



CLEAR SIGHT INSPECTION LLC

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RESIDENTIAL REPORT

SAMPLE REPORT



Inspector

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Thank you for choosing Clear Sight Inspection LLC to perform your home inspection!

The inspection itself and the inspection report comply with the requirements of the Standards of InerNACHI the International Association of Home Inspectors. These Standards of Practice define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. We have attached them to this report and linked them in your inspection agreement for your convenience.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Home inspectors cannot predict future conditions, and as such, we cannot be responsible for things that are concealed or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Recommendations are organized into three categories by level of severity:

1) Upgrades and/or Minor Maintenance Recommendations - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

2) Moderate Recommendations - Most items typically fall into this category. These recommendations may require a qualified contractor to evaluate further and repair or

replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended will result in

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns and/or items that could represent a significant expense to repair/replace.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report is copyrighted and may not be used in whole or in part without our express written permission.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of the inspection only and expire at the completion of the inspection. The limit of liability of Clear Sight Inspections LLC and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc.

This inspection is NOT intended to be considered a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH. This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. It should be used alongside these documents, along with quotes and advice from licensed tradespeople to better understand the condition of the home and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.

Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY



MAINTENANCE/UPGRADE



RECOMMENDATION



MAJOR DEFECT

- ⊖ 1.1.1 Exterior - Decks, Balconies, Porches & Steps: No Handrail
- ⊖ 1.1.2 Exterior - Decks, Balconies, Porches & Steps: Tripping Hazard
- ⊖ 1.2.1 Exterior - Siding, Flashing & Trim: Damaged
- 🔧 1.2.2 Exterior - Siding, Flashing & Trim: Dryer Vent
- ⊖ 1.2.3 Exterior - Siding, Flashing & Trim: Brick water stains
- ⚠️ 1.3.1 Exterior - Exterior Doors/Windows: Window Cracked/Broken
- 🔧 1.3.2 Exterior - Exterior Doors/Windows: Window Caulking
- ⊖ 1.3.3 Exterior - Exterior Doors/Windows: Window Failed Seal
- ⊖ 1.4.1 Exterior - Driveways & Patios : Patio Cracking - Major
- ⊖ 1.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 2.1.1 Roof - Coverings: Asphalt shingle mineral granule loss
- ⊖ 2.3.1 Roof - Roof Drainage Systems: Debris
- 🔧 2.3.2 Roof - Roof Drainage Systems: Downspout Loose
- ⊖ 2.3.3 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.3.4 Roof - Roof Drainage Systems: Gutter Leakage
- ⊖ 2.3.5 Roof - Roof Drainage Systems: Gutter Loose
- 🔧 2.3.6 Roof - Roof Drainage Systems: Standing Water
- ⊖ 2.4.1 Roof - Flashings: Kickout Flashing
- ⊖ 2.4.2 Roof - Flashings: Missing Counter Flashing
- ⊖ 4.4.1 Interior, Walls, ceiling and flooring - Walls, Ceilings: Moisture Damage
- ⊖ 4.4.2 Interior, Walls, ceiling and flooring - Walls, Ceilings: Paint Cracking
- 🔧 4.4.3 Interior, Walls, ceiling and flooring - Walls, Ceilings: Poor Patching
- ⊖ 4.4.4 Interior, Walls, ceiling and flooring - Walls, Ceilings: Sagging Drywall
- ⊖ 4.6.1 Interior, Walls, ceiling and flooring - Interior HVAC: Corrosion
- ⊖ 4.6.2 Interior, Walls, ceiling and flooring - Interior HVAC: Filter Missing
- 🔧 7.3.1 Kitchen - Drain, Waste, & Vent Systems: Leaking fixture
- ⚠️ 8.1.1 Electrical panel - Panelboards & Breakers: Breaker Incorrectly Wired
- ⊖ 8.1.2 Electrical panel - Panelboards & Breakers: Subpanel Not Supplied with 4 Conductors
- ⊖ 9.2.1 Bathrooms - Sinks, Tubs & Showers: Sink drains slow

- 🔧 9.13.1 Bathrooms - Drain, Waste, & Vent Systems: Sink - Poor Drainage
- 🔧 10.3.1 Plumbing - Hot Water Heater, Controls, Flues & Vents: No Drip Pan
- 🚫 10.3.2 Plumbing - Hot Water Heater, Controls, Flues & Vents: Combustible material near
- 🚫 12.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- ⚠️ 12.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Water Intrusion
- 🚫 12.6.1 Basement, Foundation, Crawlspace & Structure - Crawlspace/Basement Ceiling : Evidence of Water Intrusion

1: EXTERIOR

Information

Decks, Balconies, Porches & Steps: Appurtenance Deck	Decks, Balconies, Porches & Steps: Material Composite	Siding, Flashing & Trim: Siding Material Brick, Vinyl
Exterior Doors/Windows: Exterior Entry Door Steel	Driveways & Patios : Driveway Material Concrete	Exterior HVAC: Brand Amana
Exterior HVAC: Energy Source/Type Electric	Exterior HVAC: Location Back Yard	Exterior HVAC: Unit Age 1 Years
Electrical Service Drop : Electrical Service Conductors Below Ground	Electrical Service Drop : Inspected the Service Head, Gooseneck & Drip Loops I inspected the electrical service head, gooseneck and drip loops.	Electrical Service Drop : Inspected the Electric Meter & Base I inspected the electrical electric meter and base.

Exterior photos

2022-01-20



Limitations

Exterior HVAC

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

De ciencias

1.1.1 Decks, Balconies, Porches & Steps

NO HANDRAIL

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.



1.1.2 Decks, Balconies, Porches & Steps

TRIPPING HAZARD

BACKYARD

Tripping Hazard was observed on deck steps at time of inspection. Recommend Handyman/Deck Contractor evaluate/remove.

