



TETON INSPECTION SERVICES LLC

307-314-3399

info@tetoninspections.com

<https://www.tetoninspections.com>



RESIDENTIAL REPORT

1234 Main St.
Jackson, Wyoming 83002

Buyer Name

01/14/2020 9:00AM



Inspector

Cody Nish

InterNACHI Certified Professional
Inspector

307-314-3399

info@tetoninspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: ROOF	6
3: EXTERIOR	9
4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	14
5: HEATING	19
6: PLUMBING	20
7: ELECTRICAL	23
8: FIREPLACE	27
9: ATTIC, INSULATION & VENTILATION	28
10: BUILT-IN APPLIANCES	31
11: DOORS, WINDOWS & INTERIOR	33
12: GARAGE	38
13: MOLD TESTING	41
STANDARDS OF PRACTICE	42

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- 🔧 2.2.2 Roof - Roof Drainage Systems: Gutter Damaged
- ⊖ 2.2.3 Roof - Roof Drainage Systems: Gutter Missing
- ⊖ 2.3.1 Roof - Flashings: Missing
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Plumbing vent pipe
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Ground Clearance
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Unstable Support/Sloping/Sagging
- ⊖ 3.4.2 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
- ⚠️ 3.4.3 Exterior - Decks, Balconies, Porches & Steps: Stairs Uneven Rise
- ⊖ 3.5.1 Exterior - Eaves, Soffits & Fascia: Eaves - Damaged
- ⊖ 3.5.2 Exterior - Eaves, Soffits & Fascia: Eaves - Water Stains
- 🔧 3.5.3 Exterior - Eaves, Soffits & Fascia: Wasps Nest
- ⊖ 3.5.4 Exterior - Eaves, Soffits & Fascia: Non Protected Dimensional Lumber
- ⊖ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- ⊖ 4.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Poor Ventilation of Foundation Area
- ⊖ 4.1.3 Basement, Foundation, Crawlspace & Structure - Foundation: Water Intrusion
- ⊖ 4.1.4 Basement, Foundation, Crawlspace & Structure - Foundation: Footing Undermining
- ⊖ 4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Vapor Barrier
- ⚠️ 4.4.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Water Intrusion
- ⊖ 4.4.2 Basement, Foundation, Crawlspace & Structure - Wall Structure: Position of Bearing Wall in Crawlspace
- ⊖ 4.4.3 Basement, Foundation, Crawlspace & Structure - Wall Structure: Missing Bearing Wall Anchors
- ⊖ 4.4.4 Basement, Foundation, Crawlspace & Structure - Wall Structure: Sole Plate Material
- ⊖ 6.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Improper Insulation
- ⊖ 6.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drain Pan
- 🔧 6.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Expansion Tank
- ⊖ 6.4.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: Temperature Pressure Release Valve
- ⊖ 6.4.4 Plumbing - Hot Water Systems, Controls, Flues & Vents: Seismic Restraint
- ⚠️ 7.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Double Tapped Neutrals

-  7.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Exposed Wires Ends
-  7.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Double Tapped Grounds
-  7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
-  7.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Outlet Not Working
-  7.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
-  7.5.2 Electrical - GFCI & AFCI: Arc Fault Circuit Interrupter
-  7.6.1 Electrical - Smoke Detectors: Defective
-  7.7.1 Electrical - Carbon Monoxide Detectors: Not Present
-  9.2.1 Attic, Insulation & Ventilation - Vapor Retarders (Crawlspace or Basement): Vapor Barrier Damaged
-  9.5.1 Attic, Insulation & Ventilation - Wall Floor And Ceiling Insulation: Thermal Bridging
-  9.5.2 Attic, Insulation & Ventilation - Wall Floor And Ceiling Insulation: Lack Of And Or Insufficient Insulation
-  10.1.1 Built-in Appliances - Dishwasher: Improper Installation
-  10.3.1 Built-in Appliances - Range/Oven/Cooktop: Anti Tipping Device
-  10.3.2 Built-in Appliances - Range/Oven/Cooktop: Storage Drawer
-  11.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
-  11.2.1 Doors, Windows & Interior - Windows: Missing or Damaged Screens
-  11.2.2 Doors, Windows & Interior - Windows: Some Difficult To Operate Windows
-  11.3.1 Doors, Windows & Interior - Floors: Carpet Stains
-  11.3.2 Doors, Windows & Interior - Floors: Damaged (General)
-  11.4.1 Doors, Windows & Interior - Walls: Doorknob Hole
-  11.4.2 Doors, Windows & Interior - Walls: Minor Damage To Walls
-  11.5.1 Doors, Windows & Interior - Ceilings: Minor Damage
-  11.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Handrail
-  11.7.1 Doors, Windows & Interior - Countertops & Cabinets: Pantry
-  12.1.1 Garage - Ceiling: Secondary Garage
-  12.4.1 Garage - Garage Door: Photo Electric Sensor
-  12.4.2 Garage - Garage Door: Secondary Garage
-  12.6.1 Garage - Attic Access: Access Cover Missing/Damaged
-  12.7.1 Garage - Occupant Door (From garage to inside of home): Self Closing Hinges

