



COOK'S HOME INSPECTIONS

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<https://cookshomeinspections.com/>



HOME INSPECTION REPORT

1234 Main Street
Jonesboro, AR 72404

Buyer Name

10/12/2025 9:00AM



Inspector

Christopher Cook

LICENSE # 2504

8706823211

christopher@cookshomeinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items, and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of airborne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on 'opinion only' basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

SUMMARY

Summary ONLY shows the prioritized observation and immediate concern items found in the home (orange/red). It's recommended the FULL REPORT be reviewed as all items noted will be listed only in the full report.

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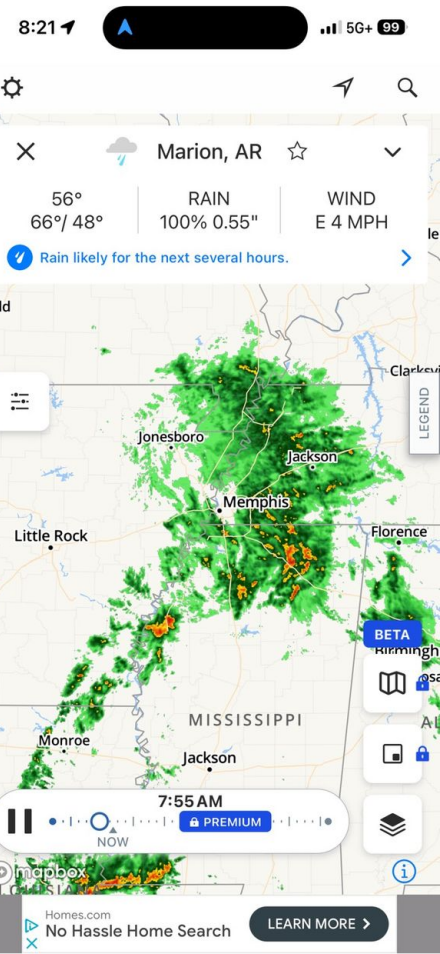
- ⊖ 2.1.1 Roof - Coverings: Shingles Damaged
 - ⊖ 2.1.2 Roof - Coverings: Granular loss
 - 🔧 2.2.1 Roof - Roof Drainage Systems: Debris - Gutter Guards
 - 🔧 2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near Building
 - 🔧 2.4.1 Roof - Chimney (above roof): Chimney Crown Rusting
 - ⊖ 2.4.2 Roof - Chimney (above roof): Siding Degraded
 - ⊖ 2.4.3 Roof - Chimney (above roof): Creosote Buildup
 - ⊖ 2.5.1 Roof - Vents: Gas flue
 - ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Mortar Degraded
 - ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Trim Damaged
 - ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Trim Gaps
 - ⊖ 3.1.4 Exterior - Siding, Flashing & Trim: Caulking recommended
 - ⊖ 3.1.5 Exterior - Siding, Flashing & Trim: Siding damaged
 - ⊖ 3.2.1 Exterior - Eaves, Soffits & Fascia: Exposed Wood
 - ⊖ 3.2.2 Exterior - Eaves, Soffits & Fascia: Pest damage
 - ⊖ 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Leak in the covered porch
 - 🔧 5.1.1 Insulation, Ventilation & Exhaust - Exhaust Systems: Dryer Exhaust Clogged
 - ⊖ 5.1.2 Insulation, Ventilation & Exhaust - Exhaust Systems: B vent touching wood
-

- ⊖ 5.1.3 Insulation, Ventilation & Exhaust - Exhaust Systems: B Vent slope
- ⊖ 5.5.1 Insulation, Ventilation & Exhaust - Fire place: Reccomend cleaning
- ⊖ 6.2.1 Heating & Cooling - HVAC Heat Pump Equipment: Condensate Line Damaged
- ⊖ 6.5.1 Heating & Cooling - Heating & Cooling Source: Register Loose
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- ⚠ 7.1.1 Plumbing - Water Supply, Distribution Systems: Brown water
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- ⊖ 7.4.4 Plumbing - Shower, Tubs & Sinks: Fixture leaks
- ⊖ 7.4.5 Plumbing - Shower, Tubs & Sinks: Slow drain
- ⊖ 7.5.1 Plumbing - Hot Water Systems: Aging Unit (>20 Years)
- ⚠ 7.5.2 Plumbing - Hot Water Systems: Not Operable
- ⚠ 7.5.3 Plumbing - Hot Water Systems: TPR Discharge Pipe Not Installed
- ⚠ 7.7.1 Plumbing - Washer Connections / Drain Pipe: Leaking Nozzle
- ⊖ 8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Breaker Double Tapped
- ⚠ 8.5.1 Electrical - Receptacles (All Accessible): Cover Plate Missing - Low Location
- ⊖ 8.5.2 Electrical - Receptacles (All Accessible): Junction Box Cover Missing
- 🔧 8.5.3 Electrical - Receptacles (All Accessible): Receptacle Loose
- ⊖ 8.5.4 Electrical - Receptacles (All Accessible): No GFCIs in Bathroom and Kitchen
- ⊖ 8.5.5 Electrical - Receptacles (All Accessible): Open Ground
- ⊖ 8.6.1 Electrical - Smoke Detectors: Older Detectors
- 🔧 9.1.1 Interior, Doors, Windows - Walls / Ceilings: Holes
- ⊖ 9.2.1 Interior, Doors, Windows - Floors: Subfloor Squeak
- ⊖ 9.3.1 Interior, Doors, Windows - Doors: Door doea not lock
- ⊖ 9.4.1 Interior, Doors, Windows - Windows: Aging Windows

1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent, Inspector	Occupancy Vacant	Style Multi-level
Temperature (approximate) 56 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Cloudy, Light Rain, Recent Rain



Water Shut Off

Electric Shut Off



Gas Shut Off



Orientation: Left



Orientation: Rear



Orientation: Right



Orientation: Front



Orientation: Aerial



Inspection Categories: Inspection Categories

Explanation of Ratings (How to Read Report)

I = Inspected. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home.

L = Limitations. This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

NP = Not Present. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation. This indicates that an action is recommended. Observations are color-coded to indicate the importance of the observation.

MAINTENANCE ITEMS

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Prioritized Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

PRIORITIZED OBSERVATIONS

- A functional component that is not operating as intended or defective. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

IMMEDIATE CONCERN

- A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or may be very difficult or expensive to remedy.

Limitations

Detached Structure(s)

DETACHED STRUCTURE(S) NOT INSPECTED

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition.



Furniture Limits

STORED OR FURNISHED ITEMS

Many wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items. Certain areas could not be evaluated.