Recommendation

Contact a qualified professional.





1.2.1 Siding, Flashing & Trim

DAMAGED

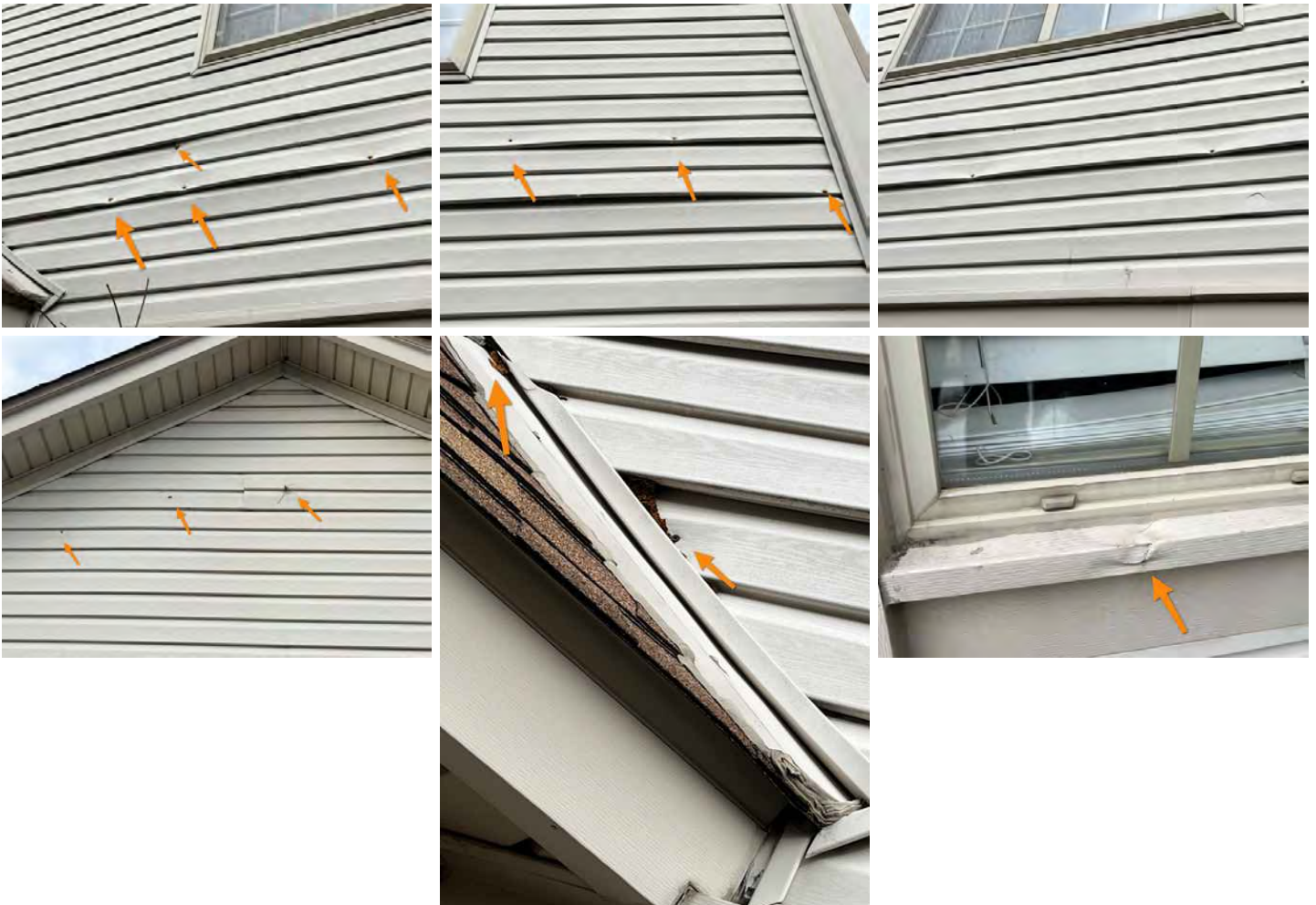
SIDE OF HOUSE

Damage was observed to siding at time of inspection. Recommend siding contractor evaluate/repair as this could lead to moisture intrusion.

Recommendation

Contact a qualified siding specialist.

 Recommendation





1.2.2 Siding, Flashing & Trim

 Maintenance/Upgrade

DRYER VENT

Dryer vent cover was damaged / resealed at time of inspection. Recommend handyman or qualified contractor evaluate/repair

Recommendation

Contact a qualified handyman.



1.2.3 Siding, Flashing & Trim

 Recommendation

BRICK WATER STAINS

Water stains running down the wall. This is signs of moisture intrusion underneath the siding. Further evaluation/recommendation from a siding contractor is recommended.

Recommendation

Contact a qualified siding specialist.



1.3.1 Exterior Doors/Windows

WINDOW CRACKED/BROKEN

BASEMENT

Basement Window was observed to be cracked/broken at time of inspection. Recommend window repair contractor evaluate/repair

Recommendation

Contact a qualified professional.



1.3.2 Exterior Doors/Windows

WINDOW CAULKING

FRONT OF HOUSE



Caulking is advised around exterior windows to prevent leaks. Caulk the window where it meets the exterior siding. If the window is surrounded by wood trim, use a high-grade polyurethane caulk to seal all gaps between the trim and the siding (and the trim and the window). Recommend qualified professional evaluate/repair

Recommendation

Contact a qualified professional.



1.3.3 Exterior Doors/Windows

WINDOW FAILED SEAL

KITCHEN & DOORWALL

 Recommendation

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.





1.4.1 Driveways & Patios

PATIO CRACKING - MAJOR

FRONT PORCH

Significant settling & cracking observed. Further deterioration could result. Recommend concrete contractor evaluate & repair.

Recommendation

Contact a qualified concrete contractor.