1: INSPECTION DETAILS

Information

Occupancy

Vacant

Style

Multi-level

Type of Building

Single Family

**Outside Temperature
(approximately)**

34°F

Weather Conditions

Cloudy, Partly Sunny

2: ROOF

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

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

Information

Inspection Method

Ground, Ladder

Inspector utilized a ladder to gain access to roof for physical inspection.

Roof Type/Style

Gable

Coverings: Material

Metal

Roof Drainage Systems: Gutter Material

Vinyl, Not Installed

Flashings: Material

Aluminum

Flashings: Scope of inspection

Roof
Inspector had a limited view of roof flashings. Only the visible drip edge flashing was visually inspected.

Limitations

General

INSPECTOR DID NOT WALK ON ROOF

Snow, Ice

Standards of Practice is if life or safety is a risk, then inspector shall view from safety only.

Coverings

SNOW COVERED

Roof was covered with snow at time of inspection, inspector did not inspect roof coverings.

Deficiencies

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



2.2.2 Roof Drainage Systems

 Maintenance Item

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

2.2.3 Roof Drainage Systems

 Recommendation

GUTTER MISSING

Gutters are not required only noted for information. Gutter systems are recommended to control to direction of moisture away from the building envelope to minimize moisture intrusion at the foundation.

Recommendation

Contact a qualified professional.

2.3.1 Flashings

 Recommendation

MISSING

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

PLUMBING VENT PIPE

The penetration through the roof sheeting had a visible spot of light at the location of the arrow in photo. Should not be any visible light. Recommend evaluation of condition.

Recommendation

Contact a qualified professional.



3: EXTERIOR

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

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

Information

Inspection Method

Attic Access, Crawlspace Access, Infrared

Siding, Flashing & Trim: Siding Material

Aluminum, Vinyl

Exterior Doors: Exterior Entry Door

Fiberglass, Sliding Glass, Fire Rated

Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps, Hot Tub

Decks, Balconies, Porches & Steps: Material

Composite

Eaves, Soffits & Fascia: Eaves

Metal

Eaves, Soffits & Fascia: Soffit

Metal

Eaves, Soffits & Fascia: Fascia

Metal

Limitations

General

UNABLE TO VIEW

Snow

Inspector was not able to view an area due to obstruction.

General

LIMITED VIEW

Snow was present at time of inspection thereby limiting the inspector ability to completely view some components.

Walkways, Patios & Driveways

SNOW COVERED

Inspector did not inspect, snow covered.



Deficiencies

3.1.1 Siding, Flashing & Trim

 Recommendation

GROUND CLEARANCE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.



3.4.1 Decks, Balconies, Porches & Steps

 Recommendation

DECK - UNSTABLE SUPPORT/SLOPING/SAGGING

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Jumping on the deck caused significant vibration, indicating improper/inadequate support.

Recommend qualified deck contractor evaluate and repair as needed.



Level Line

3.4.2 Decks, Balconies, Porches & Steps

 Recommendation

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.



3.4.3 Decks, Balconies, Porches & Steps

STAIRS UNEVEN RISE

FRONT ENTRY

Stairs should have a consistent rise for safety.

Stairs to deck had an uneven step at the top, creating a tripping/falling hazard.

Evaluation and correction is advised.

Recommendation

Contact a qualified professional.



Stair tread and decking should be at the same elevation or an equal rise between all stair risers. A potential tripping safety concern.

3.5.1 Eaves, Soffits & Fascia

EAVES - DAMAGED

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified professional.