2: ROOF

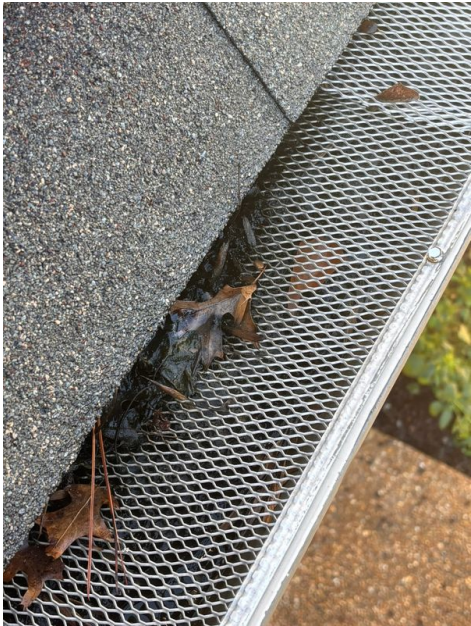
		IN	L	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Chimney (above roof)	X			
2.5	Vents	X			
2.6	Skylight	X			

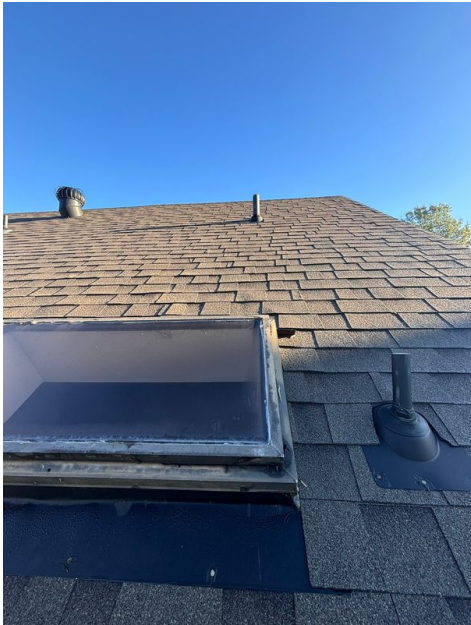
IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Inspection Method Roof Walked, Drone, Ladder	Roof Type/Style Hip and Valley	Coverings: Estimated Age Mid 1/3
Coverings: Material Asphalt	Coverings: Number of Layers 1 layer	Roof Drainage Systems: Gutter Material Aluminum
Roof Drainage Systems: Downspout Material Aluminum		

Roof Photos





Additional photos

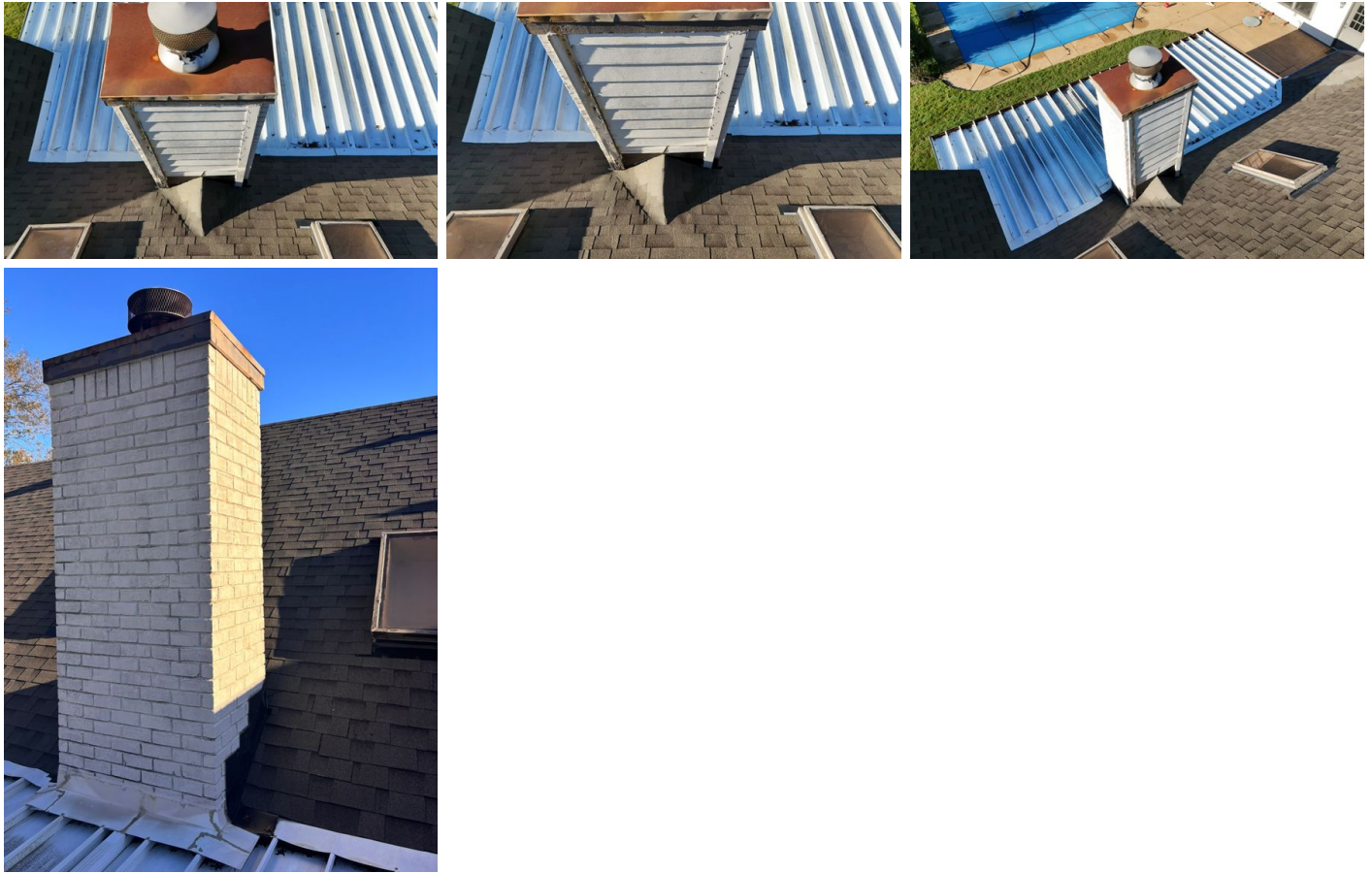


Flashings: Flashing Photos



Chimney (above roof): Chimney Inspection

Inspection of this portion of the chimney (above roof) includes evaluation of: chimney exterior, crown cap, spark arrestor, visible flue, cricket (if present), penetration flashing and counter-flashing, location on the roof.

Chimney (above roof): Chimney Photos**Vents: Boots - Satisfactory**

Vents had proper flashing and the gaskets were in good condition. Only a few up close pictures for perspective on flashing/gaskets condition. Any deficiencies will be noted in the report.

Vents: Number of Vents
Four+



Skylight: Sealant Degraded - Minor

Ceiling around skylight was noted a slightly degraded. No leaking was noted inside the home. Recommend monitoring and repairing as needed.



Observation

2.1.1 Coverings

SHINGLES DAMAGED

One or more shingles was damaged in noted locations which could allow for eventual moisture penetration. Recommend correction by repairing (sealed) or replacement of fouled shingle(s).

