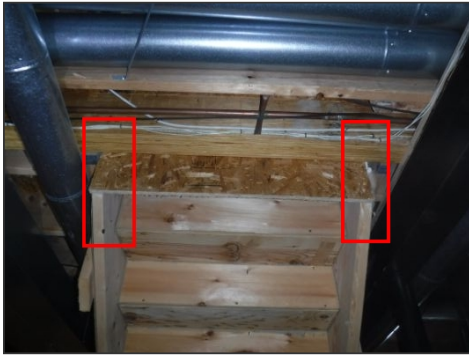
## 5. Interior Stairway / Landings

### Observations:



5.1. The stairway/step stringer straps were missing. Straps should be installed when the stringers are not attached directly to the ledge board to properly secure the stairway to the structure. Recommend installing stringer straps to bring the home up to standards and enhance the safety of the occupants.





Example Of Missing Stringer Straps



Example Of Stringer Straps

## 6. Interior Railing / Guards / Balusters

### Observations:



6.1. Hand / Guard rails were in good condition with no significant defects noted.

## 7. Counters And Representative Number Of Cabinets, Shelving

### Observations:



7.1. Cabinets / Counters / Shelving and Mirrors were in good condition for their age with no significant defects noted. Installation methods and integrity of fasteners to secure cabinets to the structure, non-functional components, wear, and or cosmetic items are out of scope of inspection.





# Appliances (Built-In Only Inspected)

## 1. Laundry Clothes Washer Hook-Up



### Limitations:

• Free-Standing washing machine was present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and I did not evaluate or test the unit, drain tube, or water supply hoses. If a water catch pan is installed, it is not possible for us to check its performance. I recommend contacting the Seller or service profession to confirm it properly and safely operates.

### Observations:

1.1. Washer drains to a concealed stand pipe. No test was performed on stand pipe to determine if it drains properly. As such, I was not able to inspect concealed water supply lines and stand pipe/trap. No guarantee or warranty is given on the future stand pipe drain, as drain lines can become blocked at any time without warning.

## 2. Laundry Clothes Dryer Hook-Up



### Limitations:

• Free-Standing cloth dryer was present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and I did not evaluate or test the unit. I recommend contacting the Seller or service profession to confirm it properly and safely operates.

### Observations:

2.1. Gas shut-off valve was present in same room and within 6 feet of the appliance.  
2.2. The dryer vent was a foil type and kinked and/or crushed where it exits the back of the dryer. Recommend installing a ridged compact style exhaust duct or type approved by the manufacture to help prevent accumulation of lint or vent blockage which can cause the dryer to overheat; a potential fire hazard and a condition which will shorten the dryer's lifespan.



Example Of Foil Dryer Duct

## 3. Disposal (Life Expectancy 12 years)



### Observations:

3.1. Operated at time of inspection.

## 4. Dishwasher (Life Expectancy 9 years)



### Observations:

4.1. I did not test at time of inspection. Dishwasher was running upon arrival and completed its cycle during the inspection. I did not observe and indication of leak. Dishwasher was full of dishes.





## 5. Microwave (Life Expectancy 9 years)

### Observations:



5.1. Microwave(s) operated on day of inspection. Microwave is not inspected for radiation leaks.

## 6. Refrigerator (Life Expectancy 9 - 13 years)

### Limitations:



- Free-Standing refrigerator/freezer was present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and not evaluated or moved to verify service connection from behind on the day of the inspection. I make every attempt to look behind if an adequate gap between the wall and back of refrigerator is not obstructed or is available and will note observations.
- I was not able to pull refrigerator away from the wall to check the water supply tube connection. Recommend including inspection of the water tube connection for leak behind refrigerator as part of your annually maintenance.

### Observations:

6.1. Shut-off valve was located in the basement.

## 7. Range / Ovens (Life Expectancy 18 years)

### Limitations:



- Free-Standing stove/range was present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and I did not evaluate or test the unit. I may attempt to moved or tilted to verify service connection from behind or anti-tipping device installed. I make every attempt to look behind if an adequate gap between the wall and back of stove is not obstructed or is available and will note observations. I recommend contacting the seller or service profession to confirm it properly and safely operates.