3.5.2 Eaves, Soffits & Fascia

EAVES - WATER STAINS

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

 Recommendation

3.5.3 Eaves, Soffits & Fascia

WASPS NEST

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.

 Maintenance Item



3.5.4 Eaves, Soffits & Fascia

NON PROTECTED DIMENSIONAL LUMBER

SECONDARY GARAGE

Fascia and related trim on the second garage space is continually exposed to the elements. Correction is recommended for the continued longevity of structure.

 Recommendation

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			X
4.2	Basements & Crawlspace	X			X
4.3	Floor Structure	X			X
4.4	Wall Structure	X			X
4.5	Ceiling Structure	X			
4.6	Insulation	X			X
4.7	Moisture intrusion	X			

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

Information

Inspection Method
Crawlspace Access

Foundation: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Dirt, Vapor Barrier

Floor Structure: Material
Wood I-joists

Floor Structure: Sub-floor
Plywood

Wall Structure: Type of construction
Wood

Insulation: Type of insulation
Fiberglass

Moisture intrusion: Foundation
Crawlspace

Deficiencies

4.1.1 Foundation

 Recommendation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified professional.

4.1.2 Foundation

 Recommendation

POOR VENTILATION OF FOUNDATION AREA

The foundation is poorly ventilated. All vent spaces are covered by insulation. Increased ventilation (introduction and movement of fresh air) is recommended. This can be accomplished by partially opening vents on opposite sides of the foundation on a regular basis (when weather is suitable).

Recommendation

Contact a qualified professional.



4.1.3 Foundation

 Recommendation

WATER INTRUSION

Previous water intrusion was evident in crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend owner to on rainfall/melt days to verify if moisture is seeping into crawlspace if water is present contacting a qualified contractor to identify the source of moisture and remedy.

Recommendation

Contact a qualified professional.



4.1.4 Foundation

 Recommendation

FOOTING UNDERMINING

CRAWLSPACE

Footing had signs of minor undermining, Monitor for further erosion/issues if conditions worsen a structural engineer would be advised.

Recommendation

Contact a qualified professional.



4.3.1 Floor Structure

 Recommendation

VAPOR BARRIER

For a vapor barrier to be most effective it should not leave any earth uncovered. Installation had point of exposed earth which can evaporate and cause potential issues. Recommend correcting installation.

Recommendation

Contact a qualified professional.



4.4.1 Wall Structure

 Safety Hazard

EVIDENCE OF WATER INTRUSION

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source of moisture and remedy.



4.4.2 Wall Structure

POSITION OF BEARING WALL IN CRAWLSPACE
CRAWLSPACE

 Recommendation

Bearing wall is located on the edge of the bearing point. Monitor conditions

Recommendation

Contact a qualified professional.



4.4.3 Wall Structure

 Recommendation

MISSING BEARING WALL ANCHORS

CRAWLSPACE

Sole plate of wall is fastened with powder actuated pins only.

Sill plates and walls supported directly on continuous foundations shall be anchored to the foundation with minimum 1/2" x 7" J type anchor.

Recommend correction for life and safety of building and potential occupants.

Recommendation

Contact a qualified professional.



4.4.4 Wall Structure

 Recommendation

SOLE PLATE MATERIAL

CRAWLSPACE

Sole plate or the bottom plate of wall when in contact with concrete shall be resistant to decay and termites. Best building practice would have pressure treated or redwood as the sole plate. Inspector did not identify material type. Recommend verification for longevity of system.

Recommendation

Contact a qualified professional.



5: HEATING

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

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

Information

Equipment: Brand

King

Equipment: Energy Source

Electric, Gas

Equipment: Heat Type

Electric Baseboard, Gas-Fired Heat

Normal Operating Controls: Thermostat

Proper Function

Presence of Installed Heat Source in Each Room: Room Heat

Present

6: PLUMBING

		IN	NI	NP	D
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water Supply, Distribution Systems & Fixtures	X			X
6.4	Hot Water Systems, Controls, Flues & Vents	X			X
6.5	Fuel Storage & Distribution Systems	X			

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

Information

Filters

Unknown

Water Source

Public

Main Water Shut-off Device: Location

Crawlspace

Drain, Waste, & Vent Systems:

Drain Size

2", 4"

Drain, Waste, & Vent Systems:

Material

ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Poly

Water Supply, Distribution Systems & Fixtures: Distribution System

Public

Hot Water Systems, Controls, Flues & Vents: Location

Washer/Dryer Area

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

Electric

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

At Tank

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

[Here is a nice maintenance guide from Lowe's to help.](#)

Deficiencies

6.3.1 Water Supply, Distribution Systems & Fixtures

 Recommendation

IMPROPER INSULATION

CRAWLSPACE

Distribution pipes and the main line were insulated which exposes the risk of freezing.

