



HAWKEYE HOME INSPECTIONS

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<https://hawkinspect.com/>



NEW HAWKINSPECT TEMPLATE

1234 Main Street
Baltimore, MD 21212

Buyer Name
12/03/2023 9:00AM



Inspector

Ralph Borgess

InterNACHI Certified Home Inspector.
Licensed & Certified in Maryland, Delaware
& Pennsylvania

4104300490

rborgess@hawkinspect.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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THANK YOU! Thank you for choosing us to perform this General Home Inspection. We always endeavor to do our best to ensure that both the home and your investment in it are safe!

INSPECTION LIMITATIONS

The Inspection is Visual

The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. Although the inspector may use basic instruments, the inspection performed to provide data for this report was primarily visual and non-invasive. This inspection is not a guarantee or warranty of any kind. Its purpose is to identify potential safety hazards and defects in home systems and their major, readily visible components.

SCOPE of the INSPECTION

The inspection was performed in compliance with the Standards of Practice of the State of Maryland.

The following conditions lie beyond the scope of the General Home inspection:

- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations, or
- Any condition requiring research.

NOT TECHNICALLY EXHAUSTIVE

Please keep in mind that home inspectors are generalists, not specialists. Homes contain a huge variety of systems and components of different types, of varying quality and age, installed by those with varying skill levels in different climate zones.

To have the same level of expertise, library of knowledge, or to perform inspections to the same technical degree as would contractors specializing in each of those systems is not possible for a home inspector.

The General Home Inspection does not include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits, compliance with structure setback regulations, or other issues requiring special research.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection. To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors at this link .

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Not Pass/fail

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection. Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

READ the REPORT!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

REPAIRS, EVALUATIONS, and CORRECTIONS

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Be sure to take whatever actions are necessary before the expiration of your Inspection Deadline!

DO A FINAL WALKTHROUGH! Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WE'RE HERE to HELP! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

CATEGORIES:

This report divides deficiencies into Three categories; Maintenance items (in blue) Recommendation (in orange), and Defective (in red).

Maintenance Items are general items that should be maintained or serviced to improve quality of home for occupants comfort or items that should be serviced before they develop into bigger issues.

Recommendation: Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection.

Defective: Will denote a brief comment of a significantly deficient component or a condition which, will require a relatively short term correction and/or expense. These will typically fall into one of the following four categories:

1. Major defects. An example of this would be a structural failure.
2. Things that may lead to major defects, such as a small roof-flashing leak, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home
4. Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

The state of Maryland Further requires that you be informed of the following :

An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection;

The results of this home inspection are not intended to make any representation regarding latent or concealed

defects that may exist, and no warranty or guaranty is expressed or implied;

If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report; and

Only home inspections performed by Maryland licensed home inspectors will be recognized as a valid home inspection under a real estate contract.

SUMMARY



ITEMS INSPECTED



MINOR
CONCERN/MAINTENANCE
NEEDED



MODERATE
CONCERN/REPAIR



SERIOUS CONCERN/ACTION
NEEDED

The Summary is not the entire report. The complete report will include additional information of concern to the client. It is recommended that the client read the complete report. References to the left or right of the home should be construed as standing in the front yard, viewing the front of the home.

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-
- ⚠ 2.2.1 Roof - Roof Covering: Deterioration: moderate
 - ⊖ 2.2.2 Roof - Roof Covering: Tree Overhang
 - 🔧 2.4.1 Roof - Gutters & Downspouts: Downspout Drains Near House
 - 🔧 3.3.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Negative Grading
 - 🔧 3.3.2 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation
 - 🔧 3.4.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
 - 🔧 3.4.2 Exterior - Wall-Covering, Flashing & Trim: Minor Cracking
 - ⚠ 3.9.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Ledger Board/Structural Defect
 - 🔧 3.10.1 Exterior - Railings, Guards & Handrails: Missing guardrail
 - ⊖ 3.11.1 Exterior - Exhaust Hoods: Clogged Dryer Exhaust Hood
 - 🔧 4.1.1 HVAC - Heating System Information: Air filter condition: filter dirty (long)
 - 🔧 5.1.1 Electrical - Branch Circuits/Wiring: AFCI: none installed (modern stds.)
 - ⊖ 5.1.2 Electrical - Branch Circuits/Wiring: Aluminum Wiring Hazards- QC (long)
 - 🔧 5.2.1 Electrical - Panelboards & Breakers: Doubled Neutrals
 - ⊖
 - 6.2.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Prior Water Penetration Observed
 - 🔧 6.3.1 Attic, Insulation & Ventilation - Insulation in Attic: Additional Insulation Recommended
 - 🔧 7.2.1 Doors, Windows & Interior - Door/Window/Skylight : Skylight: condensation, failed seals- R/R- QC
 - ⊖
 - 7.2.2 Doors, Windows & Interior - Door/Window/Skylight : Window: dbl hung, lower sash would not stay up- QC
 - 🔧 7.2.3 Doors, Windows & Interior - Door/Window/Skylight : Missing door
 - 🔧 7.3.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Cover Not In Place
 - ⊖ 7.3.2 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Scorching At Receptacle
 - ⊖ 7.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Damaged (General)
 - 🔧 7.6.1 Doors, Windows & Interior - Railings, Guards & Handrails: Loose Railing Component
 - ⊖
 - 7.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Old Detectors, New Detectors Recommended
 - 🔧 7.7.2 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Add additional
 - 🔧 8.1.1 Kitchen - Kitchen Sink: Sprayer defect
 - 🔧 8.3.1 Kitchen - Range/Oven/Cooktop: Burner Not Lighting

-  8.7.1 Kitchen - Refrigerator: Water Inoperable
-  9.1.1 Bathrooms - Bathroom Toilets: Loose toilet
-  9.2.1 Bathrooms - Sinks, Tubs & Showers: Deteriorated/Missing Caulk
-  9.2.2 Bathrooms - Sinks, Tubs & Showers: Slow Drain
-  9.3.1 Bathrooms - Bathroom Exhaust Fan / Window: Improperly Exhausting
-  11.1.1 Plumbing - Water Supply & Shut Off: Hose Bib Valve Not Located
-  11.3.1 Plumbing - Hot Water Source: Defect at TPR Valve Discharge
-  11.3.2 Plumbing - Hot Water Source: Missing Catch Pan Under Tank
-  11.3.3 Plumbing - Hot Water Source: Old System
-  11.4.1 Plumbing - Drain, Waste, & Vent Systems: Active Leaking Pipe
-  11.4.2 Plumbing - Drain, Waste, & Vent Systems: Waste/Sewer Lines Not Fully Inspected-QC
-  12.2.1 Laundry - Clothes Dryer: Disconnected Exhaust

1: INSPECTION DETAIL

Information

General Inspection Info:
Inspector Name & License Number
 RAPHAEL BORGESS 34107

General Inspection Info: In Attendance
 Home Inspector, Client's Agent, Client

General Inspection Info: Occupancy
 Vacant

General Inspection Info: Weather Conditions
 Sunny, Warm

General Inspection Info: Type of Building
 Single Family

General Inspection Info: Type of inspection
 Investors Consultation

General Inspection Info: Temperature
 71-80

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and Hawkeye Home Inspections can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection, not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

Remember that homeownership is both a joyful experience and an important responsibility, so be sure to devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Hawkeye Home Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

2: ROOF

		IN	NI	NP	O
2.1	General	X			
2.2	Roof Covering	X			X
2.3	Flashing	X			
2.4	Gutters & Downspouts	X			X
2.5	Plumbing Vent Pipes	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Roof inspection method **Roof Covering: Type of Roof-Covering Described**
 drone with camera, Asphalt Shingle
 ground/binoculars

The inspector viewed the roof using this method.

General: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

General: What's Inspected

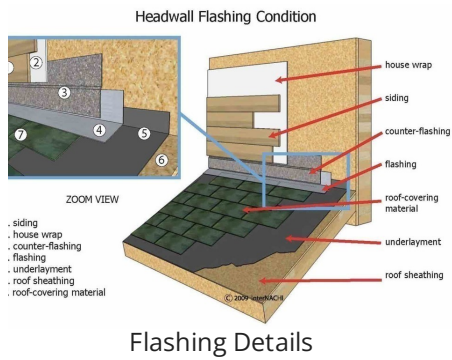
Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.



Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Gutters & Downspouts: Gutters & Downspouts Were Inspected

I inspected the gutters. I checked the overall general condition of the gutters during the inspection and look for indications of major defects.

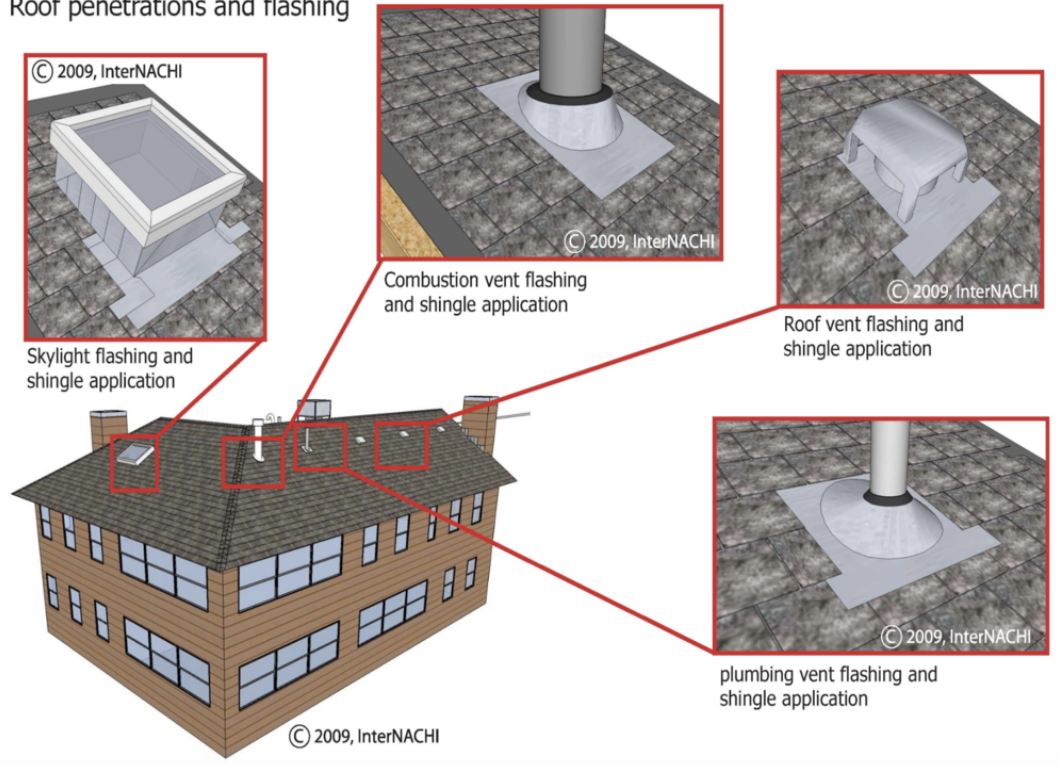
Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof penetrations and flashing



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Observations

2.2.1 Roof Covering

DETERIORATION: MODERATE

 **Serious Concern/Action Needed**

Roof covering exhibited moderate deterioration that appeared to be commensurate with the age of the roof. There was significant moss growth in sections and a suspect piece of metal has been added at roof peak which appears to have been used to prevent water entry. Recommend having evaluated and repairs made by a professional roofing contractor. Budgeting for replacement is recommended.