### Observations:

7.1. The 220-volt electrical outlet was present and properly secured at the time of the inspection.





# Chimney / Fireplace / Exhaust Venting

## 1. Fireplace Firebox / Clean-out

### Construction:



- Factor-built Gas Direct-Vent Glass Sealed (Family Room) FYI \*\*\* Caution \*\*\* the Gas fireplace is a sealed glass type. The glass can reach temperatures exceeding 500 degrees when the fireplace is operated. This is a safety hazard, severe burns or injuries can occur if you or a small child should come in contact with the glass while the fireplace is in operation. Recommend placing a portable fireplace screen in front of the glass to reduce risk of burn injuries.

## 2. Fireplace Hearth Extension And Front Surround

### Construction:



- Floor Level Masonry

### Observations:

- 2.1. The decorative hearth and its extension were in good condition at the time of the inspection.

## 3. Fireplace Gas Controls / Circulation Fan

### Construction:



- Wall switch operation. Shut-off was located within the control panel.

### Limitations:

- Gas valve was shut-off today (both fireplaces). As such, the gas log set did not light and was not tested. Ask the seller to demonstrate they operated properly and to provide their instruction manuals.

### Observations:

- 3.1. Delayed Maintenance, the direct vent gas fireplace glass front had a hazy film. This is typically a mineral residue left from water vapor as the gas burns and or an indication the gas burners need to be serviced. Recommend service to ensure safe operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.



Example Of Soot On Glass



Example of gas log set controls and gas shut-off valve for future reference

## 4. Exhaust Venting (Chimney and Gas Burning Appliances)

### Construction:



- Fireplace was a direct vent type. Direct vent fireplaces have specific manufacturer's requirements for installation. Their inspection exceeds the scope of the General Home Inspection.
- There was PVC exhaust pipe venting the water heater and furnace to the exterior.

### Observations:

- 4.1. Right side, the landscape vegetation was in contact with the fireplace exhaust vent. Recommend trimming back to help prevent potential of fire.





Trim away bushes from fireplace exhaust vent (Right Side)





# HVAC System

We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating and cooling system is a visual inspection using only the normal operating controls for the system. The inspection of the heating and cooling is general and not technically exhaustive. A detailed evaluation of the interior components of the heating and cooling system is beyond the scope of a home inspection. We do not perform a Carbon Monoxide test or inspect the parts which are not readily accessible, like the heat exchangers, coil, compressor, or valves or humidifier or dehumidifier, the electronic air filter, and determine heating or cooling supply adequacy or distribution balance. We do not operate the heating or cooling system when the air temperature is too hot, to prevent damaging the heating unit or operate the cooling system when the outside temperature is below 65 degrees, to prevent damaging the cooling unit. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, cleaned and tuned to ensure proper and safe operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

## 1. Thermostat Controls



### Construction:

- Digital Programmable #1 ( Main Floor)
- Digital Programmable #2 (Second Floor)

### Limitations:

- Zone thermostats are checked in manual mode only. Thermostats are not checked for calibration or timed functions.

### Observations:

- 1.1. A digital programmable type thermostat was present on the day of the inspection and correctly attached to the wall.

## 2. Heating System



### Construction:

- Forced Air [Natural Gas, Comfortmaker, 2002]

### Limitations:

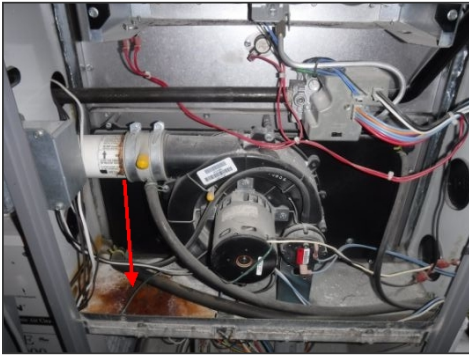
- Not a technically exhaustive evaluation. On/Off Check Only. The average life expectancy is estimated from 15 to 25 years. Any furnace that is 15 years or older should be closely maintained and budgeting for a replacement is recommended.
- Furnace was a high efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the inspection to inspect. The combustion chamber was inspected through a sight port only.
- Humidifier and its controls are out of scope of inspection and not tested. I recommend annual maintenance to ensure unit is properly functioning.

### Observations:

- 2.1. The automatic safety controls responded when tested. There was a gas shut-off valve and an electrical service switch within reach of the unit.