Recommendation

Contact a qualified roofing professional.

 Prioritized Observation



2.1.2 Coverings

GRANULAR LOSS

There was mild granular loss noted on the roof. It appeared to be uniform and commensurate with the age of the roof.

Recommendation

Contact a qualified professional.

 Prioritized Observation



2.2.1 Roof Drainage Systems

DEBRIS - GUTTER GUARDS

Maintenance Item

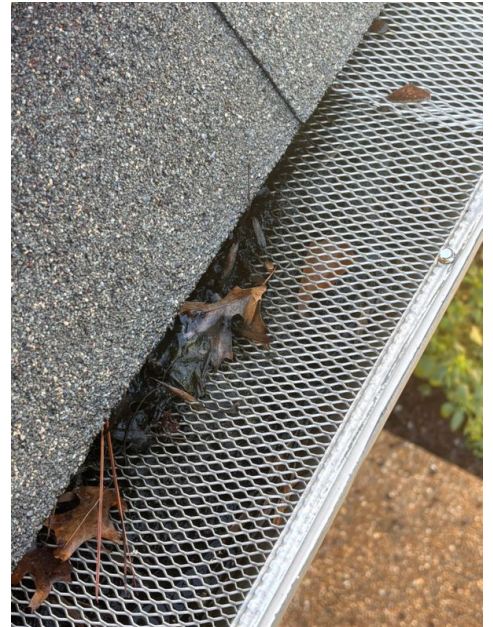
Debris has accumulated in the gutters which can:

- Limit the effectiveness of moving water away from home;
- Keep gutters from drying which accelerates water damage to gutters (causing leaks);
- Allow water to run up the back side of fascia potentially causing damage to the supportive structure.

Recommend: Cleaning gutters guards will help to facilitate water flow.

Recommendation

Contact a handyman or DIY project



2.2.2 Roof Drainage Systems

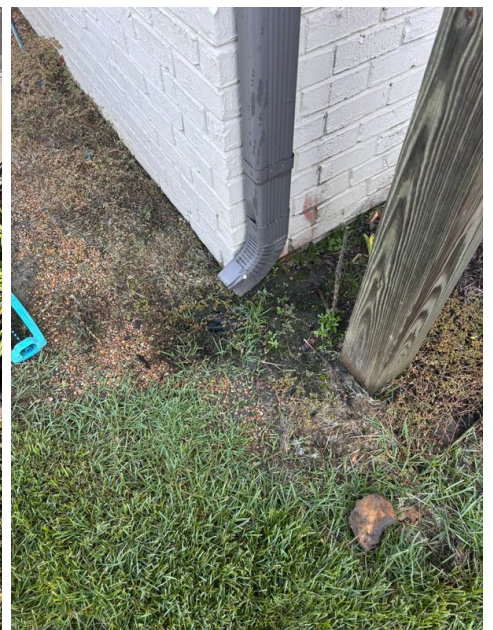
DOWNSPOUTS DRAIN NEAR BUILDING

Maintenance Item

One or more downspouts drain too close to the homes foundation; not all areas may be shown. This can result in excessive moisture in the soil at the foundation, which can lead to long term foundation/structural movement. Recommend installation of extensions routing water away from foundation for all downspout locations.

Recommendation

Contact a qualified gutter contractor



2.4.1 Chimney (above roof)

CHIMNEY CROWN RUSTING

Maintenance Item

Chimney crown was noted as heavily rusty which could eventually fail. Recommend monitor and repair as needed.

Recommendation
Recommend monitoring.

2.4.2 Chimney (above roof)

 Prioritized Observation

SIDING DEGRADED

One or more areas of the siding on the chimney was noted as degraded which can allow water intrusion. Recommend repair or replace siding.

Recommendation
Contact a qualified siding specialist.



2.4.3 Chimney (above roof)

 Prioritized Observation

CREOSOTE BUILDUP

Creosote buildup was noted on on on the chimney cap and/or flue which is a fire hazard. Recommend cleaning and a chimney sweep.

Recommendation
Contact a qualified chimney contractor.

2.5.1 Vents

 Prioritized Observation

GAS FLUE

The gas flue pipe for the hot water heater had a damaged cap.

Recommendation
Contact a qualified professional.



3: EXTERIOR

		IN	L	NP	O
3.1	Siding, Flashing & Trim	X			
3.2	Eaves, Soffits & Fascia	X	X		
3.3	Exterior Doors	X			
3.4	Walkways, Patios & Driveways	X			
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building)	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Siding, Flashing & Trim: Siding Material
Wood, Brick

Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch

Eaves, Soffits & Fascia: Wood Fascia
Wood fascia is more prone to moisture damage and should have consistent stain protectant.

Eaves, Soffits & Fascia: Wood Soffit
Wood soffit is more prone to moisture damage and should have consistent stain and/or paint applied for protection.
*most areas of the soffit was painted except noted areas.

Walkways, Patios & Driveways: Cracks in Concrete/Asphalt
Cracks in concrete and/or asphalt are a very common occurrence and are seen in just about all installed concrete and/or asphalt surfaces. Inspector will only make elaborating comments about cracks if more nefarious items are noted like heaving, trip hazards, heavy settling, poor drainage and so on.

Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building): Drainage Towards Home

Drainage was noted towards home. Negative draining could cause moisture buildup in crawlspace/basement. Recommend monitoring for problems.



Limitations

Siding, Flashing & Trim

PAINTED BRICK

Because the brick is painted, it makes it hard to see deficiencies in the mortar and the brick.



Observation

3.1.1 Siding, Flashing & Trim

MORTAR DEGRADED

Mortar degradation noted in brick veneer siding which could allow for moisture intrusion. Recommend correction by repair/fill failing mortar.

 **Prioritized Observation**

Recommendation

Contact a qualified masonry professional.



3.1.2 Siding, Flashing & Trim

TRIM DAMAGED

Trim or wood siding shows signs of damage which will continue to degrade leading to significant moisture/water intrusion. Recommend correction by replacing fouled wood and applying a protectant stain/paint.

 Prioritized Observation



3.1.3 Siding, Flashing & Trim

TRIM GAPS

One or more areas of the trim had gaps which could allow moisture and pests intrusion. Recommend repair or seal gaps.

 Prioritized Observation



3.1.4 Siding, Flashing & Trim

CAULKING RECOMMENDED

It is recommended the caulking be applied between the seams of the wood exterior siding.

Recommendation

Contact a qualified professional.

 Prioritized Observation



3.1.5 Siding, Flashing & Trim

SIDING DAMAGED

There was moisture damage around the dormer windows where the siding meets the roofline.

Recommendation

Contact a qualified professional.

 Prioritized Observation



3.2.1 Eaves, Soffits & Fascia

EXPOSED WOOD

Exposed wood near the fascia and under the coverings were noted. Recommend areas is protected with paint or stain to minimize moisture damage.

Recommendation

Contact a qualified professional.