Recommendation

Contact a qualified professional.





2.2.2 Roof Covering

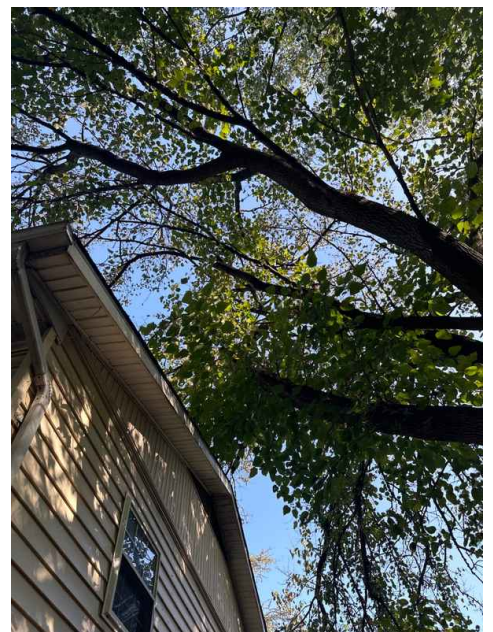
TREE OVERHANG

 Moderate Concern/Repair

I observed that a tree and or tree branch were overhanging the roof and may be in contact with it, this may cause damage if it has not already. The Inspector recommends that all tree branches be cut back so that they do not overhang the roof.

Recommendation

Contact a qualified tree service company.



2.4.1 Gutters & Downspouts



Minor Concern/Maintenance needed

**DOWNSPOUT DRAINS
NEAR HOUSE**

Downspout drains too close to the home's foundation. This can result in excessive moisture in the soil and water intrusion at the foundation. Recommend installing more effective downspout extensions to drain at least 6 feet from the foundation.

Recommendation

Contact a qualified landscaping contractor



3: EXTERIOR

Information

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected **Exterior Doors: Exterior Doors Inspected**

I inspected the eaves, soffits and fascia. I inspected the exterior doors.

General: Homeowner's Responsibility

The sun, wind, rain and temperatures are constantly affecting the exterior of your home. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.



Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house.

Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Vinyl

Your job as a Homeowner is to monitor the house's exterior for its condition and weathertightness. The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.

Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios and decks. No deficiencies were noted at the time of the inspection.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Observations

3.3.1 Vegetation, Surface
Drainage, Retaining Walls &
Grading



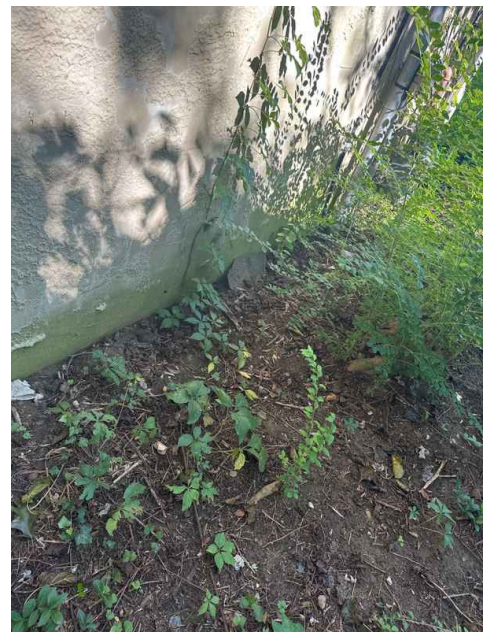
Minor Concern/Maintenance needed

NEGATIVE GRADING

Grading is sloping toward the home in several areas which may cause water to accumulate near the foundation. Recommend further evaluation and having grading slope away from the home.

Recommendation

Contact a qualified landscaping contractor



3.3.2 Vegetation, Surface
Drainage, Retaining Walls &
Grading

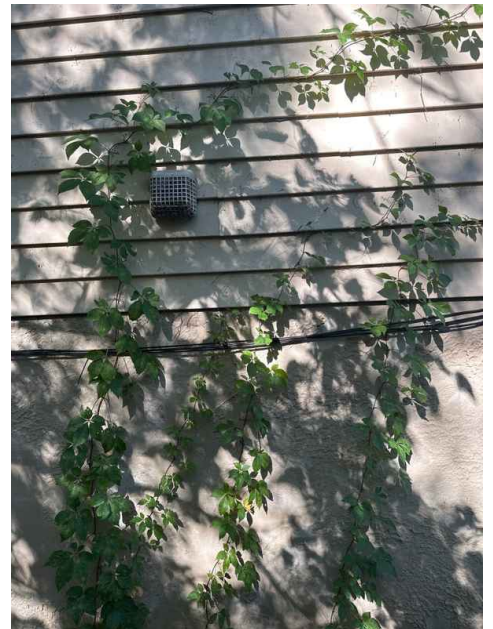


Minor Concern/Maintenance needed

VEGETATION

Recommend removing ivy from home to prevent damage and wood destroying insects.

Recommendation
Recommended DIY Project



3.4.1 Wall-Covering, Flashing & Trim

 Minor Concern/Maintenance needed

DAMAGED WALL-COVERING MATERIAL

I observed indications of a defect at the exterior wall-covering material.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



3.4.2 Wall-Covering, Flashing & Trim

 Minor Concern/Maintenance needed

MINOR CRACKING

There is minor cracking at base of exterior wall which may allow for water intrusion. Recommend sealing these areas, particularly t rear of house under hose bib near downspout.

Recommendation

Recommended DIY Project



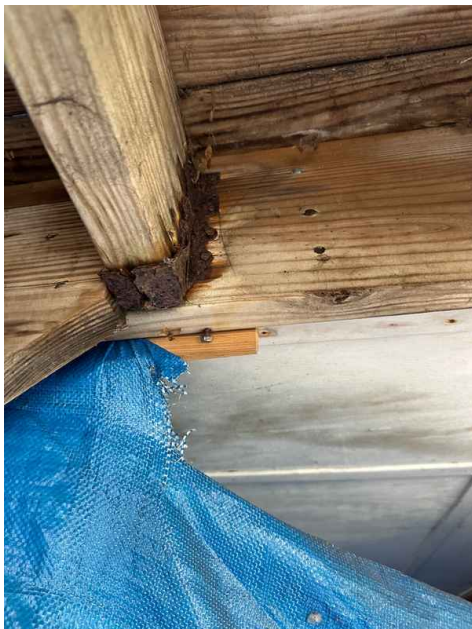
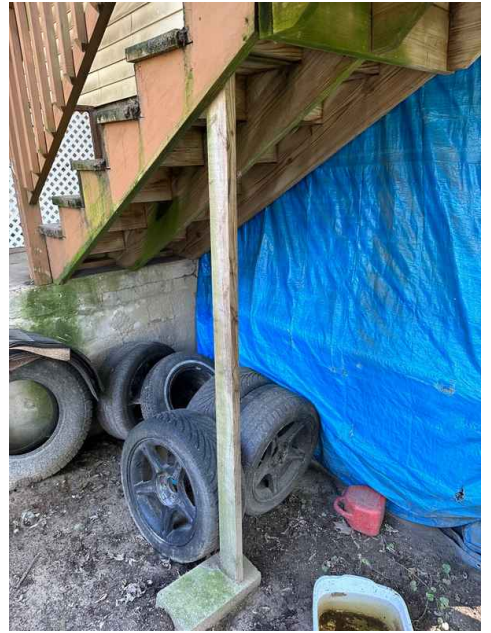
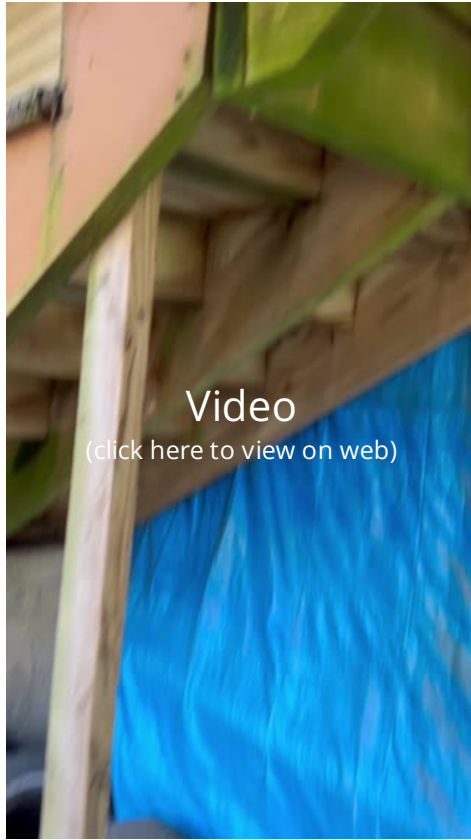
3.9.1 Porches, Patios, Decks, Balconies & Carports
LEDGER BOARD/STRUCTURAL DEFECT

 Serious Concern/Action Needed

I observed indications of a defect at the ledger board of the deck. The ledger board is not properly attached to the building. This can cause the deck to pull away from the building. There is also damage to structural sections including an improperly supported post. Correction and further evaluation is recommended.