2.2. Delayed Maintenance, even though the furnace(s) burners responded and provided heat when turned on by the wall thermostat, there was rust in the cabinet directly below the exhaust vent pipe coupler. This is an indication of prior condensation leak at the connection. I do not operate the furnace long enough to confirm if condensation tubes/connectors/clamps leak. Recommend service check-up and cleaning to ensure safe and proper operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.





Example Of Rust In Cabinet / Prior Leak From Exhaust Coupler



Example Of Furnace Burner In Operation



Heating air temperature during operation

### 3. Cooling System



#### Construction:

- Forced Air Cooling [Comfortmaker, 2002]

#### Limitations:

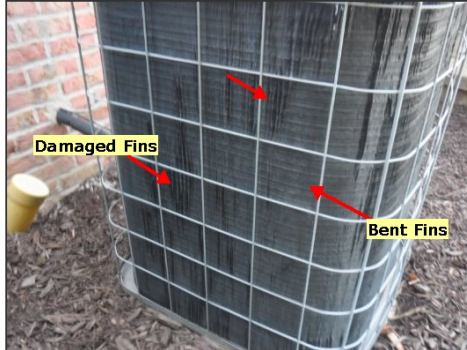
- The average life expectancy is estimated from 10 to 15 years. Any system that is 15 years or older should be closely maintained and budgeting for a replacement is recommended.
- Interior Evaporator A-Coil, located within the air handler air plenum. Note not inspected, coil is not accessible.

#### Observations:

3.1. Even though the A/C system responded and provided cooling when turned on by the wall thermostat, the exterior condenser unit fins were damaged and folded over. This will reduce the overall cooling efficiency. Recommend service check-up and cleaning to ensure proper operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. Budget for replacement.



Example Of A/C Unit



Fins damaged



Fins damaged (Close-up)



Heating air temperature during operation



#### 4. A/C Refrigerant Lines

**Observations:**

4.1. The exposed and accessible portion(s) of the high and low pressure refrigerant lines including the foam insulation were in normal condition where I could actually see the lines on the day of the inspection. Most of refrigerant lines not visible; concealed by insulation, wall/ceiling finishing and or storage items.

#### 5. Condensation / Drain Tube / Pump

**Construction:**

- Ridged Tubing
- Termination: Floor

**Observations:**

5.1. The exposed and accessible portion(s) of the condensate drain tube attached to the furnace air plenum (Indoor A/C Coil/Unit), furnace, and/or condensation pump to its termination point was in normal condition today. I did not see any leaks from the tube(s) or at their connections. It is recommended to periodically check line drainage. If condensation lines clogs it may result in water damage to the unit or surrounding areas.

#### 6. Air Distribution System / Air Filter

**Construction:**

- Metal Air Ducts
- Air Filter (recoverable type)

**Limitations:**

- Most air ductwork was not visible, they were concealed by interior finishings.
- The HVAC duct electronic zone air flow hardware and controls are out of scope of inspection.

**Observations:**

6.1. There was electronic air filter unit with its elements removed and replaced with a disposable filter. The removed electronic air filter elements were on the side of the furnace. Recommend asking the if the unit is functional.

#### 7. Cooling Fan(s) - Ceiling / Whole House

**Construction:**

- Ceiling Fans

**Observations:**

7.1. Ceiling fans in the home were operable at the time of the inspection.





# Plumbing System

We are not plumbers. Feel free to hire a plumber prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected for leaks. Plumbing access panels are opened, if not secured / obstructed and readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

**FYI .....** Any observed indications of active leaks, elevated moisture levels, moisture stains, or corrosion of plumbing components or systems should be serviced immediately to help prevent potential of damage to the structure or the potential for mold growth. Repairs should be a priority, and made by a qualified electrical contractor. We also recommend considering having the main drain-line video scanned during your inspection contingency period to determine the actual condition of the main drain-line, and to ensure it will continue to function adequately.

## 1. Fuel Distribution System



### Construction:

- Municipal Natural Gas. Meter and main shut-off valve was located exterior side of structure.
- Distribution, black steel (Life Expediency 75 years)
- Service, plastic

### Limitations:

- Most of the gas distribution pipe systems were not visible; concealed by wall/ceiling covering, storage items, and or slab-floor. I also do not use specializes gas leak / CO leak detecting equipment; this out scope of the inspection. If client has concerns regarding the gas service / distribution equipment, a specialist should be contacted for further evaluation. Servicing can uncover defects outside the scope of the inspection. Recommend locating and labeling all appliance gas shut-off valves in the event of an emergency.