Recommend a qualified professional evaluate and properly fit and install pipes.

Recommendation

Contact a qualified professional.



6.4.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NO DRAIN PAN

Drain pan was not present.

From manufacturers installations instructions-

Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan having a material thickness of not less than 0.0236 inch (0.6010 mm) (No. 24 gage), or other pans approved for such use. Listed pans shall comply with CSA LC3.

Recommend installation by a qualified plumber.

6.4.2 Hot Water Systems, Controls, Flues & Vents

**NO EXPANSION TANK**

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

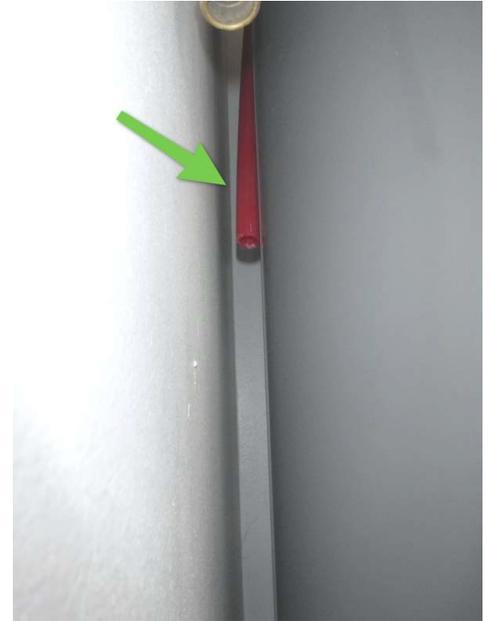
6.4.3 Hot Water Systems, Controls, Flues & Vents

**TEMPERATURE PRESSURE RELEASE VALVE**

TRP valve should terminate within 6" of floor and into a heat resistant collection device. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



6.4.4 Hot Water Systems, Controls, Flues & Vents

**SEISMIC RESTRAINT**

Seismic restraint should be in place on the water heater. Repair is recommended.

Recommendation

Contact a qualified professional.

7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			X
7.4	Lighting Fixtures, Switches & Receptacles	X			X
7.5	GFCI & AFCI	X			X
7.6	Smoke Detectors	X			X
7.7	Carbon Monoxide Detectors	X			X

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

Information

Location

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground, Aluminum

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**
Hallway

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

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**
Square D

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



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

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**
Romex

Smoke Detectors: Function
Yes, No

**Carbon Monoxide Detectors:
Function**
Not Present

Deficiencies

7.3.1 Branch Wiring Circuits, Breakers & Fuses

 Safety Hazard

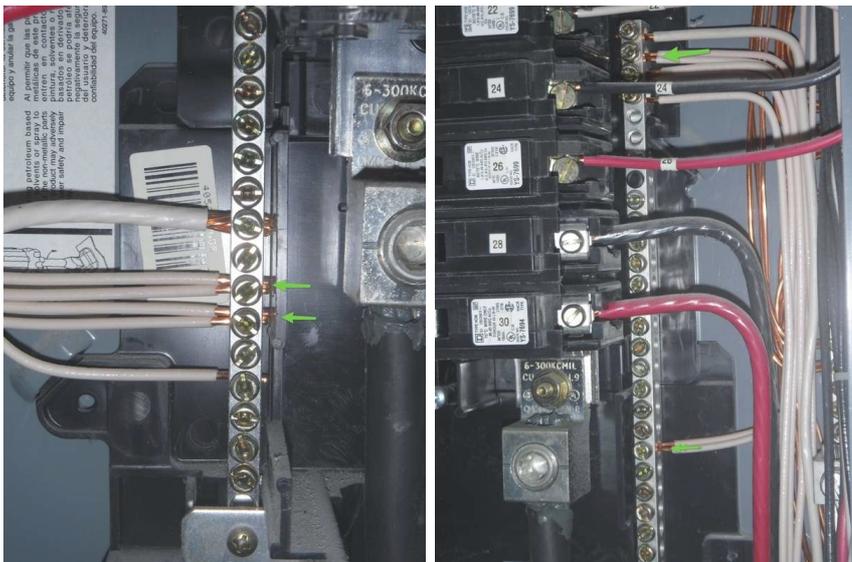
DOUBLE TAPPED NEUTRALS

NEUTRAL BUS BARS

Building standards for electrical panels states that, each neutral conductor should have its own terminal. Correction is required.