 Prioritized Observation



3.2.2 Eaves, Soffits & Fascia

 Prioritized Observation

PEST DAMAGE

It appears that something has been chewing on the side of the fascia on the house. Recommend painting and mitigating the pest intrusion

Recommendation
Contact a qualified professional.



3.5.1 Decks, Balconies, Porches & Steps

 Prioritized Observation

LEAK IN THE COVERED PORCH

A leak in the covered porch was identified right next to the exterior door. This could lead to moisture damage between the covered porch and house fascia.

Recommendation
Contact a qualified professional.



4: FOUNDATION & STRUCTURE

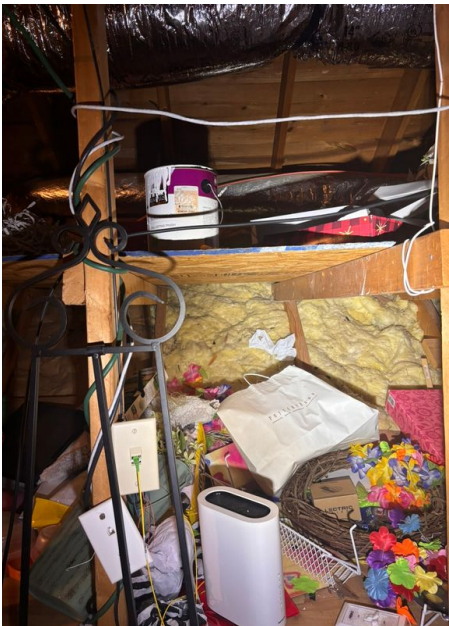
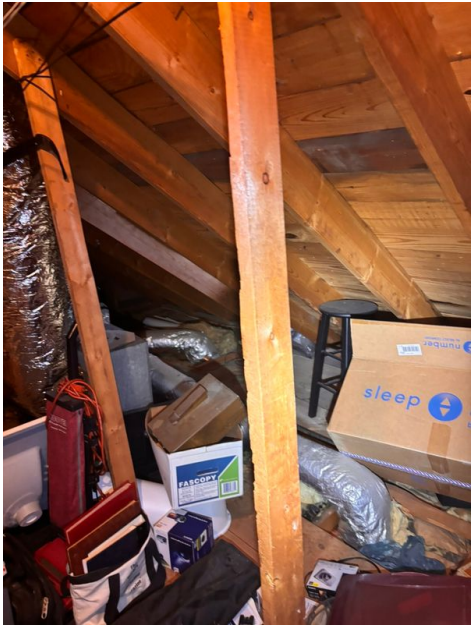
		IN	L	NP	O
4.1	Foundation	X			
4.2	Floor Structure	X			
4.3	Wall Structure	X	X		
4.4	Ceiling Structure	X			
4.5	Crawlspaces	X			
4.6	Attic Structure & Sheathing	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Inspection Method Attic Access, Visual, Infrared	Foundation: Material Slab on Grade	Floor Structure: Material Unknown
Floor Structure: Sub-floor None	Floor Structure: Basement/Crawlspace Floor Unknown	Wall Structure: Material Wood
Ceiling Structure: Material Wood	Crawlspaces: Crawlspace Access Slab on Grade	Attic Structure & Sheathing: Access Type Wall hatch
Attic Structure & Sheathing: Attic Inspection Inspection by direct entry	Attic Structure & Sheathing: Sheathing Material Dimensional Lumber	Attic Structure & Sheathing: Structure Type Rafters
Crawlspaces: Crawlspace Inspection Slab on Grade Inspection typically includes evaluation of crawlspace floor; framed floor structure; foundation walls; plumbing (water, sewer, gas and any sump pumps); electrical; and HVAC (ducts and any equipment); insulation, vapor barrier.		

Attic Structure & Sheathing: Attic Photos



Limitations

Wall Structure

LIMITED ACCESS

Due to wall coverings such as drywall many wall areas could not be visibly inspected.

Ceiling Structure

LIMITED ACCESS

Due to ceiling coverings such as drywall and insulation in the attic many ceiling areas could not be visibly inspected.

5: INSULATION, VENTILATION & EXHAUST

		IN	L	NP	O
5.1	Exhaust Systems				
5.2	Insulation	X			
5.3	Ventilation	X			
5.4	Vapor Retarders (Crawlspace or Basement)	X		X	
5.5	Fire place	X			

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Information

Exhaust Systems: Exhaust Fan/Flue
Gas Appliance Flue, Dryer Vent, Fireplace

Exhaust Systems: Dryer Exhaust
To Wall

Insulation: Attic Insulation Type
Batt

Insulation: Flooring Insulation
Unknown

Ventilation: Ventilation Type
Gable Vents, Turbines

Fire place: Photos



Fire place: Gas fireplace place

House contained a wood-burning fireplace that had been converted to gas. Recommend having fireplace inspected and cleaned a chimney sweep prior to use.



Observation

5.1.1 Exhaust Systems

DRYER EXHAUST CLOGGED

Maintenance Item

Dryer exhaust was noted as clogged in noted area which can cause lint and humidity buildup in dryer and home. Recommend cleaning and monitor for proper function.

5.1.2 Exhaust Systems

B VENT TOUCHING WOOD

Prioritized Observation

The exhaust B vent in the attic is touching wood. This vent exhaust gas fumes from the attic and can get hot. It should not be touching exposed wood in your attic.

Recommendation

Contact a qualified professional.



5.1.3 Exhaust Systems

B VENT SLOPE

The b vent for the gas water heater had improper slope.

<https://garynsmith.net/why-vent-slope-and-length-matters/>

Recommendation

Contact a qualified professional.



Prioritized Observation

5.5.1 Fire place

RECCOMEND CLEANING

It is recommended that the fireplace be cleaned and serviced by a licensed chimney sweep.

Recommendation

Contact a qualified professional.



Prioritized Observation



6: HEATING & COOLING

		IN	L	NP	O
6.1	General	X			
6.2	HVAC Heat Pump Equipment	X			
6.3	Normal Operating Controls	X			
6.4	Distribution System	X			
6.5	Heating & Cooling Source	X			

IN = InspectedL = LimitationsNP = Not PresentO = Observation

Information

HVAC Heat Pump Equipment: Condenser Unit Brand Carrier, Tempstar	HVAC Heat Pump Equipment: Air Handler / Evaporator Brand Carrier, Tempstar	HVAC Heat Pump Equipment: Energy Source/Type Electric, Central Air Conditioner, Gas
Distribution System: Configuration Central	Heating & Cooling Source: Heating/Cooling Source Ceiling Vent	

General: HVAC Split System - A/C & Furnace

This home employs an air conditioner unit to cool the home and a furnace (electric or gas fired) to heat the home. It's a split system that utilizes an outdoor condenser unit and inside furnace/air handler/evaporator unit.