 Recommendation



1.7.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

 Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



Recommended grading slopes



2: ROOF

Information

Exhaust Fans

None

Inspection Method

Ladder

Ventilation Type

Passive, Soffit Vents

Roof Type/Style

Gable

Roof Drainage Systems: Gutter

Material

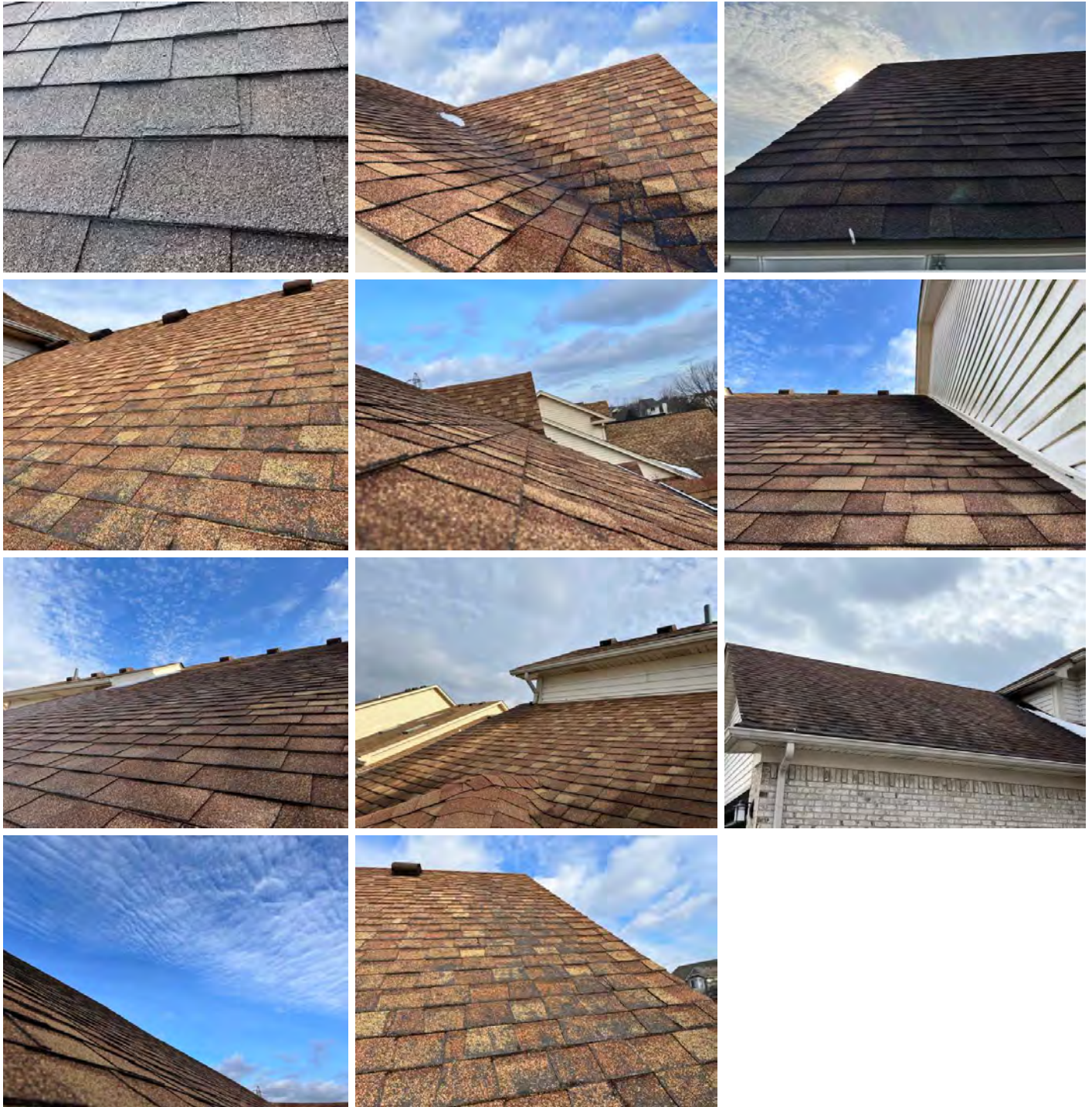
Aluminum

Flashings: Material

Aluminum

Coverings: Material

Asphalt



Coverings: Shingles

Three tab shingles near the end of its service life. Most asphalt shingles have a lifespan of 15 to 20 years depending on the weather and ventilation.

Limitations

Skylights, Chimneys & Other Roof Penetrations

DID NOT INSPECT DUE TO WEATHER CONDITIONS

could not inspect due to weather conditions. Inspection was made from a ladder only. When weather conditions permit have a home inspector or a roofing contractor evaluate.

De ciencias

2.1.1 Coverings

ASPHALT SHINGLE MINERAL GRANULE LOSS

— Recommendation

Asphalt shingle mineral granule loss on an asphalt shingle roof due to normal aging. Recommend Roofing Contractor evaluate/repair.

Recommendation

Contact a qualified roofing professional.



2.3.1 Roof Drainage Systems

DEBRIS

— Recommendation

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



2.3.2 Roof Drainage Systems

DOWNSPOUT LOOSE

FRONT OF HOUSE

Downspout strap was observed to be missing at time of inspection. Recommend gutter contractor/handyman evaluate/repair

Recommendation

Contact a qualified professional.



2.3.3 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

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.