Recommendation

Contact a qualified electrical contractor.



7.3.2 Branch Wiring Circuits, Breakers & Fuses

 Safety Hazard

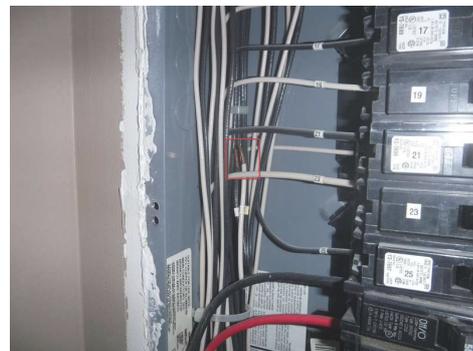
EXPOSED WIRES ENDS

LEFT SIDE PANEL

Exposed wires shall not be present in an electrical panel. Repair required.

Recommendation

Contact a qualified electrical contractor.



7.3.3 Branch Wiring Circuits, Breakers & Fuses

 Recommendation

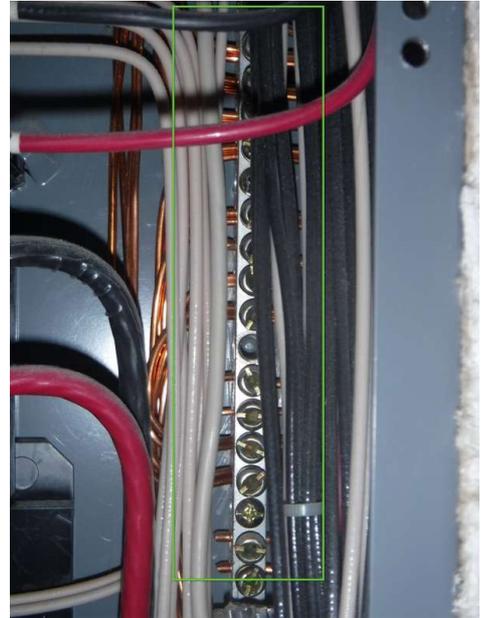
DOUBLE TAPPED GROUNDS

PANEL

Best building practice method is each wire terminates to one terminal lug. Recommend evaluation.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

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



7.4.2 Lighting Fixtures, Switches & Receptacles

OUTLET NOT WORKING

LIVING ROOM NORTH, WEST

Outlet did not have power to the top plug outlet, Repair or replace.

Recommendation

Contact a qualified professional.



7.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

LAUNDRY

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



7.5.2 GFCI & AFCI

ARC FAULT CIRCUIT INTERRUPTER

AFCIs can be installed as a circuit breaker in a panelboard or as a receptacle outlet. As a life and safety upgrade.

Recommendation

Contact a qualified electrical contractor.



7.6.1 Smoke Detectors



DEFECTIVE

1ST FLOOR BEDROOM SOUTH

Smoke detector is connected, but not functioning properly. Recommend replacement.

Recommendation

Contact a qualified professional.

7.7.1 Carbon Monoxide Detectors



NOT PRESENT

Property utilizes propane for the gas fired fireplace. Carbon monoxide detector was not present at time of inspection. Detector(s) should be installed for life and safety.

Recommendation

Contact a qualified professional.

8: FIREPLACE

		IN	NI	NP	D
8.1	Vents, Flues & Chimneys	X			

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

Information

Vent Type

Wall

Type

Gas

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)	X			X
9.3	Ventilation	X			
9.4	Exhaust Systems	X			
9.5	Wall Floor And Ceiling Insulation	X			X

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

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Flooring Insulation

Batt

Attic Insulation: Insulation Type

Blown

Vapor Retarders (Crawlspace or Basement): Crawlspace

Vapor retarder in place at crawlspace.

Ventilation: Ventilation Type

Gable Vents

Exhaust Systems: Exhaust Fans

Fan with Light

Wall Floor And Ceiling

Insulation: Infrared Thermal Imaging

Walls, Ceiling, At Toilet, Under Sink Drains, Water Heater

Attic Insulation: Main Attic Insulation Depth In Inches

16



Deficiencies

9.2.1 Vapor Retarders (Crawlspace or Basement)

VAPOR BARRIER DAMAGED

Recommend insulation contractor repair or replace.