HVAC Heat Pump Equipment: Estimated Condenser 2 Age
2 years



HVAC Heat Pump Equipment: Estimated Condenser 3 Age
4 years



HVAC Heat Pump Equipment: Estimated Condenser Age 1
0 years

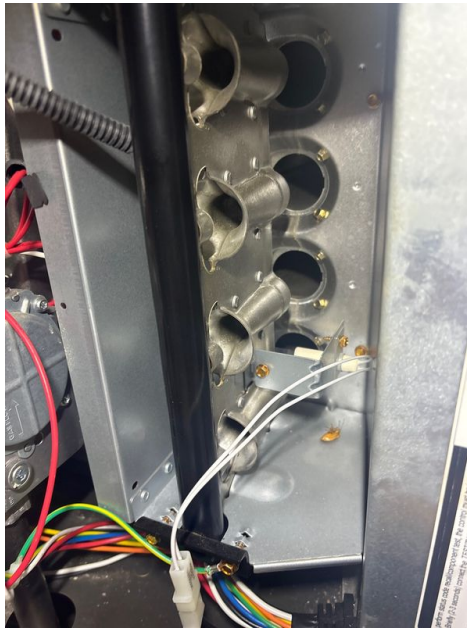
Unknown age of condenser unit as the data plate had deteriorated.



HVAC Heat Pump Equipment: Estimated Air Handler / Evaporator Age 1

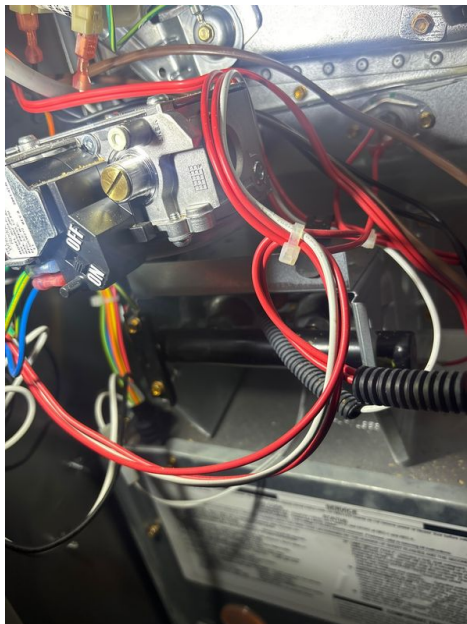
5 years

Standard industry recognized 12-15 years lifespan.

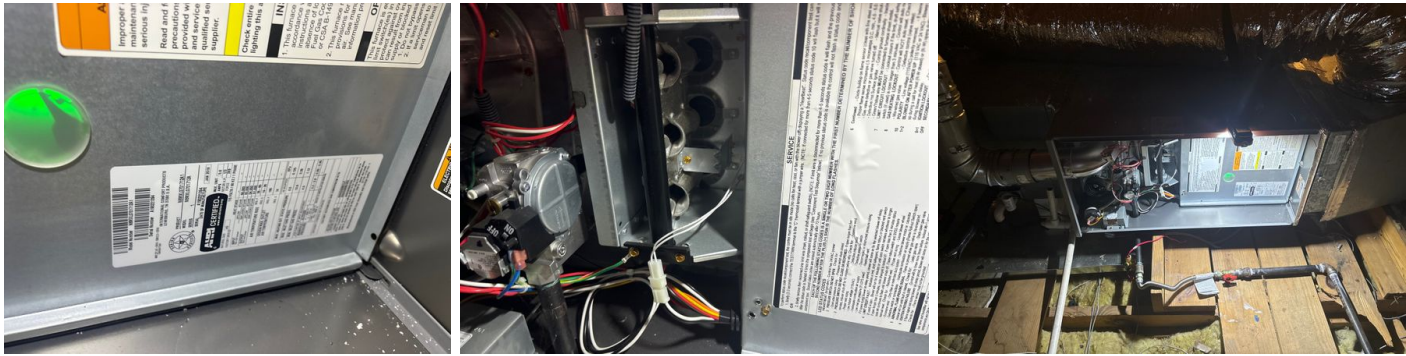
**HVAC Heat Pump Equipment: Estimated Air Handler / Evaporator Age 2**

2 years

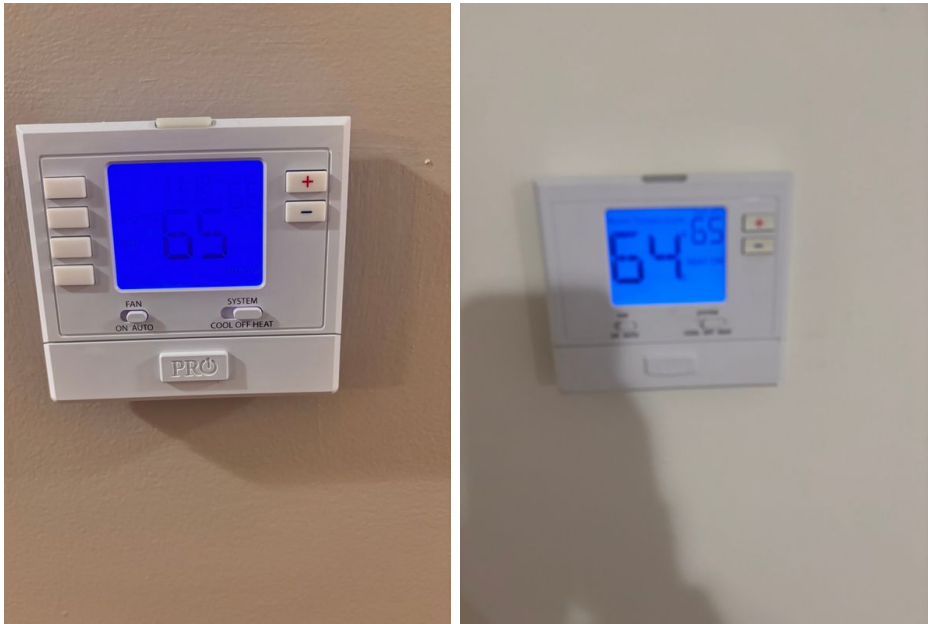
Standard industry recognized 12-15 years lifespan.



HVAC Heat Pump Equipment: Estimated Air Handler / Evaporator Age 3
5 years
Standard industry recognized 12-15 years lifespan.



Normal Operating Controls: Thermostat Brand
Pro



Normal Operating Controls: Heating Temperature (Furnace) - Satisfactory

Temperature was taken from noted source using an IR thermometer; both source and ambient temps are measured. Temps are within norms. Temps from register should be within at least 20 degrees or higher from ambient room temps.



Normal Operating Controls: Filter Replacement

Recommend filter replaced at least every three months or depending on manufacture requirements.

Distribution System: Return Air Filter

Return air filters trap larger particle, dust and debris from moving within your air system. Recommend changing air filters monthly during heavy use months and every three months during lower usage periods.

Limitations

Normal Operating Controls

COOLING FUNCTION NOT TESTED - LOW TEMP (OLDER)

The cooling function was **not tested** due to low outdoor temperature, less than 65 degree. Testing could have caused damage to the unit. Due to the age it's recommend the unit is further evaluated by a qualified technician and serviced as needed.