Recommendation

Contact a qualified deck contractor.



3.10.1 Railings, Guards & Handrails

MISSING GUARDRAIL

 Minor Concern/Maintenance needed

Guardrail was missing around exterior porch, recommend installing for safety.

Recommendation

Contact a qualified professional.



3.11.1 Exhaust Hoods

CLOGGED DRYER EXHAUST HOOD

 Moderate Concern/Repair

I observed an exhaust hood that seemed to be connected to the clothes dryer, and it was clogged. Fire hazard.

Recommendation

Contact a qualified appliance repair professional.



4: HVAC

		IN	NI	NP	O
4.1	Heating System Information	X			X
4.2	Cooling	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

**Heating System Information:
Energy Source**
Gas



**Heating System Information:
Heating Method**
Forced Air

**Heating System Information:
Picture Of Data Plate**
See data plate for serial and model number.



**Heating System Information:
Date of Manufacture**

**Heating System Information:
Filter location and size**

16x24x1



**Cooling: AC compressor data
plate AND date of manufacture**

The AC compressor date of
manufacture was 2021.



Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's always recommended that a professional HVAC service technician fully evaluate the system.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.



Heating System Information: Inspected Heat

Heating system was operated and functional at the time of the inspections.

Heating System Information: Air Filter Maintenance

How to change your HVAC air filter at the unit:

1. Turn your HVAC system off before changing your air filter
2. Open the access panels to get to the filter
3. Remove the old filter. Take note which way the arrows on the sides are pointing
4. Insert the new air filter
5. Ensure the new filter 'Air Flow' arrow is pointing towards the HVAC unit
6. Close the access panels
7. Turn the HVAC system back on

Notes:

- Know all the filter locations in your home including each filter size so you can keep replacements on hand
- You may have one filter location or several depending on your home. Filter locations can either be at the HVAC unit or in an air return on a wall or ceiling.
- Check your air filters often to ensure they stay clean
- Timing can vary based on things like filter type, season and length of time in your home
- We recommend inspecting and/or changing your air filter monthly.

Cooling: AC: what's inspected?

Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.



Cooling: AC compressor unit: disconnect OK

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.

Observations

4.1.1 Heating System Information

 Minor Concern/Maintenance needed

AIR FILTER CONDITION: FILTER DIRTY (LONG)

The air filter for the furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.

Recommendation

Contact a handyman or DIY project



5: ELECTRICAL

		IN	NI	NP	O
5.1	Branch Circuits/Wiring	X			X
5.2	Panelboards & Breakers	X			X
5.3	Electric Meter & Base	X			
5.4	Service Grounding & Bonding	X			
5.5	Service Drop, Service Head, Drip Loop	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Branch Circuits/Wiring: Overcurrent Protection Type
Circuit breakers

Branch Circuits/Wiring: Branch Circuit Conductor Type
Copper, Aluminum

Panelboards & Breakers: Service Panel Location
Basement

Panelboards & Breakers: Service Panel Brand
Square D

Panelboards & Breakers: Main Disconnect Ampacity
150 amps

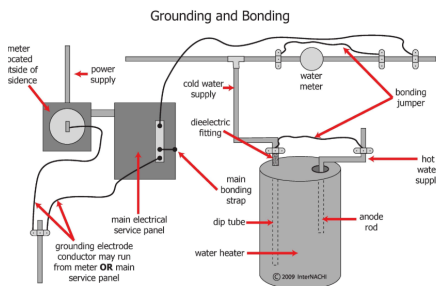
Electric Meter & Base: Inspected the Electric Meter & Base
I inspected the electrical electric meter and base.



Electric Meter & Base: Electric Meter Location
Left side

Service Grounding & Bonding:
Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Service Drop, Service Head, Drip Loop: Service Conductors/Voltage
3-wire (240V)

Service Drop, Service Head, Drip Loop: Service Lateral:
underground

Conductors supplying electricity to the home were buried underground.

Service Drop, Service Head, Drip Loop: Service Type
Underground

Service Drop, Service Head, Drip Loop: Type of Attachment
Underground

Branch Circuits/Wiring: About AFCI protection

An arc Fault Circuit Interrupter (AFCI) is a life-safety device (typically an AFCI circuit breaker or electrical outlet) designed to prevent fires by detecting unintended electrical arcs and disconnecting power to the affected branch circuit before the arc starts a fire.

AFCI protection of bedroom receptacles (including light fixtures and smoke alarms) was first required by the National Electric Code (NEC) in 1999 (USA) and 2002 (Canada). In the 2017 edition of the NEC, Section 210.12 requires that for dwelling units, all 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by AFCIs.

AFCI devices and AFCI protection requirements have changed over the years and requirements vary by jurisdiction, depending on which set of standards has been adopted.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



Service Drop, Service Head, Drip Loop: Attached to home exterior, OK

The overhead service-drop conductors attached directly to the home exterior. Although this is an outdated practice, the Inspector observed no deficiencies in the condition of the attachment at the time of the inspection.

Observations

5.1.1 Branch Circuits/Wiring



Minor Concern/Maintenance needed

AFCI: NONE INSTALLED (MODERN STDS.)

No arc-fault circuit interrupter (AFCI) protection was installed in the home and panel was older. Homes are not required to be updated to comply with newly-enacted building safety standards. Although AFCI protection may not have been required when the home was originally constructed, to reduce the the potential danger of electrical-source fire, the Inspector recommends modern updates such as AFCI protection be installed to comply with modern electrical safety standards.

Recommendation

Contact a qualified professional.

5.1.2 Branch Circuits/Wiring



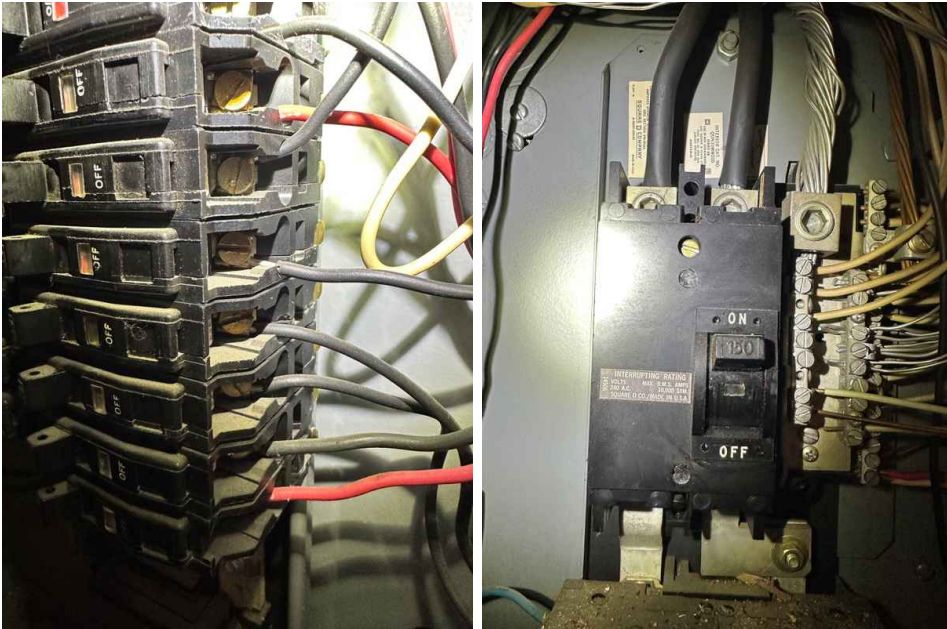
Moderate Concern/Repair

ALUMINUM WIRING HAZARDS- QC (LONG)

Circuit branch wiring included single-strand aluminum wiring. Between approximately 1965 and 1973 aluminum wiring was sometimes substituted for copper branch circuit wiring in residential electrical systems. Neglected connections in outlets, switches and light fixtures containing aluminum wiring become increasingly dangerous as time passes. Poor connections cause wiring to overheat, creating a potential fire hazard. In addition to creating a potential fire hazard, the presence of aluminum wiring may have an effect on your insurance policy. You should ask your insurance agent whether the presence of aluminum wiring is a problem that requires changes to your policy language in order to ensure that your house is covered. Options for Correction All home wiring should be evaluated by a qualified electrician. This means an electrician experienced in evaluating and correcting aluminum wiring problems. Not all electrical contractors qualify. 1. At a minimum, all connections should be checked and an anti-oxidant paste applied. 2. Aluminum wire can be spliced to copper wire at the connections using approved wire nuts (called "pigtail", not recommended by the US Consumer Product Safety Commission.) 3. Copalum crimps can be installed. Although this is the safest option, Copalum Crimps are expensive (typically around \$50 per outlet, switch or light fixture). 4. AlumiConn Connector 5. Complete home re-wire. Costs will vary. Consult with a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



5.2.1 Panelboards & Breakers

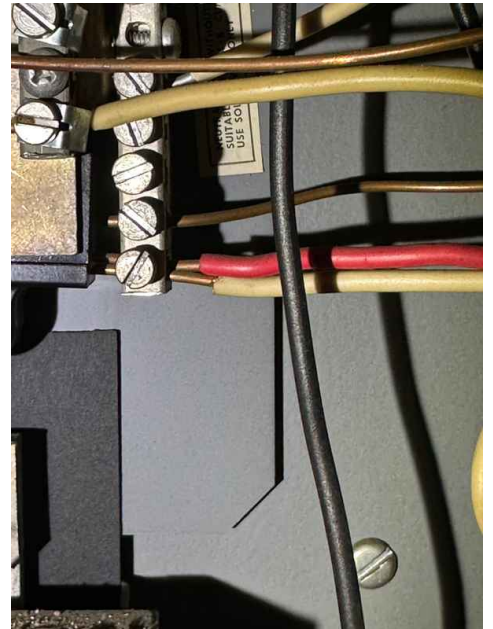
 Minor Concern/Maintenance needed

DOUBLED NEUTRALS

I observed doubled neutral wires connected under the same single lug. One of the wires was red, this is a defective condition. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



6: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
6.1	Attic Access	X			
6.2	Structural Components & Observations in Attic	X			X
6.3	Insulation in Attic	X			X
6.4	Roof Structure	X			
6.5	Attic/Roof Structure Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic Access: Access Hatch Location

Hall Closet

Attic Access: Attic access: pull-down ladder

The attic was accessed by a ceiling-installed pull-down ladder.