### Observations:

1.1. I did not smell any gas odors (Sulfur - similar to rotten egg odor) which is an indication of a leak. No evidence of damage was observed with the accessible gas piping today (concealed plumbing can not be inspected).



Example Of Gas Service Meter And Shut Off Valve



## 2. Drain / Waste / Venting System



### Construction:

- Public Sewer
- Poly Vinyl Chloride "PVC" (Life Expediency 50 - 80 years)

### Limitations:

- Most of the drain pipe system not visible; concealed by wall/ceiling/floor finishing, storage items and or slab-floor.
- The adequacy of the underground drainage systems are not determined (out of scope of inspection). Because the underground waste and drains lines are hidden from view or access, a video camera inspection of the waste lines by a qualified and licensed plumbing company is recommend during your inspection contingency period to determine the actual condition of the main drain-line, and to ensure it will continue to function adequately.

### Observations:

2.1. No indication of damage was observed with the exposed and accessible drain or waste vent pipe system today (below grade and concealed drain and vent pipes can not be inspected, out of scope of inspection). As part of my inspection, I ran the water from the plumbing fixtures for an extended period. I did not observe any active leaks or water back-up pooling at the basement floor drain during the inspection. Recommend reviewing seller disclosure statement for history of drain repair and check floor drain after heavy rain for back-up until you are confident of no drain issues.

## 3. Water Distribution System

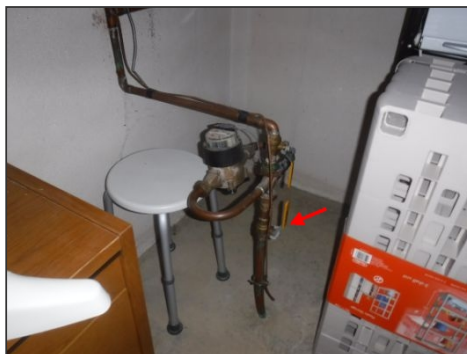


### Construction:

- Municipal Water. The water meter and main shut-off valve was located in the lower level / basement.
- Distribution, Copper (Life Expediency 70 years)
- Service, Copper piping to the home.

### Observations:

3.1. Good water flow, no visible drop in water flow when tested with two fixtures running water simultaneously. As part of my inspection, I ran the water from the plumbing fixtures for an extended period. No active leaks were observed during the inspection. Recommend annual maintenance inspection and repair any as needed and reviewing seller disclosure statement for history of leak/repair.



Example Of Water Service Meter And Shut Off Valve





## 4. Water Heater

### Construction:

- Direct Vent Gas Water Heater [Rheem, 50 gallons, 2003]

### Limitations:

- Water heater service life is between 8 and 12 years for a Tank Type and 12 and 20 years for Tankless Type. Any water heater type within these age ranges should be monitored closely for performance and failure; budgeting for a new unit is recommended. Note the Consumer Product Safety Commission (CPSC) recommends setting temperature to 49 °C (120 °F).
- Water Heater was a Flammable Vapor Ignition Resistant (FVIR) type with a sealed combustion chamber which would require invasive measures which lie beyond the scope of the inspection to inspect. The combustion chamber was inspected through a sight port only.

### Observations:

4.1. The burner responded when tested. Good flame color and pattern observed. There was no active leaks from the water heater today. Water heaters regardless of age can leak at any time. Therefore, recommend annual maintenance inspection and if you see corrosion at the hot and cold water dielectric connectors, water dripping from discharge tube, or any moisture stains on or around the unit contact a qualified and license plumber to repair. Review seller disclosure statement for history of leaks/repairs.

4.2. The water heater is equipped with a pressure-temperature relief valve (TPRV). The TPRV discharge tube extends to the proper height above the floor.

4.3. Gas and water shut-off valves were within same room and within 6 feet of appliance.



Example Of Water Heater Burner In Operation

## 5. Sink(s) / Back Splash

### Observations:

- 5.1. Sink(s) filled and drained properly at time of inspection. I did not observe and leaks today. Leaks can occur without warning from the sink drains and cause significant water damage. Therefore, recommend annually inspection and maintenance of the under sink drain pipe and trap to help prevent potential of leak. If you see build-up of waste at the pipe connections it's an indication of a slow or prior leak that needs to be corrected. Review seller disclosure statement for history of leaks/repairs.