Observation

6.2.1 HVAC Heat Pump Equipment

CONDENSATE LINE DAMAGED



Prioritized Observation

Condensate line was damaged in noted areas, which can discharge moisture inside home or crawlspace. Recommend correction by repairing or installation of a new line to properly discharge water outside.

Recommendation

Contact a qualified handyman.



6.5.1 Heating & Cooling Source

 Prioritized Observation

REGISTER LOOSE

Register was noted as loose. Recommend correction by properly installing register.



6.5.2 Heating & Cooling Source

 Prioritized Observation

REGISTER DIRTY.

The AC and heating registers show signs of dirt recommend cleaning the ductwork.

Recommendation

Contact a qualified professional.



7: PLUMBING

		IN	L	NP	O
7.1	Water Supply, Distribution Systems	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Fixtures & Faucets	X			
7.4	Shower, Tubs & Sinks	X			
7.5	Hot Water Systems	X			
7.6	Fuel Storage & Distribution Systems	X			
7.7	Washer Connections / Drain Pipe	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Water Supply, Distribution Systems: Water Source

Public

Water Supply, Distribution Systems: Main Shut Off Valve

Meter

Water Supply, Distribution Systems: Water Supply Material

Unknown

Water Supply, Distribution Systems: Water Pressure

@ exterior valve, 60 psi.



Water Supply, Distribution Systems: Distribution Material

PVC

Drain, Waste, & Vent Systems: DWV Material

Unknown

Hot Water Systems: Estimated Water Heater Age

38 years

Hot Water Systems: Capacity

75 gallons

Hot Water Systems: Power Source/Type

Natural Gas

Fuel Storage & Distribution Systems: Natural gas, public utility

The building was fueled by natural gas supplied by a public utility.

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Fuel Storage & Distribution

Systems: Gas Meter/Tank Photos



Water Supply, Distribution Systems: Filters

None

Filter and filtration systems are not tested during the inspection. Recommend qualified plumber further evaluate proper function if needed.

Hot Water Systems: Manufacturer

AO Smith

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

[Here is a maintenance guide.](#)

Hot Water Systems: Water Heater Photos



Limitations

Hot Water Systems

WATER HEATER NOT TESTED - GAS

Water heater was not tested during inspection as the unit was turned off (no pilot lit) therefor inspector was unable to assess operability. Recommend evaluation once active.

Observation

7.1.1 Water Supply, Distribution Systems

 Immediate Concern

BROWN WATER

The water in the downstairs bathroom appeared to be brown

Recommendation

Contact a qualified professional.



7.4.1 Shower, Tubs & Sinks

 Prioritized Observation

HARDWARE DEGRADED

Hardware was noted degraded at time of inspection. Shower nozzle is not secured and is pulled out from liner upon use. Recommend further evaluation and repair or replace.



7.4.2 Shower, Tubs & Sinks

 Immediate Concern

JACUZZI TUB NOT OPERABLE

Jacuzzi tub was not operable during the inspection. Recommend repair or replace.

7.4.3 Shower, Tubs & Sinks

 Maintenance Item

TUP STOP DEGRADED

Tub stop did not stop drainage of water. Recommend repair.



7.4.4 Shower, Tubs & Sinks

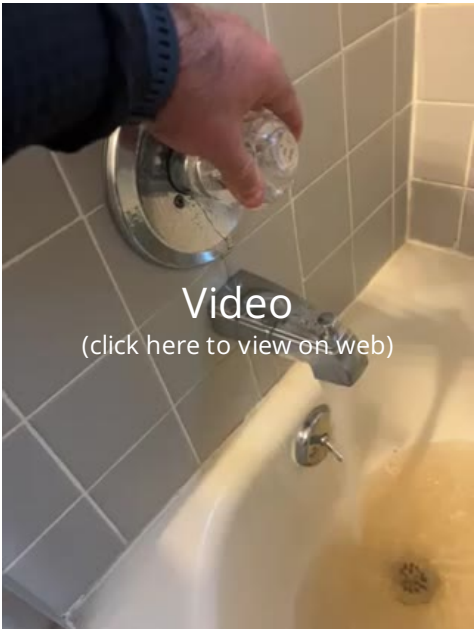
 Prioritized Observation

FIXTURE LEAKS

Shower knob leaks

Recommendation

Contact a qualified professional.



7.4.5 Shower, Tubs & Sinks

 Prioritized Observation

SLOW DRAIN

The downstairs bathtub was very slow to drain

Recommendation

Contact a qualified professional.



7.5.1 Hot Water Systems

AGING UNIT (>20 YEARS) Prioritized Observation

Though functional at the time of the inspection the unit is aging (XX years). The water heater showed normal signs of wear and tear and is beyond the industry standard accepted 8-12 year service life. Recommend unit is further evaluated, maintenance if needed, and planning for replacement in the near future as needed.

Recommendation

Contact a qualified plumbing contractor.

7.5.2 Hot Water Systems

NOT OPERABLE Immediate Concern

Water heater was not operating during the inspection. Inspector was unable to operate tankless water heater at time of inspection. Recommend a qualified professional fully evaluate and test system before closing on home.

Recommendation

Contact a qualified plumbing contractor.

7.5.3 Hot Water Systems

TPR DISCHARGE PIPE NOT INSTALLED Immediate Concern

Safety The temperature/pressure relief (TPR) valve was not installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

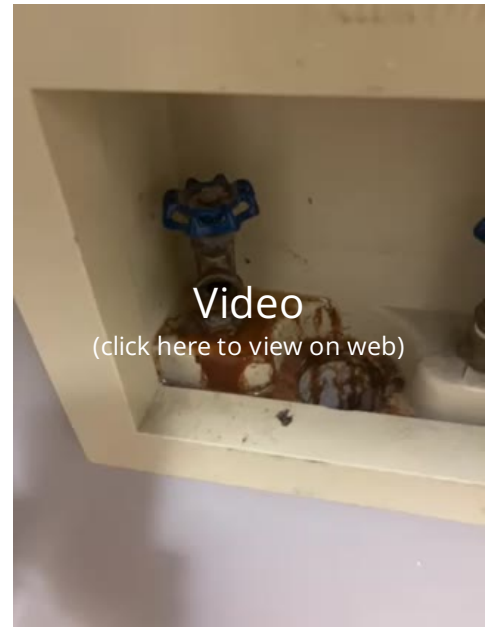
7.7.1 Washer Connections / Drain Pipe

LEAKING NOZZLE Immediate Concern

One or more of the washer nozzles were leaking at the time of the inspection. Recommend further evaluation and repair/replacement.