Insulation in Attic: Type of Insulation Observed

Fiberglass

Roof Structure: Roof Framing Method

Roof trusses

Attic/Roof Structure Ventilation: Attic Ventilation Method

Continuous ridge vents, Gable vents

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Insulation in Attic: Approximate Average Depth of Insulation

3-6 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Attic/Roof Structure Ventilation: Attic ventilation fan installed

Attic ventilation was provided by a thermostatically-controlled attic fan mounted in the attic which vented attic air to the home exterior.

Attic/Roof Structure Ventilation: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Observations

6.2.1 Structural Components & Observations in Attic

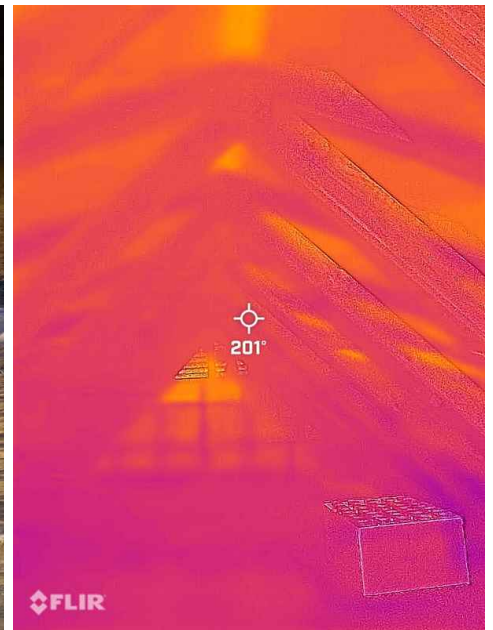
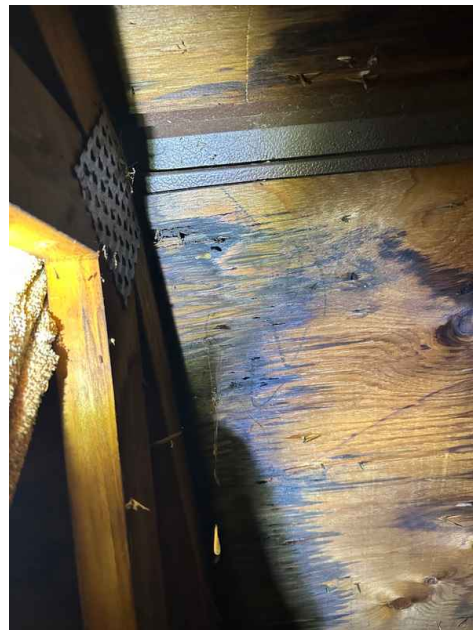
PRIOR WATER PENETRATION OBSERVED

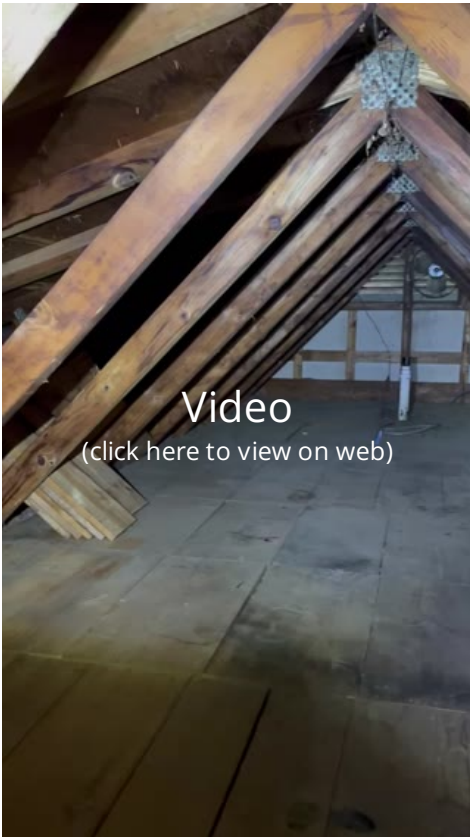
 Moderate Concern/Repair

I observed indications that sometime in the past there was water penetration or intrusion into the attic. Water marks were observed and some sheathing was rotted and loose. There were also leaves and debris in attic which may indicate a hole, possibly from area on roof that was covered with metal. Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.





Video

(click here to view on web)

6.3.1 Insulation in Attic

ADDITIONAL INSULATION RECOMMENDED

Insulation missing in sections, recommend adding.

Recommendation

Contact a qualified insulation contractor.

 Minor Concern/Maintenance needed

7: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
7.1	General Interior	X			
7.2	Door/Window/Skylight	X			X
7.3	Switches, Fixtures & Receptacles	X			X
7.4	Floors, Walls, Ceilings	X			X
7.5	Stairs, Steps, Stoops, Stairways & Ramps	X			
7.6	Railings, Guards & Handrails	X			X
7.7	Presence of Smoke and CO Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Door/Window/Skylight : Window Style(s)

Double-hung

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one on every level of a house. These requirements may change based on location and age of home, recommend checking with local municipality on specific requirements.

Observations

7.2.1 Door/Window/Skylight

SKYLIGHT: CONDENSATION, FAILED SEALS- R/R- QC



Minor Concern/Maintenance needed

Condensation visible in the double-pane glazing of a skylight in this room indicated a loss of thermal integrity. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. Replacement is more usual.

Recommendation

Contact a qualified roofing professional.

7.2.2 Door/Window/Skylight

Moderate Concern/Repair

WINDOW: DBL HUNG, LOWER SASH WOULD NOT STAY UP-QC

The lower sash of a double-hung window in this room would not stay up when lifted and released. The Inspector recommends service by a qualified contractor.

Recommendation

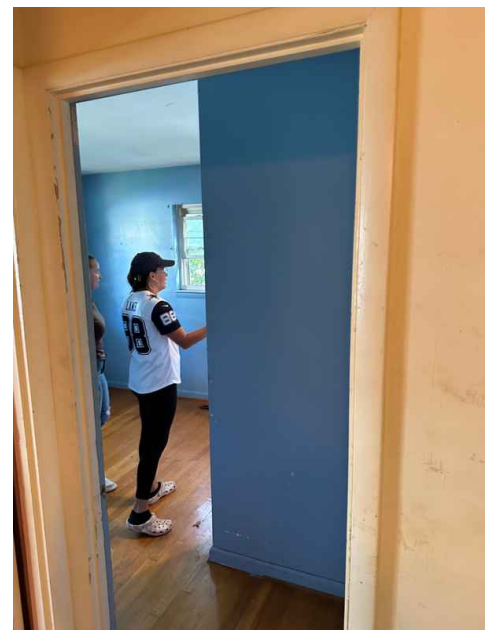
Contact a qualified window repair/installation contractor.

7.2.3 Door/Window/Skylight

Minor Concern/Maintenance needed

MISSING DOOR

Door to laundry room/bedroom missing.



7.3.1 Switches, Fixtures & Receptacles

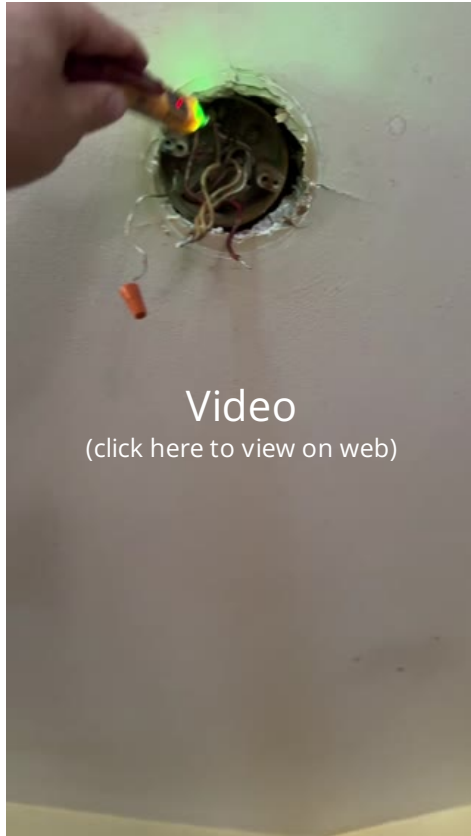
Minor Concern/Maintenance needed

COVER NOT IN PLACE

I observed a receptacle with a cover (plate) that was not in place.

Recommendation

Contact a qualified professional.



7.3.2 Switches, Fixtures & Receptacles

SCORCHING AT RECEPTACLE

 Moderate Concern/Repair

An electrical receptacle exhibited visible scorching. This condition is a potential fire hazard and should be investigated and any repairs made by a qualified electrical contractor.

Recommendation

Contact a qualified professional.



7.4.1 Floors, Walls, Ceilings

DAMAGED (GENERAL)

 Moderate Concern/Repair

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified cleaning service.



7.6.1 Railings, Guards & Handrails

 Minor Concern/Maintenance needed

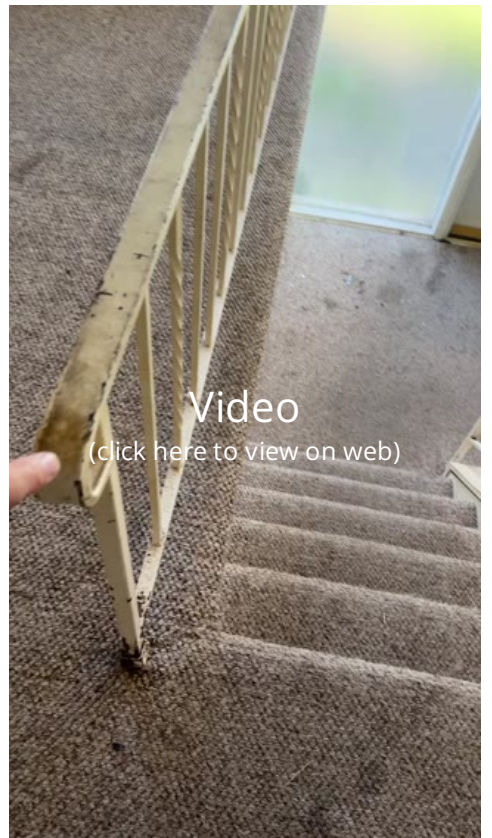
LOOSE RAILING COMPONENT

I observed a loose railing component. This condition is a safety hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.