Recommendation

Contact a qualified professional.



9.5.1 Wall Floor And Ceiling Insulation

 Maintenance Item

THERMAL BRIDGING

MULTIPLE

View images below from the left to right, first is the thermal image followed by it's point of view. Blue indicates a colder temperature range.

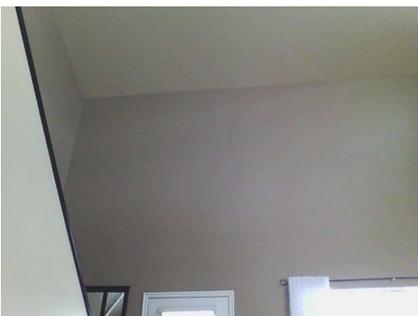
Reported upon this for the energy efficiency of this occurrence, as a reference to the potential cost of operating the climate systems.

Infrared imaging reveals the effects of bridging,

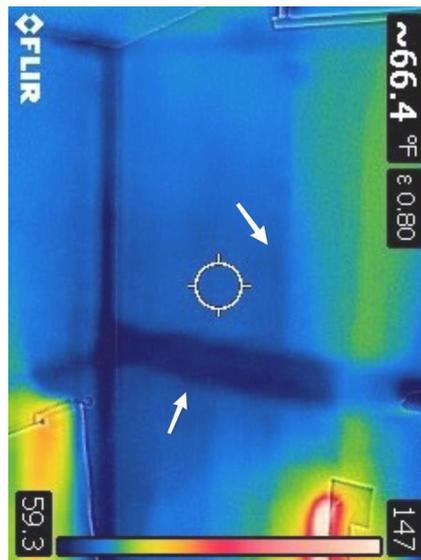
Thermal bridging is the movement of heat across an object that is more conductive than the materials around it. The conductive material creates a path of least resistance for heat. Thermal bridging can be a major source of energy loss in homes and buildings, leading to higher utility bills.



Thermal



Point of View



Thermal



Point of View

9.5.2 Wall Floor And Ceiling Insulation

 Maintenance Item

LACK OF AND OR INSUFFICIENT INSULATION

View images below from the left to right, first is the thermal image followed by it's point of view. Blue indicates a colder temperature range.

Infrared imaging revealed that points of the building had minimal insulation. This occurrence will increase the cost of heating during the coldest parts of the year and may also increase the interior temperatures during the warmer parts of the year.



Thermal

Point of View

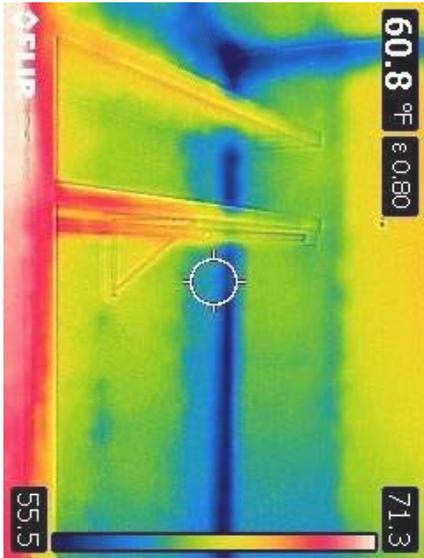
Thermal



Point of View

Thermal

Point of View



Thermal

Point of View

10: BUILT-IN APPLIANCES

		IN	NI	NP	D
10.1	Dishwasher	X			X
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			X
10.4	Garbage Disposal	X			

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

Information

Dishwasher: Dishwasher
Functioning

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

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

Deficiencies

10.1.1 Dishwasher

 Recommendation

IMPROPER INSTALLATION

Dishwasher was not secure, able to move out of place. Tabs for securing are unused and could cause harm. Correction is recommended.

Recommendation

Contact a qualified professional.



10.3.1 Range/Oven/Cooktop

 Safety Hazard

ANTI TIPPING DEVICE

RANGE

Range did not have an anti tipping device installed. Requires correction.

Recommendation

Contact a qualified professional.

10.3.2 Range/Oven/Cooktop

 Recommendation

STORAGE DRAWER

Storage draw on the bottom of the range was not correctly installed. Correction is advised.