Recommendation

Contact a handyman or DIY project





Cracked



Recommended grading slopes



2.3.4 Roof Drainage Systems

GUTTER LEAKAGE

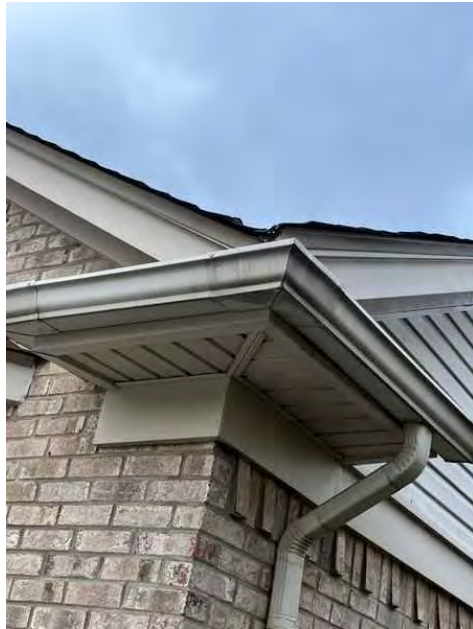
FRONT OF HOUSE

Gutters were observed to be leaking in one or more areas. 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 gutters to proper functionality.

Recommendation

Contact a qualified general contractor.





2.3.5 Roof Drainage Systems

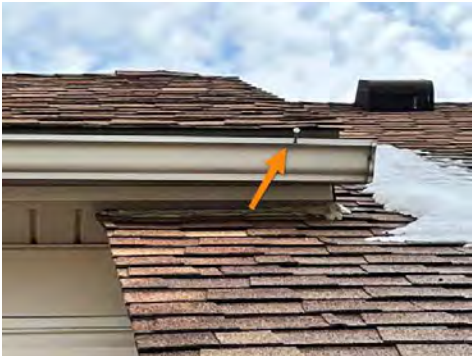
GUTTER LOOSE

 Recommendation

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

Recommendation

Contact a qualified gutter contractor



2.3.6 Roof Drainage Systems

STANDING WATER

 Maintenance/Upgrade

BACK OF THE HOUSE

Standing water was observed in gutters at time of inspection. Reason for standing water being present in your gutters is because of clogs or poor gutter pitching. Recommend qualified professional evaluate/repair

Recommendation

Contact a qualified professional.



2.4.1 Flashings

KICKOUT FLASHING

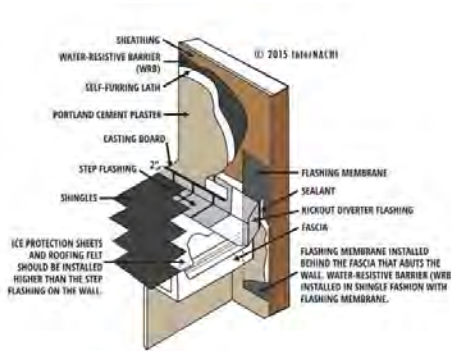
HOUSE FRONT

 Recommendation

Kickout flashing was observed to be missing in multiple areas at time of inspection. **Kickout flashing**, also known as diverter **flashing**, is a special type of **flashing** that diverts rainwater away from the cladding and into the gutter. When installed properly, they provide excellent protection against the penetration of water into the building envelope. Recommend roofing contractor evaluate/advise

Recommendation

Contact a qualified roofing professional.



2.4.2 Flashings

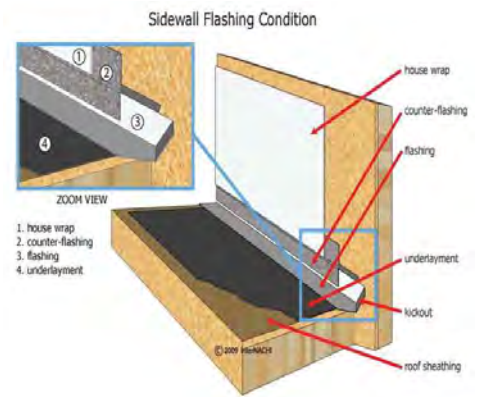
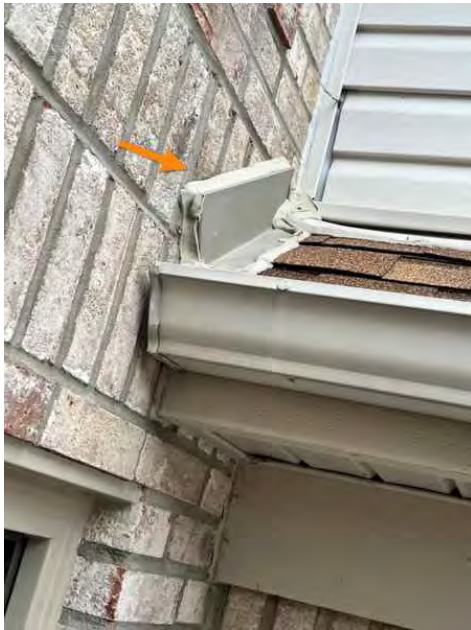
MISSING COUNTER FLASHING

 Recommendation

Counter flashing is designed to prevent moisture from behind the vertical flange of head wall or side wall flashing. Counter flashing is especially important where walls are brick.

Recommendation

Contact a qualified professional.



3: GARAGE/CARPORT

Information

Garage Door: Material

Metal

Garage Door: Type

Automatic

4: INTERIOR, WALLS, CEILING AND FLOORING

Information

Walls, Ceilings: Wall material/covering

Drywall

Interior HVAC: Brand

Bryant

Interior HVAC: Energy Source

Natural Gas

Interior HVAC: Heat Type

Forced Air

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](#).