7.7.1 Presence of Smoke and CO
Detectors

 Moderate Concern/Repair

OLD DETECTORS, NEW DETECTORS RECOMMENDED

I observed indications of old smoke detectors in the house. Detectors should be replaced every 5-10 years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended.

Recommendation

Contact a qualified professional.



7.7.2 Presence of Smoke and CO Detectors

 Minor Concern/Maintenance needed

ADD ADDITIONAL

Recommend adding additional smoke/CO detectors and testing regularly for safety.

Recommendation

Contact a qualified deck contractor.

8: KITCHEN

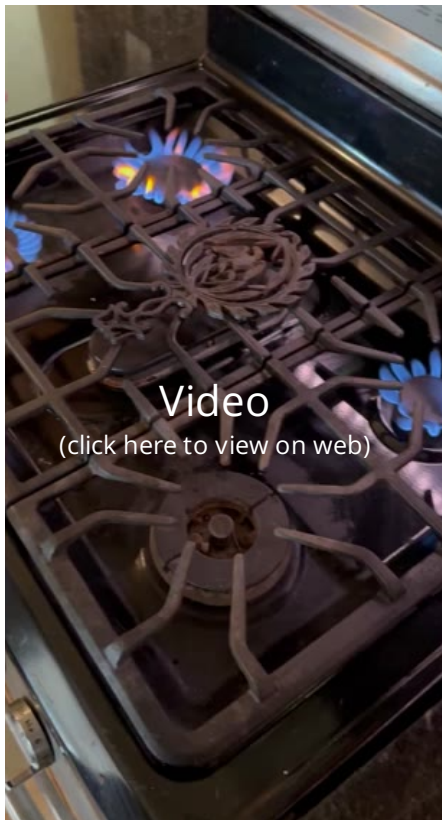
		IN	NI	NP	O
8.1	Kitchen Sink	X			X
8.2	Countertops & Cabinets	X			
8.3	Range/Oven/Cooktop	X			X
8.4	Built-in Microwave	X			
8.5	GFCI And Electrical	X			
8.6	Dishwasher	X			
8.7	Refrigerator	X			X
8.8	Garbage Disposal	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

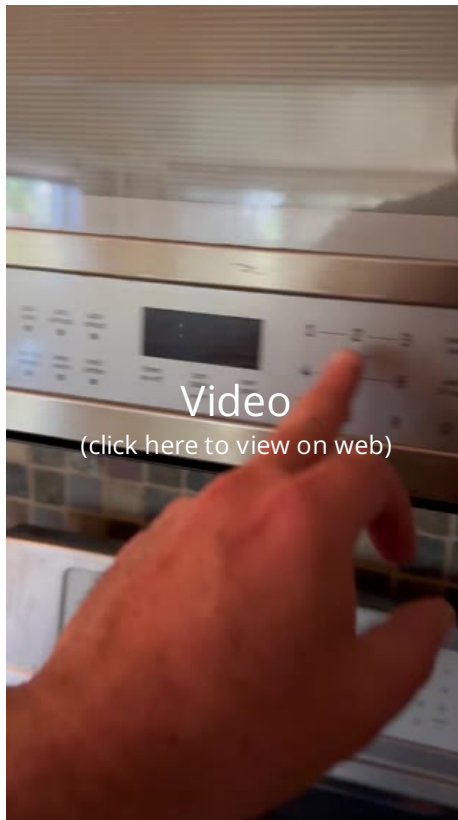
Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



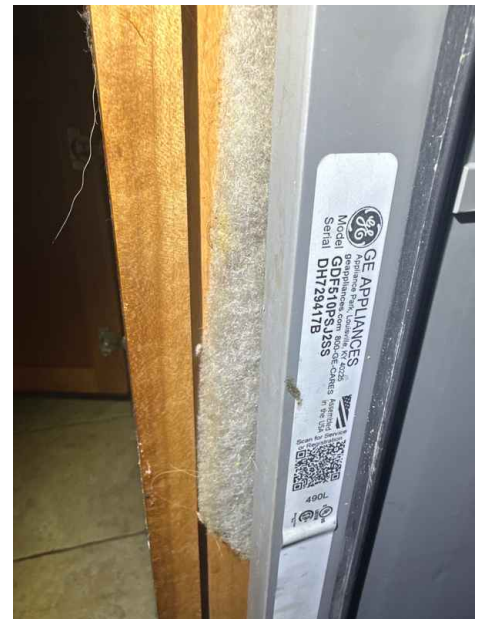
Built-in Microwave: Microwave Turned On

I observed that the microwave turned on.



Dishwasher: Model/Serial Numbers

See pictures.

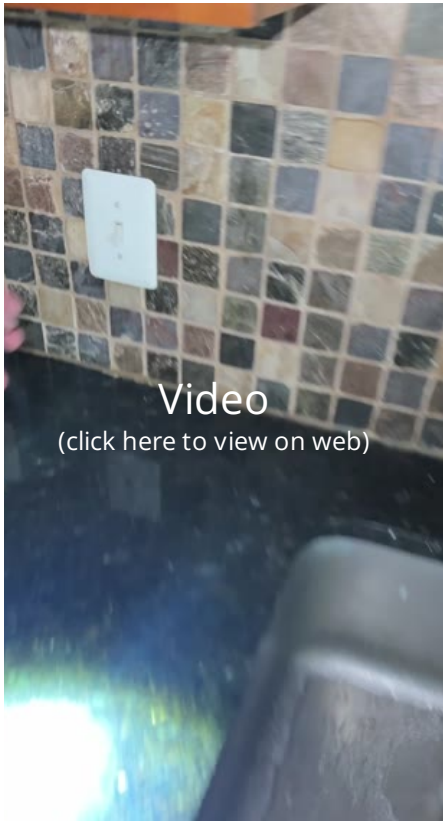


Refrigerator: Refrigerator Status

On

**Garbage Disposal : Turned On
Garbage Disposal**

I turned on the garbage disposal.



Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink. There did not appear to be any active leaks and it functioned properly at the time of the inspection.

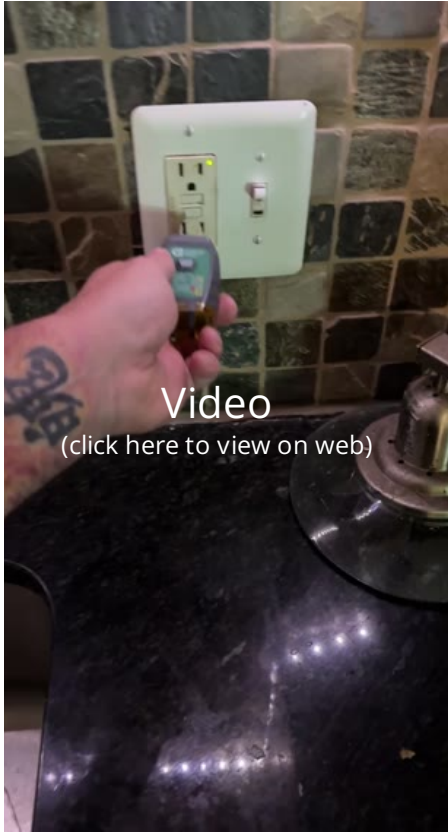


Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

GFCI And Electrical : GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

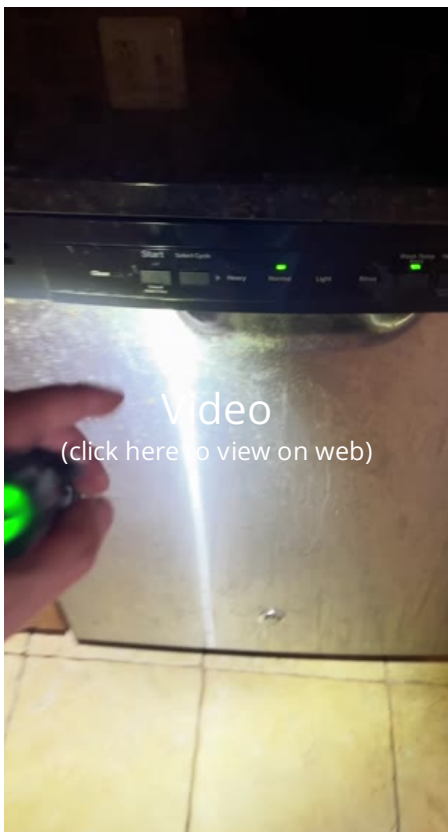


Video

(click here to view on web)

Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.



Video

(click here to view on web)

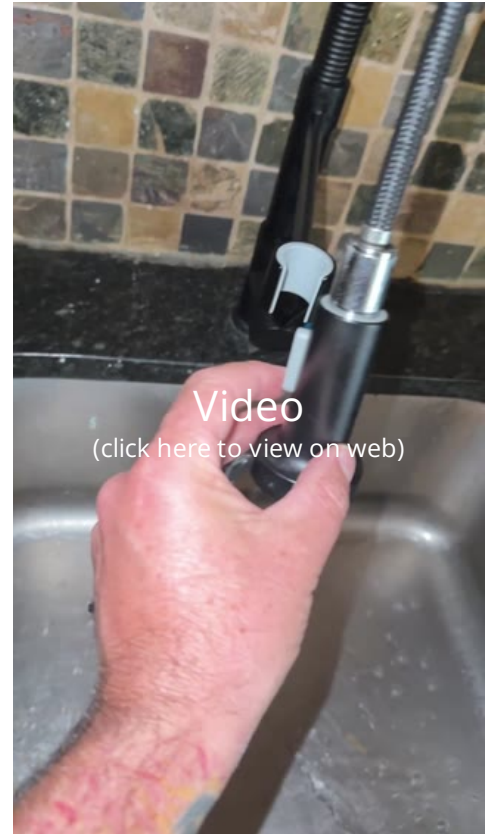
Observations

8.1.1 Kitchen Sink

SPRAYER DEFECT



Minor Concern/Maintenance needed



8.3.1 Range/Oven/Cooktop

BURNER NOT LIGHTING



Minor Concern/Maintenance needed

I observed that one or more heating elements did not heat up when turned on.