Recommendation

Contact a qualified professional.



11: DOORS, WINDOWS & INTERIOR

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

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

Information

Windows: Window Manufacturer **Windows: Window Type**

Unknown

Sliders

Floors: Floor Coverings

Carpet, Engineered Wood, Tile

Walls: Wall Material

Gypsum Board

Ceilings: Ceiling Material

Gypsum Board

Countertops & Cabinets:

Cabinetry
Wood

Countertops & Cabinets:

Countertop Material

Laminate

Deficiencies

11.1.1 Doors

DOOR DOESN'T LATCH

1ST FLOOR BEDROOM NORTH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

 Recommendation

11.2.1 Windows

MISSING OR DAMAGED SCREENS

Window(s) missing screen or screen was damaged. Recommend repair or replacement as needed.

Recommendation

Contact a qualified professional.

 Recommendation



Missing

Damage

11.2.2 Windows

Recommendation

SOME DIFFICULT TO OPERATE WINDOWS

MULTIPLE

Some windows were difficult to open and close. The track at bottom of frame had debris. Recommend cleaning and maintenance for ease of operation and longevity.

Recommendation

Contact a qualified professional.



11.3.1 Floors

Recommendation

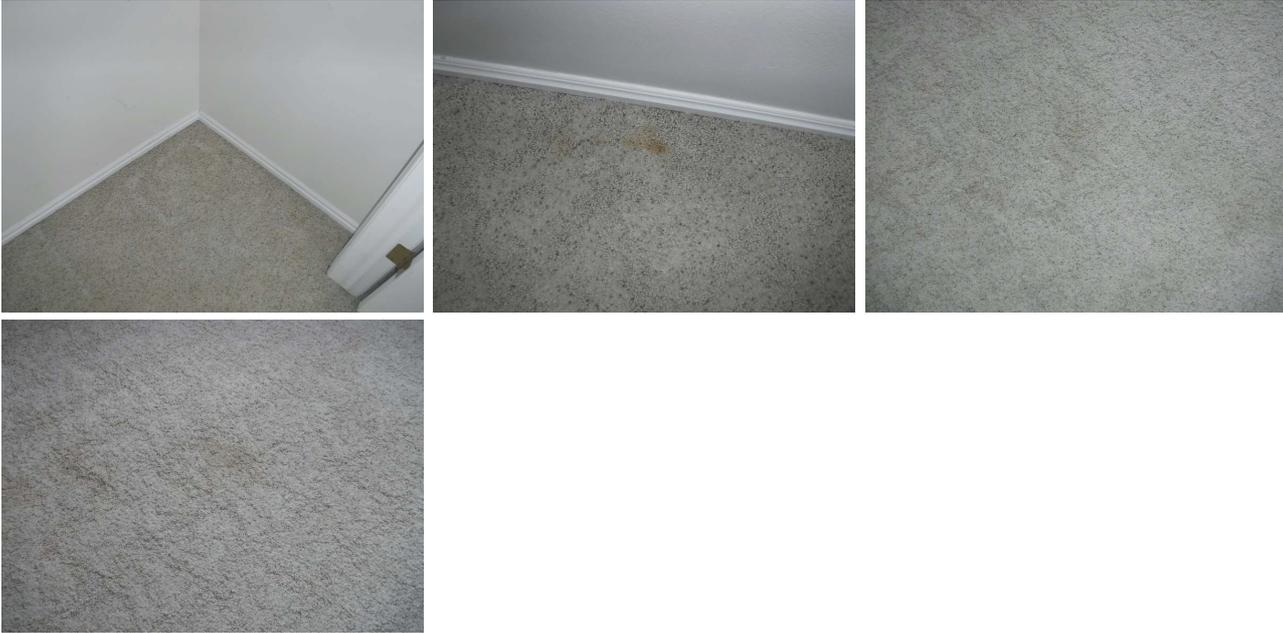
CARPET STAINS

MULTIPLE

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified professional.



11.3.2 Floors

 Recommendation

DAMAGED (GENERAL)

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

Recommendation

Contact a qualified flooring contractor



11.4.1 Walls

 Maintenance Item

DOORKNOB HOLE

GARAGE ENTRY

Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.



Recommendation
Contact a qualified professional.