Interior HVAC: Location

Basement



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4.4.1 Walls, Ceilings

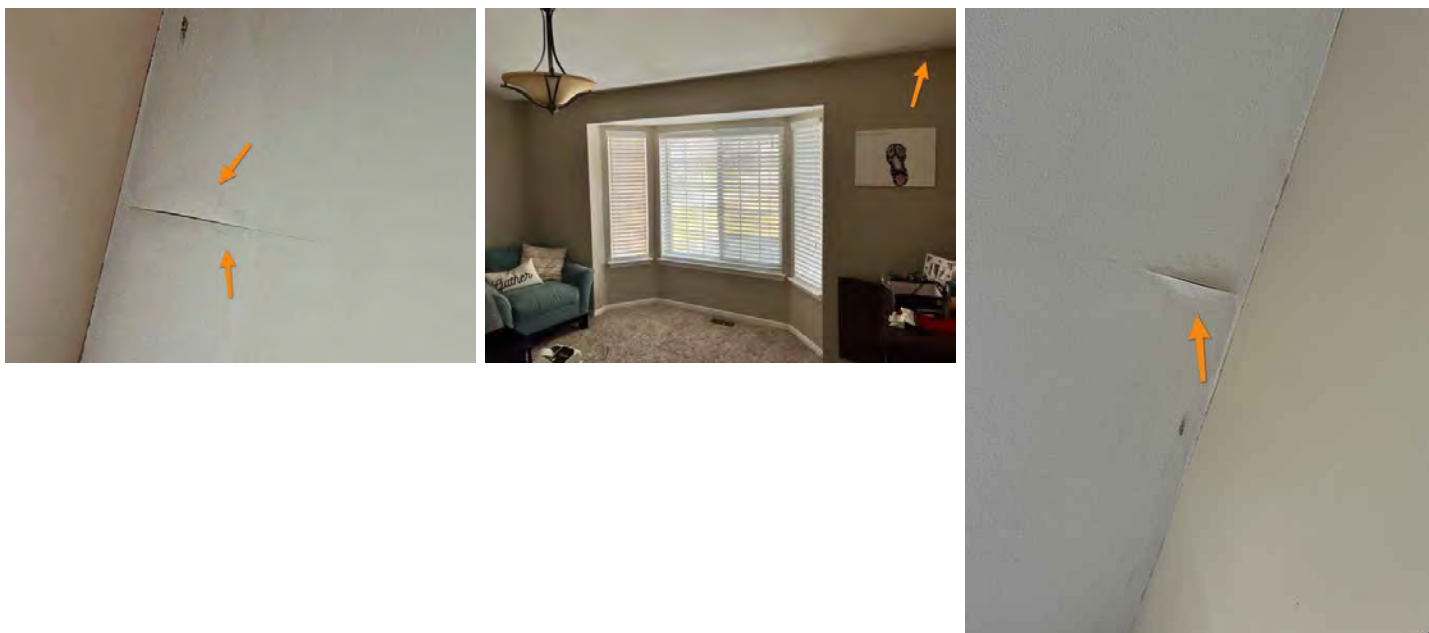
 Recommendation

MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation

Contact a qualified professional.



4.4.2 Walls, Ceilings

 Recommendation

PAINT CRACKING

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified painting contractor.



4.4.3 Walls, Ceilings

 Maintenance/Upgrade

POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend handyman/drywall contractor re-patching.

Recommendation

Contact a qualified general contractor.



4.4.4 Walls, Ceilings

 Recommendation

SAGGING DRYWALL

ABOVE MAIN DOORWALL

Ceiling drywall sagged visibly at the time of the inspection. This appears to be due to leakage from above. The source of moisture intrusion should be identified and corrected, and the damaged section of drywall replaced.

Recommendation

Contact a qualified drywall contractor.

4.6.1 Interior HVAC



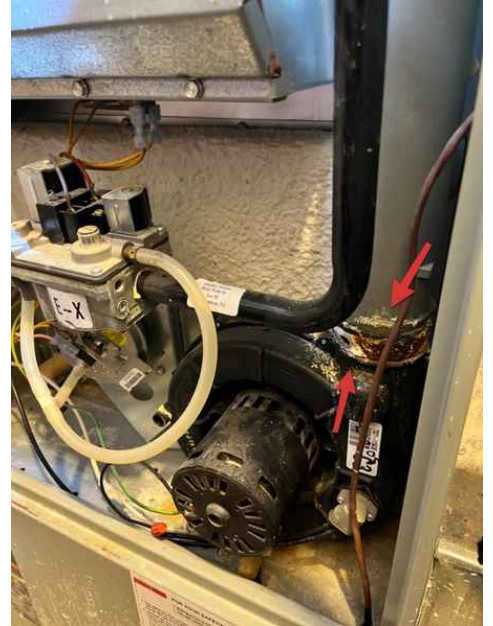
Recommendation

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



4.6.2 Interior HVAC



Recommendation

FILTER MISSING

The furnace filter was missing The correct filter. Recommend replacement. Here is a DIY video on changing furnace filters.

Recommendation

Contact a handyman or DIY project

5: INTERIOR ELECTRICAL

Information

Smoke Detectors: Smoke/ carbon monoxide detectors

There should be smoke detectors in every living space room of the house and also in rooms with fireplaces. Smoke detector should be tested monthly and before a homeowner moves in. It is recommended to replace smoke detectors every 10 years. Just because the smoke detector/Carbon Monoxide detector worked at the time of inspection doesn't guarantee it will work on moving day.

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Limitations

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

6: FIREPLACE

Information

Type

Gas

Fireplace General



Vents, Flues & Chimneys: No Access

Sealed Fireplace

Limitations

General

GAS SUPPLY SHUT OFF

Gas supply was turned off, so operation of gas fireplaces could not be verified. Recommend having gas supply turned on and operation of fireplaces confirmed.

General

DID NOT WORK

7: KITCHEN

Information

Countertops & Cabinets: Counter Top

Granite

Dishwasher: Operational Kitchen

Ran dishwasher. No signs of leak at time of inspection.

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Range/Oven/Cooktop: Range/Oven Energy Source

Gas

Deficiencies

7.3.1 Drain, Waste, & Vent Systems

 Maintenance/Upgrade

LEAKING FIXTURE

Fixture was observed leaking at time of inspection. Recommend plumbing contractor/handyman evaluate/repair

Recommendation

Contact a qualified professional.