## 6. Toilet(s)

### Observations:

- 6.1. Toilet(s) were properly secured to the floor and flushed and filled at time of inspection. I did not observe and active leaks today. Leak can occur without warning and cause significant water damage. Therefore, recommend annually inspection and maintenance to help prevent potential of leak. Secure toilet to the floor if loose, replace aged / deteriorated tank bolt and rubber washers, check for leaks from the water supply line and connection to the tank, check for leak around the base of the toilet and sub-floor from basement for a leaky wax ring. Review seller disclosure statement for history of leaks/repairs.



## 7. Tub(s) / Shower(s)

### Observations:

- ✓ 7.1. Shower / Tub filled and drained properly at time of inspection. I did not observe any leaks on today. Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. Shower/bath wall panels and surrounds; tiled floors, walls, and surrounds are prone to cracking at the corner grout joints. For bath/showers that have prefabricated wall and surround enclosures leakage can occur at the gap between the tub and enclosure an all corners. I recommend annual inspection and maintenance such as regrouting and/or caulking open gaps with a high quality mildew resistant caulk to help prevent water from entering behind panel/tiles. Review seller disclosure statement for history of leaks/repairs.

## 8. Jetted Tub / Shower

### Observations:

- ✓ 8.1. Master bathroom, tub pumps/jets operated when I turn on the pump by its push button. Tub filled and drained properly at time of inspection. I saw no leaks on day of inspection.

## 9. Sump / Waste Pump

### Construction:

- ✓ • Submersible self-activating electrical pump (1-units).

### Limitations:

- Sump Pump terminates to exterior below grade drain. Underground drainage systems are not determined, due to the underground nature of the system. NO WARRANTY for this or any other repair is implied by this inspection. The below grade drain pipes are out of scope of the inspection.

### Observations:

9.1. The sump pump(s) responded when tested. Recommend including inspection of sump pump and its exterior discharge pipe for proper drainage as part of annual maintenance to ensure proper operation and flood prevention.

9.2. The check valve was missing from the sump pump discharge pipe. While not every installation requires a check valve, they are recommended where the discharge pipe is long, the vertical discharge is more than seven or eight feet, or the sump pump has a small pit. Check valves prevent water in the discharge pipe from flowing back down into the sump pit after the pump shuts off. Recommend having a qualified contractor install a check valve.



Example Of Sump Pump Exterior Discharge



Example Of Sump Pump And Basin

## 10. Exterior Hose Bibb(s)

### Construction:

- ✓ • One or more exterior hose bibbs were not frostproof type. Consider replacing the bibbs with frostproof type to help prevent freeze-burst problems in the winter. Or be sure remove the hoses and drain the faucets before winter, to prevent freezing and bursting problems.

### Observations:

10.1. Hose bibb(s) were functional when tested on the day of the inspection. Maintain silicone caulking to seal gap around hose bibb flange and structure to help prevent water intrusion.





# Electrical System

We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repair.

**FYI .....** 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 made by a qualified electrical contractor. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.

## 1. Service Entrance Conductor / Meter / Low Voltage Service Wires



### Construction:

- Below grade lateral service conductors.

### Limitations:

- Not able to determine lateral service entry conductor amperage. Service conductor to the meter was concealed.

### Observations:

- 1.1. The exterior meter box was in good condition. No major rust or damage. Not loose.



Example Of Service Meter

## 2. Service Panel / Over-Current Protection



### Construction:

- Main Panel - Breakers, 150 Ampere rating, Basement
- One breaker was off at time of inspection (pool pump).

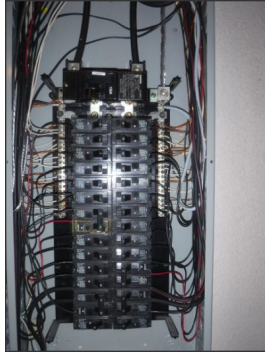
### Observations:

2.1. There was a circuit directory inside the panel door today. It is not uncommon that circuits are mislabel. I recommend a qualified person verifying the directory or labels to identify breaker locations to enhance safety during service.