11.4.2 Walls

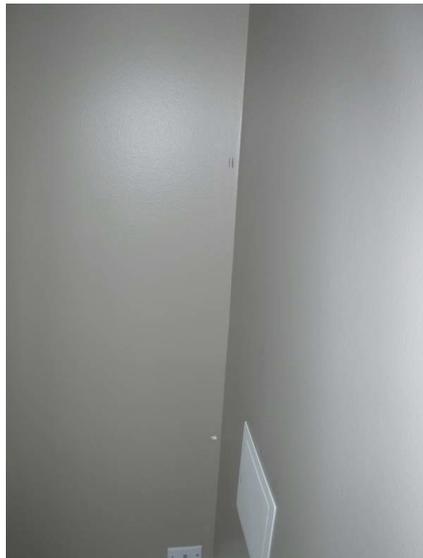


MINOR DAMAGE TO WALLS

MULTIPLE

Some finished wall areas had minor damage present, chipped/missing paint, old fastener holes, and corner dings. Repair as needed.

Recommendation
Contact a qualified professional.



11.5.1 Ceilings



MINOR DAMAGE

MULTIPLE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.



11.6.1 Steps, Stairways & Railings

HANDRAIL

Handrail at the top of stairway slightly loose. Recommend repair.

Recommendation

Contact a qualified professional.



11.7.1 Countertops & Cabinets

PANTRY

Pantry had minor damage/missing paint.

Recommendation

Contact a qualified professional.



12: GARAGE

		IN	NI	NP	D
12.1	Ceiling	X			X
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			X
12.5	Garage Door Opener	X			X
12.6	Attic Access	X			X
12.7	Occupant Door (From garage to inside of home)	X			X

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

Information

Attached

Yes

Ceiling: Finish

Unfinished, Drywall

Garage Door: Material

Insulated, Aluminum

Garage Door: Type

Automatic

Deficiencies

12.1.1 Ceiling

SECONDARY GARAGE

SECOND GARAGE



Structural connection for the roof system appears to occur at the fascia, this provides limited weight bearing capacity. Rafter length could also be a concern, from over spanning. Recommend a qualified contractor to evaluate and repair.

Recommendation

Contact a qualified carpenter.





12.4.1 Garage Door

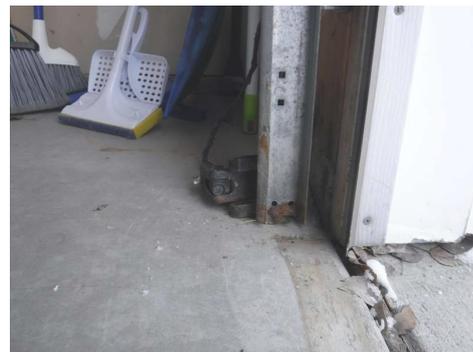
PHOTO ELECTRIC SENSOR

Photo electric sensor on the lookers left was not properly fastened. Correction is advised.

Recommendation

Contact a qualified professional.

Recommendation



12.4.2 Garage Door

SECONDARY GARAGE

SECOND GARAGE

Inspector did attempt to operate but did not open likely frozen in place.

May wish to further investigate to confirm proper operation of equipment.

Recommendation

Contact a qualified professional.

Recommendation

12.6.1 Attic Access

ACCESS COVER MISSING/DAMAGED

Cover is in need of correction. Open space for attic air to escape. Recommend an updated insulated cover to keep attic air in place.

Recommendation

Contact a qualified professional.

Recommendation



12.7.1 Occupant Door (From garage to inside of home)



SELF CLOSING HINGES

Self closing hinges on garage door need to be tightened so as to close the door completely. Recommend repair.

Recommendation

Contact a qualified professional.

13: MOLD TESTING

		IN	NI	NP	D
13.1	Mold Sampling	X			

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

Information

Mold Sampling: Mold Surface Sampling

Crawlspace

Inspected

Inspector did perform a limited mold inspection. Location was in crawlspace, as noted in the report, there were conditions which meet protocol for limited testing.

Two surface samples were taken, the results were negative for fungal growth. No action is required.

Pro-Lab analysis is attached as a pdf for complete result.



Point of water intrusion.

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

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

Basement, Foundation, Crawlspace & Structure

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

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR)

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

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

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

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

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

manually operated dampers that did not open and close;

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

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

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

IV. The inspector is not required to:

inspect the flue or vent system.

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

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

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

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

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

perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

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

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or

components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.