8: ELECTRICAL PANEL

Information

Panelboards & Breakers: Panel Capacity

150 AMP

Panelboards & Breakers: Wiring Method

Romex

Panelboards & Breakers: Panel Manufacturer

General Electric

Panelboards & Breakers: Panel Type

Fuses

Panelboards & Breakers: Sub Panel Location

Basement

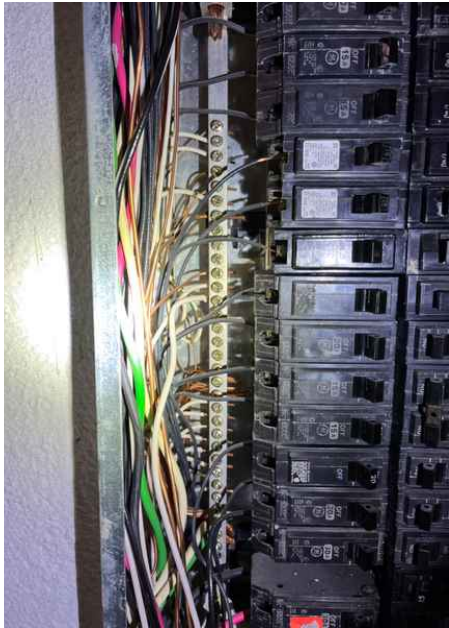
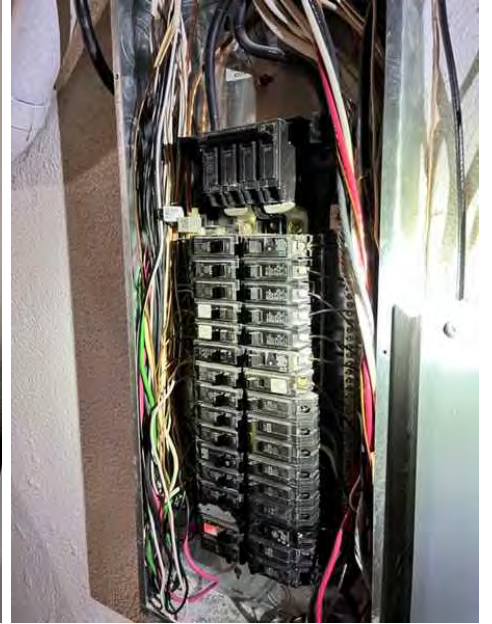
Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

**Main Service Disconnect:
Inspected Main Service
Disconnect**

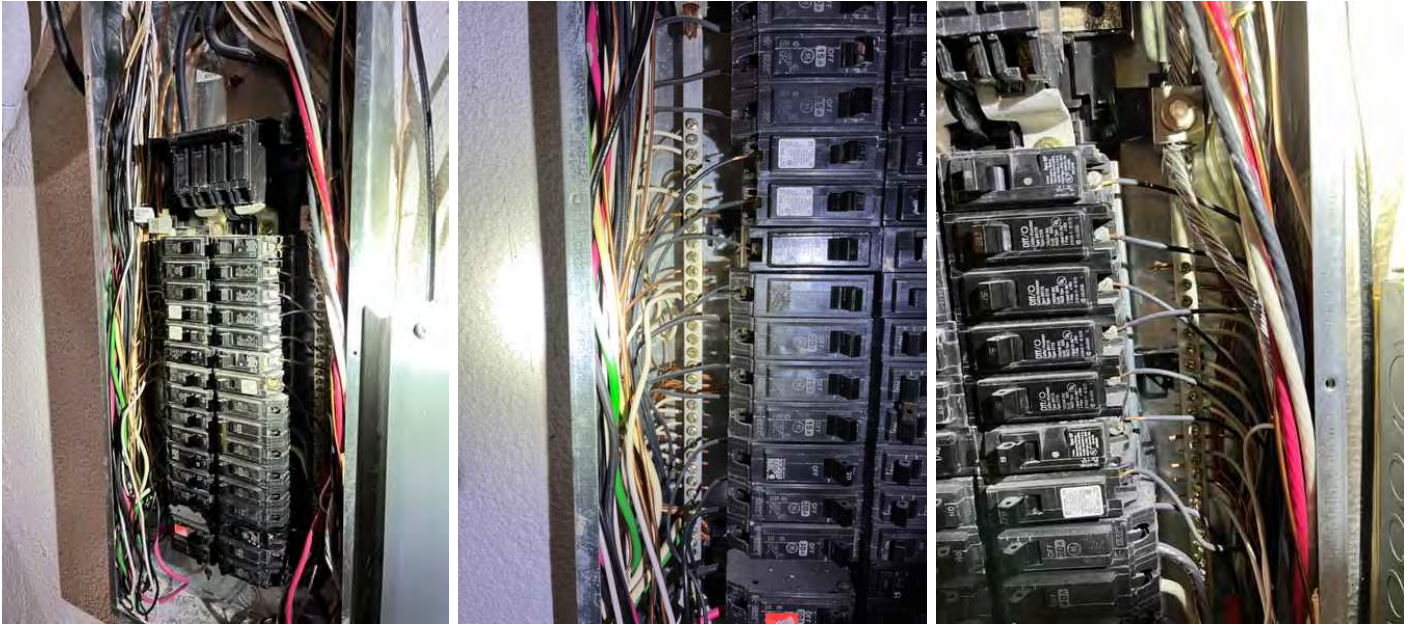
I inspected the electrical main service disconnect.

**Panelboards & Breakers: Main Panel Location
Basement**



Panelboards & Breakers: Inspected Main Panelboard & Breakers

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



Panelboards & Breakers: Inspected Subpanel & Breakers

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



Main Service Disconnect: Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Main Disconnect Rating, If Labeled

150

I observed indications of the main service disconnect's amperage rating. It was labeled.