Recommendation

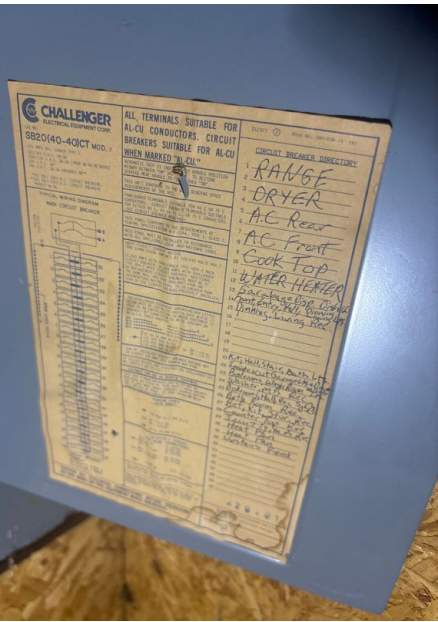
Contact a qualified plumbing contractor.



		IN	L	NP	O
8.1	Service Entrance Conductors	X			
8.2	Main Service Panel	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting, Switches & Fans (All Accessible)	X			
8.5	Receptacles (All Accessible)	X			
8.6	Smoke Detectors	X			

Information

Main Service Panel: Panel Equipment Photos



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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Non-metallic Sheathed Cable

Smoke Detectors: Smoke Detectors

Smoke detectors are visually identified as installed, yet not tested. **Recommend changing the batteries when you take possession of the property and every 6 months afterwards.** You will want to test them monthly. Detectors older than 10 years should be replaced.

Observation

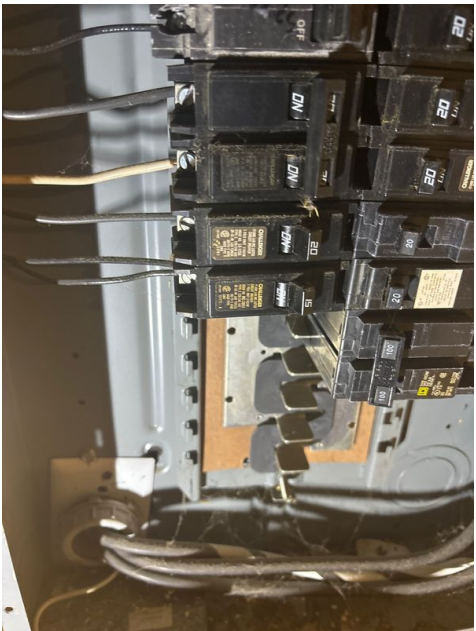
8.3.1 Branch Wiring Circuits, Breakers & Fuses

Prioritized Observation

BREAKER DOUBLE TAPPED

Safety Breaker was double tapped which means two different circuits are connected to one breaker which could cause the conductors to loosen leading to overheating or arcing. Recommend correction by either doing a 'pig tail' connection of the conductors before breaker, installing a tandem breaker and/or using empty slots (if available) for new breakers.

Recommendation
Contact a qualified electrical contractor.



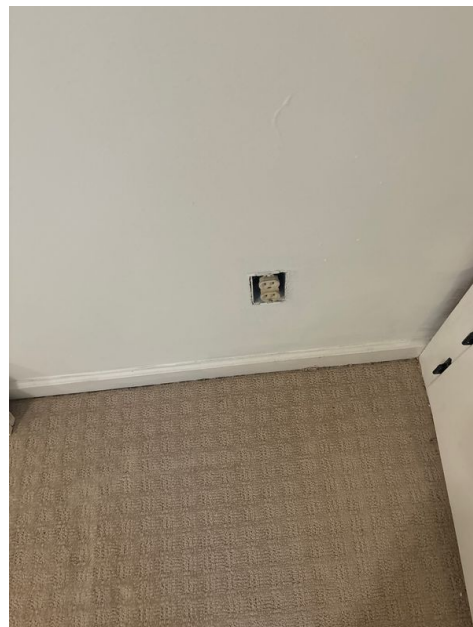
8.5.1 Receptacles (All Accessible)

COVER PLATE MISSING - LOW LOCATION**Immediate Concern**

Safety Receptacle boxes were missing a cover plate which is a shock hazard, especially at a level where children can reach. Recommend correction by installing a proper cover plate.

Recommendation

Contact a handyman or DIY project



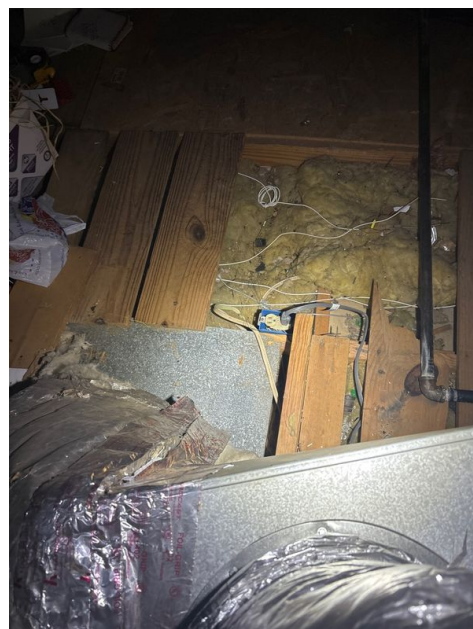
8.5.2 Receptacles (All Accessible)

JUNCTION BOX COVER MISSING**Prioritized Observation**

One or more junction boxes missing dead plate which could be a shock hazard. Recommend installing dead plate.

Recommendation

Contact a qualified electrical contractor.



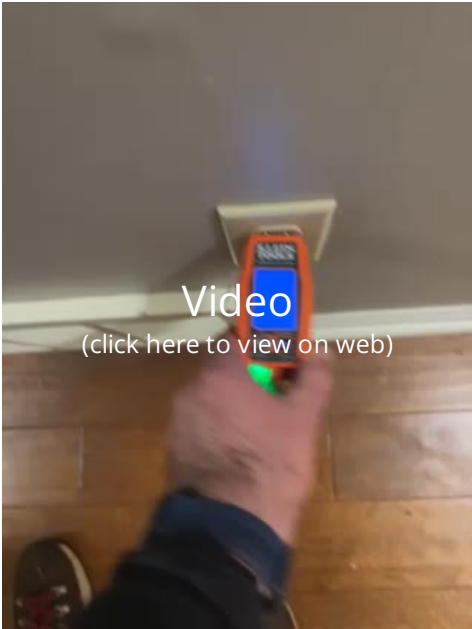
8.5.3 Receptacles (All Accessible)

RECEPTACLE LOOSE**Maintenance Item**

One or more receptacles were loose; not all receptacles may be shown. Recommend all loose receptacles are secured.

Recommendation

Contact a qualified handyman.



Video
(click here to view on web)

8.5.4 Receptacles (All Accessible)

 Prioritized Observation

NO GFCIS IN BATHROOM AND KITCHEN

One or more of the interior receptacles was not GFCI protected in the bathrooms and kitchen. Recommend installation in noted areas and can be achieved by any one of the methods below:
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.
Here is a link to read about how GFCI receptacles keep you safe.
Recommendation
Contact a qualified professional.