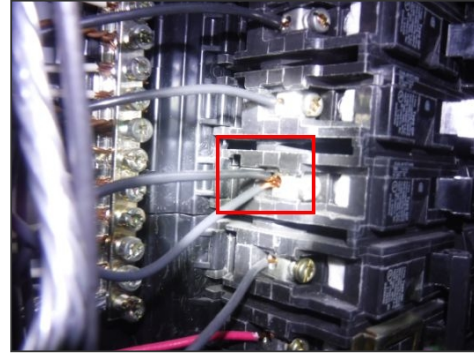
2.2. Service panel was grounded to the exterior ground rod and grounded & bonded to the copper water pipe at service entry. There was a bonding jumper across the water meter.

2.3. I saw (1) double tapped breaker within the service panel. A double tap is the connection of two wires (circuits) to one circuit breaker. It can add to the load of the circuit causing a possible overload that trips the breakers. Recommend an electrician properly separate the circuits to bring the home up to standards and enhance the safety of the occupants. Service can also uncover problems not discovered or that are beyond the scope of home inspection standards.





Example Of Service Panel With Cover Removed



Example Of Double Tapped Breaker

### 3. Branch Wires



#### Construction:

- Copper Wiring

#### Limitations:

- Most branch wiring was not visible, they were concealed by interior finishings.

#### Observations:

3.1. I saw no indications of damage to the exposed and accessible conductors and circuits (concealed wiring can not be inspected).

### 4. Ground Fault Circuit Interrupts (GFCI)



#### Observations:

- 4.1. GFCI type outlets tripped and reset when tested on day of inspection. Manufacturer recommends manually testing GFCI's monthly. It is recommended that you locate all reset buttons for any GFCI's that are present.
- 4.2. Master bedroom jetted tub GFCI's tripped and reseted when tested on day of inspection.

### 5. Switches, Outlets, Light Fixtures [Representative Number]



#### Observations:

5.1. A representative number of switches, lighting fixtures, and receptacles tested were acceptable with regard to their operation on the day of the inspection.

### 6. Smoke / Carbon Monoxide Detector(s)



#### Limitations:

• We do not operate smoke alarms or carbon monoxide (CO) detectors. Most manufacturer's recommend that you test monthly and change their back up batteries at least every six months. You should consider replacing any detector older than 10 years. Current standards require functional smoke/CO detectors in each bedroom, hallway, or within 15 feet of any sleeping room, any room with a gas burning appliance, and each floor including garage and basement according to the manufacturers specifications.

#### Observations:

6.1. Smoke detectors were installed in each bedroom, hallway.

### 7. Exterior A/C Service Disconnect(s)



#### Observations:

7.1. The A/C electrical service disconnect(s) at the condensing unit were properly installed and in serviceable condition at the time of the inspection.





# Insulation & Ventilation

In accordance with the InterNACHI Standards, the home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

## 1. Insulation (Unfinished Spaces)



### Construction:

- Attic, Loose filled cellulose
- Basement, fiberglass batts insulated rim joist (joist is concealed).

### Limitations:

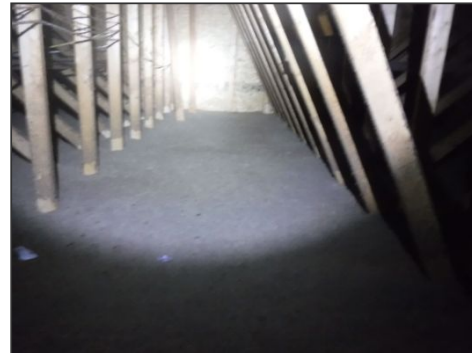
- See Structures - Structural Access Section For Limitations.

### Observations:

1.1. Estimate thickness between 8 - 12 inches. Attic insulation, where visible was evenly distributed.



Example Of Attic Insulation



Example Of Attic Insulation

## 2. Interior Ventilation (Kitchen, Bath, Laundry)



### Construction:

- Kitchen microwave vents to exterior.
- Bathroom Exhaust Fan(s)

### Observations:

2.1. Interior exhaust fan(s) operated at time of inspection. Note fan CFM Volume/capacity is out of scope of inspection.

## 3. Structural Ventilation (Attic, Foundation, Crawlspace)



### Construction:

- Ridge Vents
- Soffit Vents

### Observations:

3.1. Structural ventilation was adequate at time of inspection.





# Structures

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We do not remove fixed finishings or remove ceiling tiles if present, this is considered invasive and out scope of the inspection. We inspect accessible and unobstructed structural components of the attic, foundation, sub-flooring, and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information. See Moisture Sections for additional information.