Recommendation

Contact a qualified handyman.

8.7.1 Refrigerator



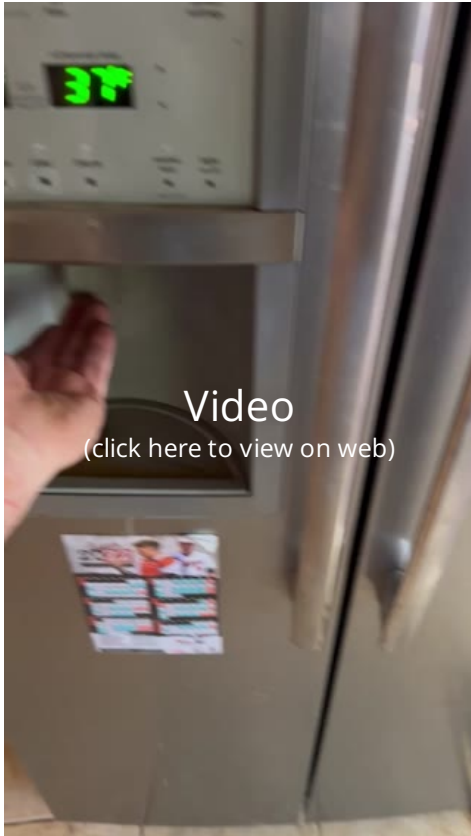
Minor Concern/Maintenance needed

WATER INOPERABLE

Water dispenser was inoperable at time of inspection

Recommendation

Contact a qualified professional.



Video

(click here to view on web)

9: BATHROOMS

		IN	NI	NP	O
9.1	Bathroom Toilets	X			X
9.2	Sinks, Tubs & Showers	X			X
9.3	Bathroom Exhaust Fan / Window	X			X
9.4	GFCI & Electric in Bathroom	X			

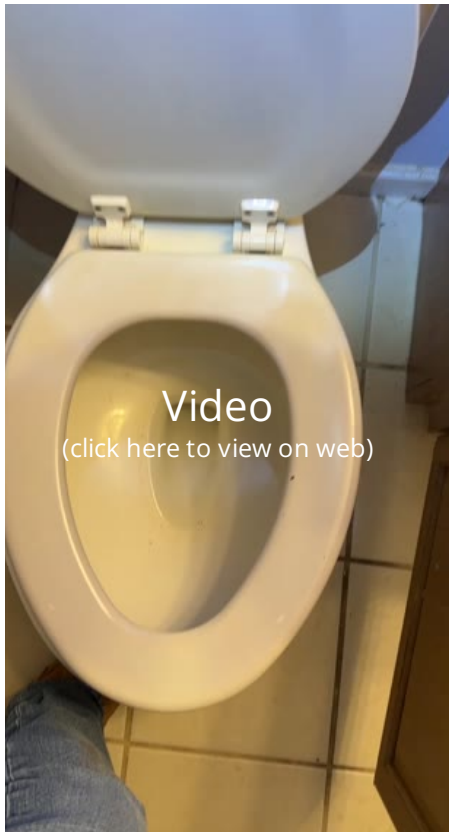
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bathroom Exhaust Fan / Window:
 Inspected bathroom window(s)

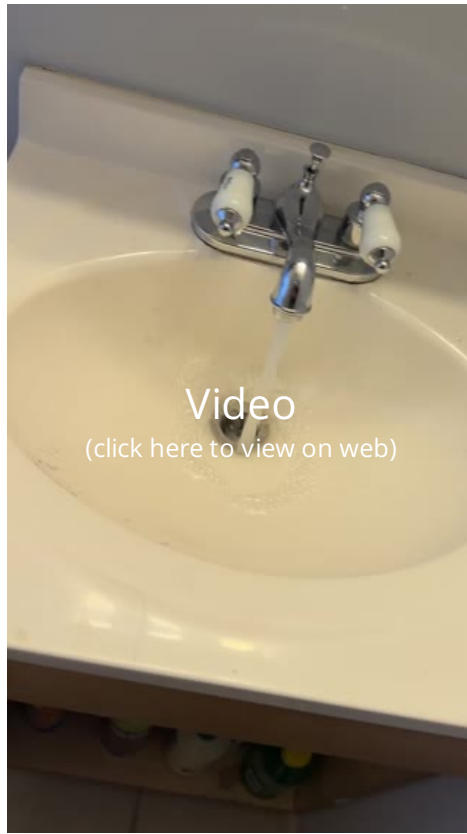
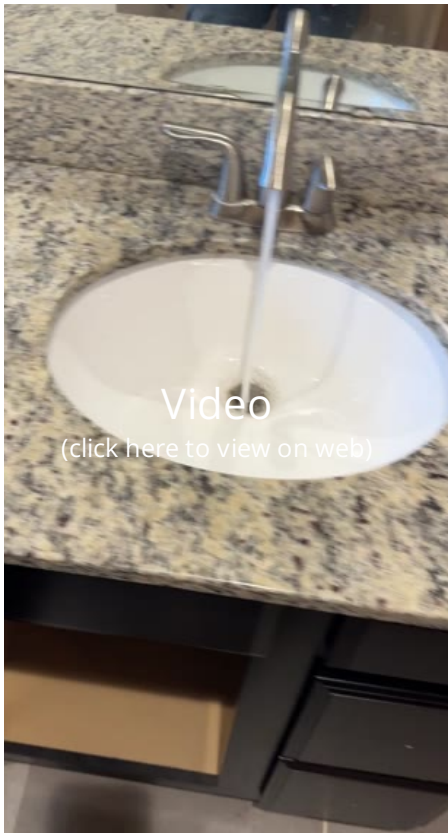
Bathroom Toilets: Toilets Inspected

I flushed all of the toilets and tested to ensure they were securely fastened to the floor.



Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

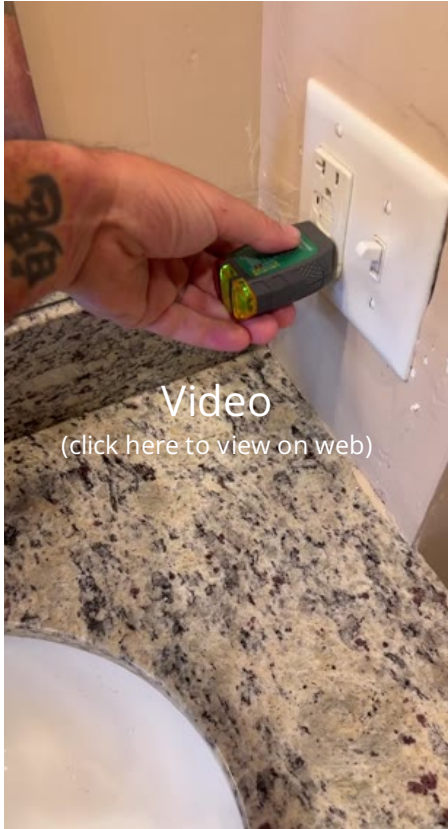
**Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans**

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI & Electric in Bathroom : GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.



Video

(click here to view on web)

Observations

9.1.1 Bathroom Toilets

LOOSE TOILET

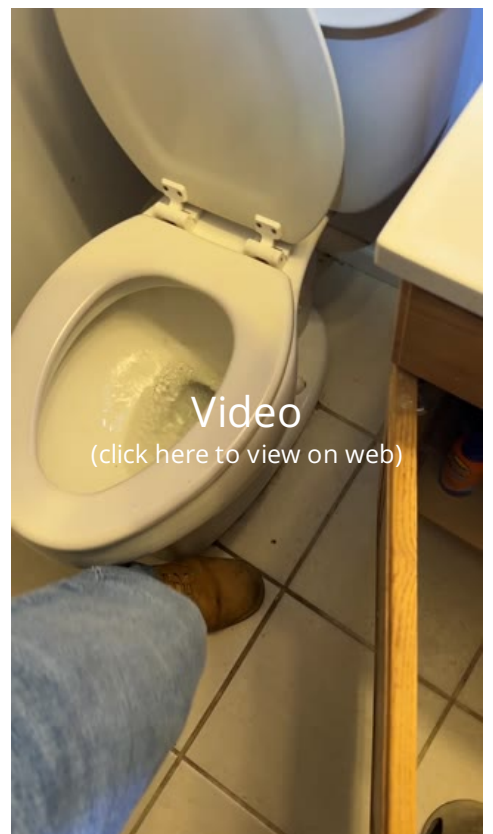
I observed a toilet was loose and base needs to be secured.

Recommendation

Contact a qualified professional.



Minor Concern/Maintenance needed



Video

(click here to view on web)

9.2.1 Sinks, Tubs & Showers

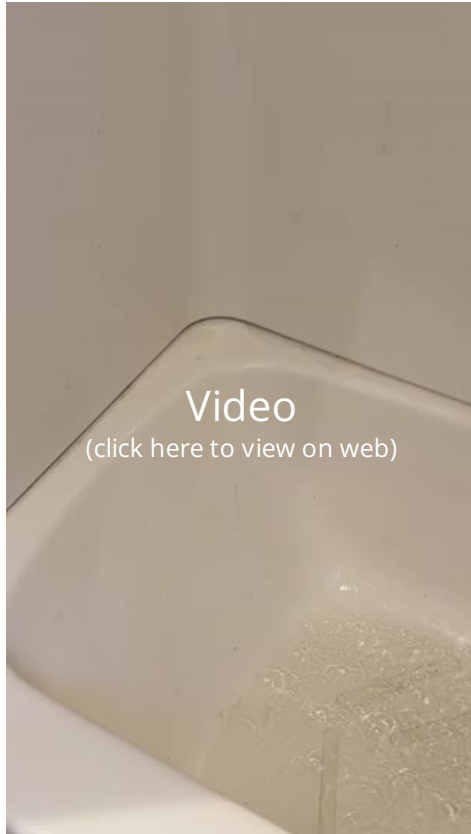
 Minor Concern/Maintenance needed

DETERIORATED/MISSING CAULK

Recommend adding caulk around tub/sink to prevent water intrusion.