8.5.5 Receptacles (All Accessible)

 Prioritized Observation

OPEN GROUND

Open ground/nuetral

Recommendation

Contact a qualified professional.



8.6.1 Smoke Detectors

OLDER DETECTORS

 Prioritized Observation

Smoke detector(s) were older than 10 years. Recommend smoke detectors are replaced every 10 years.

Recommendation

Contact a handyman or DIY project



9: INTERIOR, DOORS, WINDOWS

		IN	L	NP	O
9.1	Walls / Ceilings	X			
9.2	Floors				
9.3	Doors				
9.4	Windows	X			
9.5	Countertops & Cabinets	X			
9.6	Ceiling Fan	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Windows: Window Type

Double Pane

Walls / Ceilings: Cracks in Walls & Ceilings

Minor cracks in the walls and ceilings are very common and are normally the result of long-term settling. Some settling is not uncommon especially in homes over 5 years old. Generally minor cracks are not a structural concern, though can be corrected for aesthetic purposes. More serious cracks or large amounts of cracks will be called out in the report.

Ceiling Fan: Ceiling Fans Tested

All ceiling fans were tested for normal operation and stability. Any discrepancies will be noted.

Observation

9.1.1 Walls / Ceilings

HOLES

Recommendation

Contact your builder.

Maintenance Item



9.2.1 Floors

SUBFLOOR SQUEAK

 Prioritized Observation

Subfloor was noted as squeaky and a bit unstable, cause unknown. Damage from underneath area (basement) was not detected. Recommend monitor for further degradation and repair as needed.



9.3.1 Doors

DOOR DOES NOT LOCK

 Prioritized Observation

Recommendation

Contact a qualified professional.



9.4.1 Windows

AGING WINDOWS

 Prioritized Observation

One or more of the windows showed signs of aging and were deteriorated; not all windows may be shown in report. Recommend further evaluation and correction or replacement.

Recommendation

Contact a qualified window repair/installation contractor.



10: BUILT-IN APPLIANCES

		IN	L	NP	O
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Dishwasher: Brand
Cafe'

Dishwasher: Dishwasher Photos



Refrigerator: Brand
Cafe'



Range/Oven/Cooktop:
Cooktop/Range/Oven Brand
Cafe'

Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

Range/Oven/Cooktop: Exhaust
Hood Type
Vented

Range/Oven/Cooktop: Range
Photos



Dishwasher: Dishwasher Tested

Dishwasher was run through a basic cycle to test for functionality and found to operate. Test does not guarantee cleaning ability.

11: GARAGE

		IN	L	NP	O
11.1	Walls, Ceilings, Floors	X			
11.2	Occupant Door (From garage to inside of home)	X			
11.3	Vehicle Door	X			
11.4	Garage Door Opener	X			
11.5	Exterior	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Vehicle Door: Type

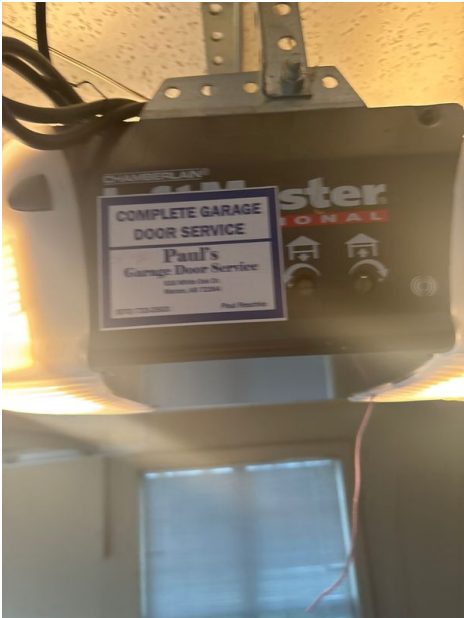
Up-and-Over

Vehicle Door: Material

Metal

Garage Door Opener: Number of Openers

One



Garage Door Opener: Opener Brand

Liftmaster

Garage Door Opener: Pressure Sensitive Reverse Satisfactory

Pressure sensitive reverse safety feature was tested successfully.

Occupant Door (From garage to inside of home): Door - Satisfactory

Door was a proper solid door and has seals on bottom which delays spread of fire and limits CO to interior of home.



Vehicle Door: Overhead Garage Door

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: door condition; mounting brackets; automatic opener; automatic reverse; photo sensor; switch placement; track & rollers; manual disconnect.

Garage Door Opener: Photo Sensor Satisfactory

The photo-electric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

STANDARDS OF PRACTICE

Roof

What's inspected? Roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations.

What's not inspected? Antennae, interiors of flues or chimneys which are not readily accessible, and other installed 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.

Exterior

What's inspected? Exterior wall-covering materials, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; the eaves, soffits and fascia; vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

What's not inspected? Operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; items that are not visible or readily accessible from the ground, including window and door flashing; geological, geotechnical, hydrological or soil conditions; recreational facilities or playground equipment; seawalls, breakwalls or docks; erosion-control or earth-stabilization measures; safety-type glass; underground utilities; underground items; wells or springs; solar, wind or geothermal systems; swimming pools or spas; wastewater treatment systems, septic systems or cesspools; irrigation or sprinkler systems; drainfields or dry wells; determine the integrity of multiple-pane window glazing or thermal window seals.

Foundation & Structure

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

Insulation, Ventilation & Exhaust

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

Heating & Cooling

What's inspected? Open readily openable access panels for both heating and cooling systems; installed heating equipment, vent systems, flues, and chimneys; central and through-wall cooling equipment; distribution systems.

The heating & cooling system, using normal operating controls; depending on outside temperature. Under 65 degrees, cooling function is not tested; over 65 degrees, heat pump heating function is not tested. Furnace heating will be tested as long as outside temp is not higher than 80 degrees.

What's described? energy source(s); heating and cooling systems.

What's not required? Inspecting interiors of flues or chimneys that are not readily accessible; heat exchangers; humidifiers or dehumidifier; electronic air filters; solar space heating systems; window air conditioning units. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the system; examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

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

Electrical

What's Inspected? Service drop; overhead service conductors and attachment point; service head, gooseneck and drip loops; service mast, service conduit and raceway; electric meter and base; service-entrance conductors; main service disconnect; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; smoke and carbon-monoxide detectors.

What's Not Inspected or Required? Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures; operate electrical systems that are shut down; remove panelboard cabinet covers or dead frontsope; rate or re-set over-current protection devices or overload devices; operate or test smoke or carbon-monoxide detectors or alarms; inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems; measure or determine the amperage or voltage of the main service equipment, if not visibly labeled; inspect ancillary wiring or remote-control devices; activate any electrical systems or branch circuits that are not energized; inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices; verify the service ground; inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility; inspect spark or lightning arrestors; inspect or test de-icing equipment; conduct voltage-drop calculations; determine the accuracy of labeling; inspect exterior lighting.

Interior, Doors, Windows

What is inspected? A representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release

and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Garage

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways;
- proper firewall separation from living space;
- proper floor drainage