AFCIs: Inspected AFCIs

If your home was built before 2002 your not required to replace standard breakers- It's just strongly suggested

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

Limitations

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Deiciencies

8.1.1 Panelboards & Breakers

BREAKER INCORRECTLY WIRED



BASEMENT

Sub panel Circuit breaker was incorrectly wired / installed. 20A Breaker on a 14 AW.... This Is a safety and fire hazard. This indicates that work was probably not performed by a licensed electrician and poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair and replace as need.



8.1.2 Panelboards & Breakers

SUBPANEL NOT SUPPLIED WITH 4 CONDUCTORS

I observed that the subpanel was not supplied with 4 conductors/wire

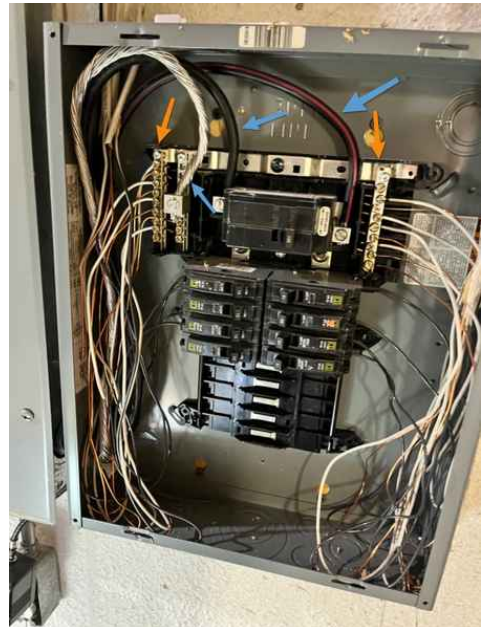
Subpanels must be supplied with 4 conductors with the grounds and neutrals being isolated at the subpanel.

Recommendation

Contact a qualified electrical contractor.



Recommendation



Blue arrows represent 3 wires. Sub panels are required to have 4 wire and have grounds and neutrals on separate bus bars. Orange arrows represent the bus bars. In a sub panel naturals and grounds can not share the same bus bar. Recommend a licensed electrician for further evaluation and repair.

9: BATHROOMS

Information

Windows: Bathroom

3

Toilet: Toilets Inspected

I flushed all the toilets.

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.

Water was ran through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated is the effects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.



De ciencias

9.2.1 Sinks, Tubs & Showers

SINK DRAINS SLOW



Recommendation

Both upstairs bathroom sinks and master bathroom sink drain slow.

Recommendation

Contact a qualified professional.



9.13.1 Drain, Waste, & Vent Systems

SINK - POOR DRAINAGE

1ST FLOOR 2ND FLOOR

Upstairs and Master Sinks had slow/poor drainage. Recommend a qualified plumber/handyman repair.

Recommendation

Contact a qualified professional.



10: PLUMBING

Information

Water Source

Public

Main Water Shut-off Device:

Location

Closet

Basement



Water Supply, Distribution Systems & Fixtures: Piping

Material

Copper

Hot Water Heater, Controls, Flues & Vents: Location

Basement

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

Gas

Sump Pump: Location

Basement



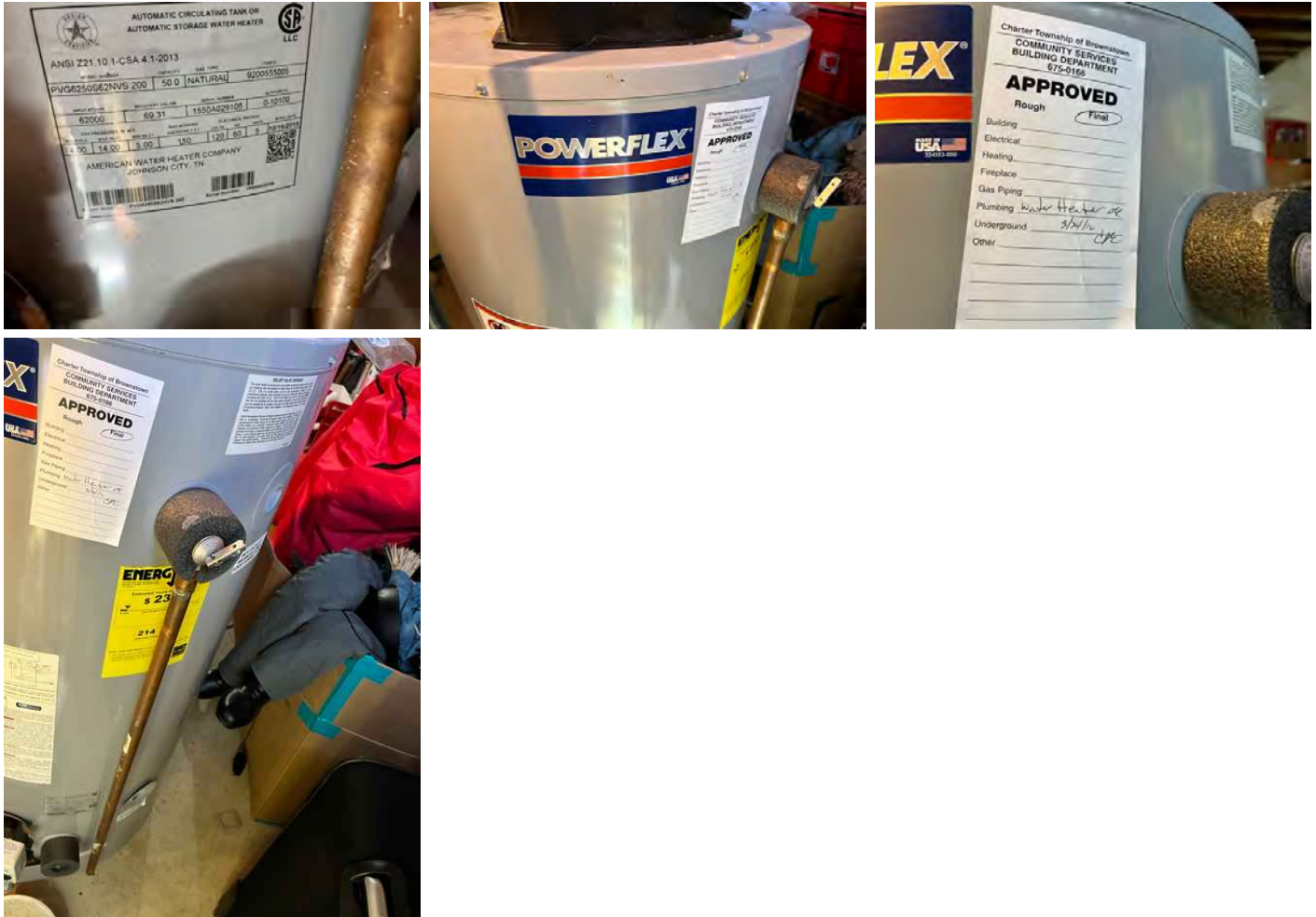
Fuel Storage & Distribution Systems: Main Gas Shut-off