Recommendation

Contact a handyman or DIY project



9.2.2 Sinks, Tubs & Showers

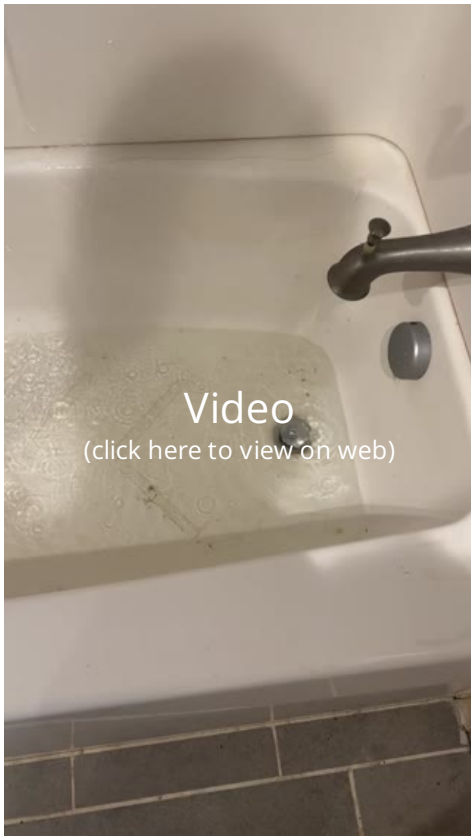
 Moderate Concern/Repair

SLOW DRAIN

A bathroom drain is very slowly which may indicate a blockage. Recommend clearing.

Recommendation

Contact a handyman or DIY project



9.3.1 Bathroom Exhaust Fan / Window

 Minor Concern/Maintenance needed

IMPROPERLY EXHAUSTING

I observed that the bathroom fan is improperly exhausting air from the bathroom.

Exhaust air from bathrooms, toilet rooms, water closet compartments, and other similar rooms shall not be:

- exhausted into an attic, soffit, ridge vent, crawlspace, or other areas inside the building; or
- recirculated within a residence or to another dwelling unit.

Recommendation

Contact a qualified general contractor.

10: FOUNDATION & STRUCTURE

		IN	NI	NP	O
10.1	Basement	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Basement: Type of Basement

Foundation Described

Masonry Block



Basement: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Basement: Basement Was Inspected

The basement was inspected according to the [Home Inspection Standards of Practice](#).

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Basement: Structural Components Were Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

11: PLUMBING

		IN	NI	NP	O
11.1	Water Supply & Shut Off	X			X
11.2	Main Gas Meter	X			
11.3	Hot Water Source	X			X
11.4	Drain, Waste, & Vent Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Supply & Shut Off: Water Source
Public

Water Supply & Shut Off: Distribution Pipe Material
Copper

Water Supply & Shut Off: Water Service Pipe Material
Not Visible

Main Gas Meter: Location of Main Gas Meter
Side of House

Hot Water Source: Water Heater Brand
Rheem

Hot Water Source: Picture of Data Plate



Hot Water Source: Date of manufacture
1998

Hot Water Source: Water Heater Tank Capacity
40 gallons

Hot Water Source: Water heater location
basement

Hot Water Source: Inspected TPR Valve
I inspected the temperature and pressure relief valve.

Hot Water Source: Inspected Venting Connections
I inspected the venting connections.

Drain, Waste, & Vent Systems: Visible Drain type
Not Visible

Drain, Waste, & Vent Systems:**Sewer System**

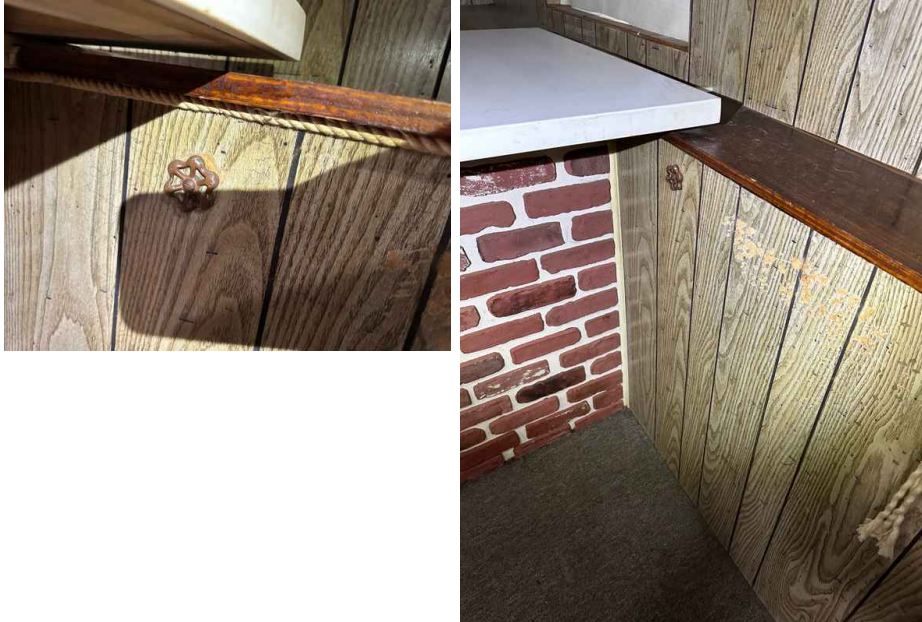
Public

Water Supply & Shut Off: Homeowner's Responsibility

It's important to know where the main water and fuel shutoff valves are located, and be sure to keep an eye out for any water and plumbing leaks.

Water Supply & Shut Off: Location of Main Shut-Off Valve

Basement

**Water Supply & Shut Off: Hose Bib Shutoff**

How to winterize your hose bibs:

1. Turn on the hose bib so a small stream of water is running out
2. Locate the shut-off valve inside the house. Shut off the water supply by turning the valve clockwise (or if it's a lever, turn perpendicular to the pipe)
3. If you have a bleeder valve, slowly open it to break the air lock

Note: It's normal for a small amount of water to be released from the valve when opening

4. Close the bleeder valve

Note: Keep the shut-off valve off until the spring when temperatures remain above freezing and you're ready to start using your hose bib

5. Close the hose bib

Notes:

Hose bibs should be winterized each year prior to freezing temperatures

Winterization is important, because frozen water lines can result in serious damage to your home

Frozen water lines are not covered under warranty. Any damage or repair resulting from frozen water lines is the homeowner's responsibility.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).



Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Water heater, what's inspected?

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance. Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I Inspected visible and accessible parts of the drain, waste, and vent pipes. All of the sinks, tubs, showers and toilets were operated extensively at the time of the inspection, but not all of the pipes and components were accessible and observed. We recommend having a sewer scope conducted by a qualified contractor to ensure there are no blockages or damages to the plumbing or main waste line. We also recommend asking the homeowner about water and sewer leaks or blockages in the past.

Observations

11.1.1 Water Supply & Shut Off

HOSE BIB VALVE NOT LOCATED

I was unable to locate a hose bib valve to turn water on/off. Recommend further evaluation.

Recommendation

Contact a qualified professional.



Minor Concern/Maintenance needed

11.3.1 Hot Water Source

DEFECT AT TPR VALVE DISCHARGE



Minor Concern/Maintenance needed

I observed a defect at the TPR (temperature, pressure, and relief) valve. The discharge pipe that serves a temperature pressure relief valve was missing. This discharge pipe must:

- Not be connected to the drainage system.
- Discharge through an air gap located in the same room as the water heater.
- Not be smaller than the diameter of the outlet of the valve.
- Serve a single relief device.
- Discharge to the floor.
- Discharge in a manner that does not cause personal injury or structural damage.
- Discharge to a termination point that is readily observable.
- Not be trapped.
- Be installed so as to flow by gravity.
- Terminate no more than 6 inches above the floor or flood level rim of the waste receptor. And not less than 2 times the discharge pipe diameter.
- Not have valves or tee fittings.
- Be constructed of materials listed or rated for such use.
- Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings.



Recommendation

Contact a qualified plumbing contractor.

11.3.2 Hot Water Source

MISSING CATCH PAN UNDER TANK



I observed that the hot water tank is missing a water leak catch pan.

Recommendation

Contact a qualified professional.

11.3.3 Hot Water Source

OLD SYSTEM



I observed during my inspection that the system appeared to be older and at the end of its service life. There appeared to be an active leak. Budgeting for repairs and replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.