## 1. Structural Access (Attics, Roof Cavities, Crawlspace, Unconditioned Spaces)



### Construction:

- Attic Interior Ceiling Panel

### Limitations:

- Attic, I entered the accessible areas that I could safety traverse. Most of the areas were not accessible (obstructed) due to lack of permanently installed walkways, attic heights, and/or stored items. As such, inspection of roof structures, insulation, and ventilation was limited to areas only that I could safety traverse.

### Observations:

- 1.1. Access panel(s) was properly installed today.



No access to roof cavities

## 2. Exposed Attic / Roof Structures (Limited Access)



### Construction:

- Gable Roof
- Trusses, Dimensional Lumber Wood
- Sheathing, OSB (Oriented Strand Board)

### Limitations:

- See Structures - Structural Access Section For Limitations.

### Observations:

- 2.1. Exposed roof structures, I did not observe any indication of structural concerns such as damaged or unprofessional repairs to the exposed and accessible attic/roof structures during inspection today. Recommend annual preventive maintenance inspection to maintain the structural integrity of the roof system. If damage should appear or worsen, a professional should evaluate and repair to help prevent potential of material damage to the home.





Example Of Roof Structure Within Attic

### 3. Exposed Above Grade Interior Walls / Ceiling Structures (Limited Access)

#### Construction:

- Wood Frame -- Dimensional Lumber



#### Observations:

3.1. Exposed interior ceiling/ walls, I did not observe indications of structural concerns such as doors and windows sticking/binding, unlevel floors and ceilings, or walls out of plumb. Virtually all walls above the ground level are covered and structural members are not visible. Minor non-structural cracks of the wall / ceiling finishings are common in aged homes due to settlement and or delayed maintenance. They are generally superficial and limited to edge corners of the walls, seam taped joints where the drywall butts together, and or above corners of door ways. Recommend annual preventive maintenance inspection to maintain the structural integrity of the ceiling/ wall system/components. If damage should appear or worsen, a professional should evaluate and repair to help prevent potential of material damage to the home. Reference Interior Wall/Ceiling Section for additional information. See Exterior - Wall Covering Section for more information.

### 4. Exposed Sub-Floor Structures And Slab-Floor (Limited Access)

#### Construction:

- Sub-Floor Joist, Wood Dimensional Lumber (exposed areas)
- Sub-Floor, OSB (Oriented Strand Board)
- Basement, Concrete Slab Floor



#### Observations:

4.1. The exposed Sub-floor and Slab floor, I did not observe any indication of structural concerns to the exposed structural flooring systems / components during inspection today. Slab-floor settlement or stress cracks are very common in aged homes. Cracks less than 1/4 inch and which do not exhibit any displacement / trip hazards or indications of water seepage are generally not regarded as being a material defects. Recommend referring to the seller's disclosure document to determine if there ever has been any structural repairs.

### 5. Exposed Foundations - Basement / Crawlspace / Slab-On-Grade (Limited Access)

#### Construction:

- Basement Walls (Poured Concrete Walls)



#### Observations:

5.1. I saw (4) locations on the foundation wall that were patched. This is an indication of settlement crack repairs. There was no indication of structural movement/displacement or concerns. I recommend asking the seller about the wall repair history.

5.2. I saw hairline stress cracks at the egress window area and behind the water heater. Cracks less than 1/4 inches and which do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. There was no active leak or staining from them.



**6. Exposed Support Beam(s) / Column(s) / Pier(s) and Header(s) (Limited Access)**



**Construction:**

- Column and Beam - Steel (Where Visible)

**Observations:**

6.1. I did not observe any indication of structural damage to the exposed Beams/Posts during my inspection.







# Moisture

Any observed indications of moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately to help prevent potential of damage to the structure or the potential for mold growth. Repairs should be a priority, and made by a qualified electrical contractor. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information. See Structural Sections for additional inspection limitations.

## 1. Exposed Attic / Roof Structures (Limited Access)

### Limitations:

- See Structures - Structural Access Section For Limitations.

### Observations:

1.1. I did not observe any indication of water stains or water damage on the accessible structures during my inspection today. Recommend referring to the seller's disclosure document to determine if there ever has been any water leakage, accumulation, or dampness.

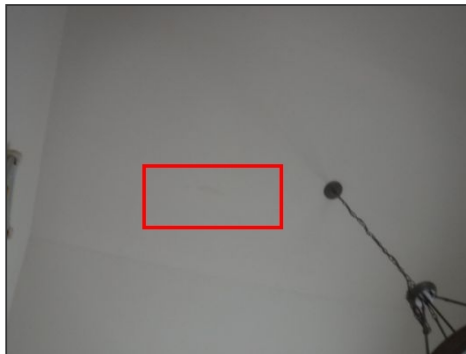
## 2. Interior Finished Walls / Ceilings And Floors (Above Grade)

### Observations:

2.1. Main floor, I did not observe any ceiling/wall moisture stains or ceiling patching directly below the second floor bath room areas.  
2.2. Dried ceiling stains were observed in the den and master bathroom ceiling above shower. There was no elevated levels of moisture measured at the stained locations. The stain(s) may be due to past roof leaks. Recommend asking the seller about the stains and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.



Den Ceiling Stain (Dried stain)



Den Location of Ceiling Stain (Dried stain)



Master bathroom show ceiling (Patched area)

## 3. Exposed Sub-Floor Structures And Slab Floor (Below Grade)

### Observations:

3.1. Basement (lower level), I did not see any indications of active water leaks, stains, or measure elevated levels of moisture on the accessible finished or unfinished sub-floor and slab-floor. Recommend referring to the seller's disclosure document to determine if there ever has been any water leakage, accumulation, or dampness.

## 4. Exposed Basement / Crawlspace Foundation Walls (Below Grade)

### Observations:

4.1. Dried moisture stains were observed on the foundation wall in (3) locations. There was no active leaks or elevated moisture levels measured today. Recommend asking seller history of water stains and prior leaks. Monitor areas for leaks, if leaks should occur I recommend correction by a qualified basement waterproof contractor.





Dried moisture stains



Dried moisture stains



Dried moisture stains





# Environmental

## 1. Organic Fungal Growth



### Limitations:

• Your home inspection service included a noninvasive Mold Inspection today. I do not inspect for concealed fungal growth or determine if underling damage or conditions exist. Testing may be recommended, testing is a separate service covered under a separate agreement and fees.

### Notes:

1. If you decide to have mold testing, contact Innovative Home Inspection for more information and fees. Testing is a separate service.  
 2. Mold cannot exist without elevated moisture (keep RH <60%). Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold contamination will remain.

### Reference:

1. EPA Guide <http://www.epa.gov/mold/moldguide.html>.  
 2. If you have concerns regarding observed fungal growth, I recommend contacting a Mold Remediation Contractor for further evaluation and to determine if underlining damage exists and estimate of repairs.

### Observations:

1.1. I did not observe any indication of fungal growth in the exposed and accessible areas of the home's interior today.

## 2. Vermin / Pests



### Limitations:

• Your home inspection included a noninvasive Pest Inspection of the exposed interiors and structures today. I do not inspect for concealed vermin activity or determine if underling conditions exist.

### Notes:

1. If pest activity is observed or suspected, you should contact a professional pest company for further evaluation and treatment.  
 2. VA or FHA Pest Inspection (NPMA-33 Form) is a separate service and must be agreed to in writing and additional fees.  
 3. If a VA or FHA Pest Inspection was preformed at the time of the Home Inspection, the WDI report will be attached to the end of this report.

### Reference:

1. EPA Guide <https://www.epa.gov/safepestcontrol>

### Observations:

2.1. I did not observe any indication of pest activity in the exposed and accessible areas of the home today.

## 3. Radon



### Observations:

3.1. Innovative Home Inspection DOES NOT INSPECT OR TEST for Radon Gas. Radon Gas can only be detected with professional testing that use specialized equipment.  
[https://www.innovativehomeinspection.com/uploads/EPA\\_Radon\\_Citizens\\_Guide.pdf](https://www.innovativehomeinspection.com/uploads/EPA_Radon_Citizens_Guide.pdf)

### NOTES:

Recommended having basement tested for Radon Gas. Recommend Contacting:  
 1. Precision Radon Testing [www.precisionradontesting.com](http://www.precisionradontesting.com), Jarett James, 800-837-8903  
 2. SWAT Radon <https://swat-radon.com/michigan-radon-mitigation> or