11.4.1 Drain, Waste, & Vent Systems

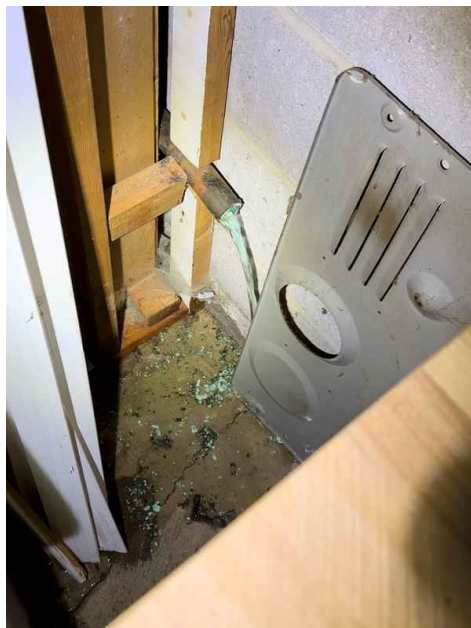
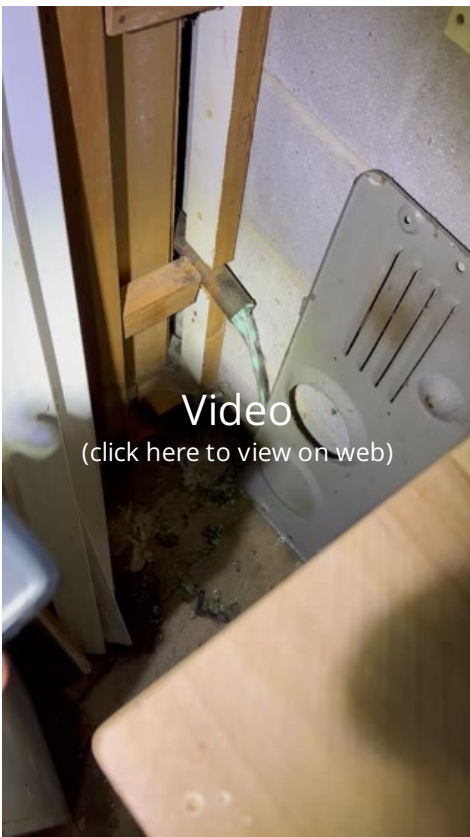
ACTIVE LEAKING PIPE

 Moderate Concern/Repair

I observed an active plumbing leak coming from a drain and waste pipe pipe.

Recommendation

Contact a qualified plumbing contractor.



11.4.2 Drain, Waste, & Vent Systems



Minor Concern/Maintenance needed

WASTE/SEWER LINES NOT FULLY INSPECTED-QC

All of the sinks, tubs, showers and toilets were operated extensively at the time of the inspection, but not all of the pipes and components were accessible and observed. We recommend having a sewer scope conducted by a qualified contractor to ensure there are no blockages or damages to the plumbing or main waste line. We also recommend asking the homeowner about water and sewer leaks or blockages in the past.

Recommendation

Contact a qualified plumbing contractor.

12: LAUNDRY

		IN	NI	NP	O
12.1	Clothes Washer	X			
12.2	Clothes Dryer	X			X
12.3	Laundry Room	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Clothes Washer: Washer inspected

I inspected the washing machine by turning it on and running a short cycle.



Clothes Washer: Basement Units Not Inspected

The basement washer and dryer were not inspected. There was laundry in units and they appeared older. Recommend further evaluation.

Clothes Dryer: Dryer Inspected


I inspected the dryer by running a short cycle and evaluating venting and power source.



Observations

12.2.1 Clothes Dryer

DISCONNECTED EXHAUST

 Minor Concern/Maintenance needed



STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

06 Roof System.

A. A home inspector shall visually inspect a roof system, including:

- (1) The roof covering;
- (2) Roof drainage systems;
- (3) Flashings; and
- (4) Skylights, chimneys, and exterior and roof penetrations.

B. A home inspector shall describe the roof covering and report the methods used to inspect the roof.

C. A home inspector is not required to:

- (1) Inspect:
 - (a) Antennae;
 - (b) Interiors of flues or chimneys that are not readily accessible; or
 - (c) Other installed accessories;
- (2) Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the home inspector;
- (3) Remove snow, ice, debris, or other conditions that prohibit the observation of the roof surfaces; or
- (4) Determine:
 - (a) The remaining life expectancy of roof coverings;
 - (b) The presence or absence of hail damage;
 - (c) Manufacturer's defects;
 - (d) Installation methods; or
 - (e) The number of layers of roofing material.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

A. A home inspector shall visually inspect the home exterior, including:

- (1) Exterior wall covering, flashing, and trim;
-

- (2) All exterior doors;
- (3) Attached decks, balconies, stoops, steps, porches, and their associated railings;
- (4) Eaves, soffits, and fascias that are accessible from the ground level;
- (5) Vegetation, grading, surface drainage, and retaining walls on the property if any of these may adversely affect the building; and
- (6) Walkways, patios, and driveways leading to dwelling entrances.

B. A home inspector shall describe the exterior wall covering.

C. A home inspector is not required to inspect any of the following:

- (1) Screening, shutters, awnings, and similar seasonal accessories;
- (2) Fences;
- (3) Geological, geotechnical, or hydrological conditions;
- (4) Recreational facilities;
- (5) Outbuildings;
- (6) Seawalls, break-walls, and docks; or
- (7) Erosion control and earth stabilization measures.

HVAC

09 Heating System.

A. A home inspector shall visually inspect:

- (1) Installed heating equipment;
- (2) Vent systems, flues, and chimneys; and
- (3) Heating distribution.

B. A home inspector shall describe energy sources and heating methods by distinguishing characteristics and means of distribution.

C. A home inspector is not required to:

- (1) Inspect:
 - (a) Flue or chimney interiors that are not readily accessible;
 - (b) Heat exchangers;
 - (c) Humidifiers or dehumidifiers;
 - (d) Electronic air filters; or
 - (e) Solar space heating systems; or
- (2) Determine the adequacy of the heat system or the distribution balance.

10 Air-Conditioning System.

A. A home inspector shall inspect the installed central and through-wall cooling equipment.

B. A home inspector shall describe energy sources and cooling methods by distinguishing characteristics and means of distribution.

C. A home inspector is not required to:

- (1) Inspect electronic air filters; or
- (2) Determine the adequacy of the cooling system or the distribution balance.

Electrical

08 Electrical Systems.

A. A home inspector shall visually inspect an electrical system, including:

- (1) The service drop;
- (2) Service entrance conductors, cables, and raceways;
- (3) Service equipment and main disconnects;
- (4) Service grounding;
- (5) Interior components of service panels and subpanels;
- (6) Conductors;
- (7) Overcurrent protection devices;
- (8) A representative number of installed lighting fixtures, switches, and receptacles;
- (9) Ground fault and arc fault circuit interrupters; and
- (10) The general condition of visible branch circuit conductors that may constitute a hazard to the occupant or the structure by reason of improper use or installation of electrical components.

B. A home inspector shall describe the electrical system, including the:

- (1) Amperage and voltage rating of the service;
- (2) Location of main disconnect and subpanels; and
- (3) Wiring methods.

C. If applicable, a home inspector shall include in a written report the:

- (1) Presence of solid conductor aluminum branch circuit wiring;
- (2) Absence of smoke detectors; and
- (3) Presence of CSST gas piping with the recommendation that the bonding of the CSST be reviewed by a licensed master electrician.

D. A home inspector is not required to:

- (1) Inspect:
 - (a) Remote control devices, unless the device is the only control device;
 - (b) Alarm systems and components;
 - (c) Low voltage wiring systems and components;
 - (d) Ancillary wiring, systems, and components that are not a part of the primary electrical power distribution system; or
 - (e) the existing bonding method for CSST; or
- (2) Measure amperage, voltage, or impedance.

Attic, Insulation & Ventilation

12 Insulation and Ventilation.

A. A home inspector shall visually inspect:

- (1) Insulation and vapor retarders in unfinished spaces;
- (2) Ventilation of attics and foundation areas; and
- (3) Mechanical ventilation systems.

B. A home inspector shall describe:

- (1) Insulation and vapor retarders in unfinished spaces; and
- (2) If applicable, the absence of insulation in unfinished spaces at conditioned surfaces.

C. A home inspector is not required to:

- (1) Disturb insulation or vapor retarders; or
- (2) Determine indoor air quality.

Doors, Windows & Interior

11 Interior.

A. A home inspector shall visually inspect:

- (1) Walls, ceilings, and floors;
- (2) Steps, stairways, and railings;
- (3) Countertops and a representative number of installed cabinets;
- (4) A representative number of doors and windows; and
- (5) Garage doors and garage door operators.

B. A home inspector is not required to inspect:

- (1) Paint, wallpaper, and other finish treatments;
- (2) Carpeting;
- (3) Window treatments;
- (4) Central vacuum systems;
- (5) Household appliances; or
- (6) Recreational facilities.

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Bathrooms

The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Foundation & Structure

.04 Structural System.

A. A home inspector shall visually inspect the structural system, including the structural components including foundation and framing.

B. Probing.

(1) A home inspector shall probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist.

(2) Probing is not required:

(a) If it will damage any finished surface; or

(b) Where no deterioration is visible.

C. A home inspector shall describe the structural system, including the:

(1) Foundation, and report the methods used to inspect the under-floor crawl spaces and basements;

(2) Floor structure;

(3) Wall structure;

(4) Ceiling structure; and

(5) Roof structure, and report the methods used to inspect the attic.

D. A home inspector is not required to:

(1) Provide any engineering service; or

(2) Offer an opinion as to the adequacy of any structural system or component.

Plumbing

07 Plumbing System.

A. A home inspector shall visually inspect the plumbing system, including:

(1) Interior water supply and distribution systems, including all fixtures and faucets;

(2) Drain, waste, and vent systems, including all fixtures;

(3) Water heating equipment;

(4) Vent systems, flues, and chimneys;

(5) Fuel storage and fuel distribution systems for the presence of CSST;

(6) Drainage sumps, sump pumps, and related piping;

(7) The functional flow of all fixtures and faucets; and

(8) The functional drainage of all fixtures.

B. A home inspector shall describe the plumbing system, including:

(1) Water supply, drain, waste, and vent piping materials;

(2) Water heating equipment, including the energy source;

(3) The location of main water and main fuel shut-off valves; and

(4) The presence of CSST with the recommendation that the bonding of the CSST be reviewed by a licensed master electrician.

C. A home inspector is not required to:

(1) Inspect any of the following:

(a) Clothes washing machine connections;

(b) Interiors of flues or chimneys that are not readily accessible;

(c) Wells, well pumps, or water storage related equipment;

(d) Water conditioning systems;

(e) Solar water heating systems;

(f) Fire and lawn sprinkler systems; or

(g) Private waste disposal systems;

(2) Determine:

(a) Whether water supply and waste disposal systems are public or private; or

(b) The quantity or quality of the water supply; or

(3) Operate safety valves or shut-off valves.

Laundry

The inspector shall inspect:

mechanical exhaust systems in the kitchen, bathrooms and laundry area.