Location

Gas Meter

Hot Water Heater, Controls, Flues & Vents: Capacity

50 5 yrs old gallons



Hot Water Heater, Controls, Flues & Vents: Manufacturer

Powerflex

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.](#)

De ciencias

10.3.1 Hot Water Heater, Controls, Flues & Vents



Maintenance/Upgrade

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber/handyman. Drip pans are required when tank type water heaters are installed in places where a leak could cause damage.

Recommendation

Contact a qualified professional.



10.3.2 Hot Water Heater, Controls, Flues & Vents

COMBUSTIBLE MATERIAL NEAR

Combustible material near hot water tank. This is a safety hazard.

Recommendation

Contact a handyman or DIY project

 Recommendation



11: LAUNDRY ROOM

Information

General: Limited Viewing

12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: Inspection Method

Visual

Basement: Type of Basement**Foundation Described**

Concrete

Foundation: Foundation Was Inspected

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

Basement: Homeowner's Responsibility

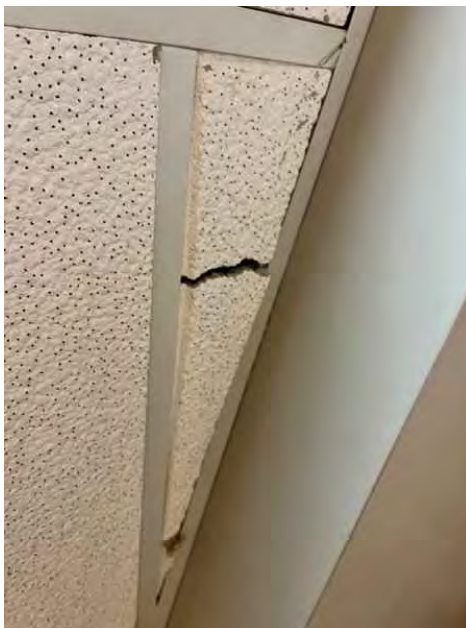
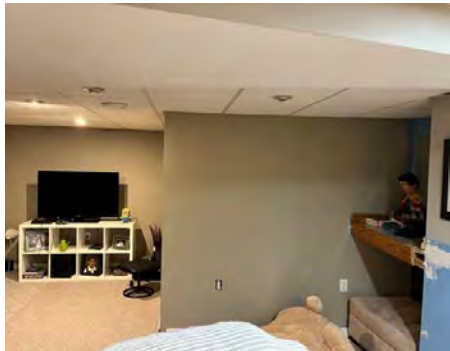
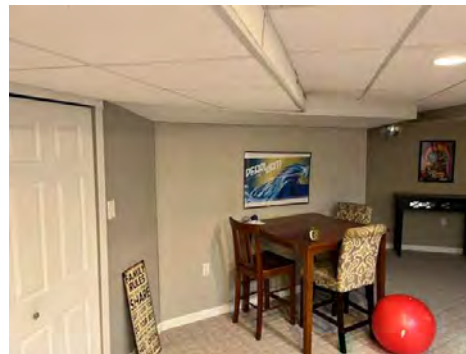
Basement

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

Basement

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

Limitations

Basement

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Basement

BASEMENT FINISHED

The basement was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the basement, its systems and components.

Deficiencies

12.1.1 Foundation

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. The crack is hairline with no major displacement or movement.

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



Basement



12.1.2 Foundation

 Major Defect

WATER INTRUSION

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.



12.6.1 Crawlspace/Basement Ceiling

 Recommendation

EVIDENCE OF WATER INTRUSION

BASEMENT

Ceiling structure showed signs of water intrusion, which could lead to more serious damage. Suspect it is coming from Condensation from the ducts in the summertime.

Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified HVAC professional.





13: UTILITY ROOM

Limitations

Windows

DID NOT INSPECT EXTERIOR UTILITY/SHED

14: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed

Undetermined

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: R Value/ Approximate Average Depth of Insulation

Unknown

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.

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.

Insulation in Attic

ATTIC ACCESS INACCESSIBLE

Attic was inaccessible at time of inspection.

15: MISC PHOTOS

Limitations

Misc Photos

MISCELLANEOUS PHOTOS

Miscellaneous photos are put in the report to show the client that some areas could not be inspected due to furniture or some other obstacle blocking the inspectors sight.



16: INSPECTION DETAILS

17: SUMMARY

Information

Scope of the Inspection

Not all Minor or cosmetic defects will be reported. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

The Company will not perform invasive or destructive testing. The Company will not dismantle any system, appliance or equipment. The Company will not perform a moisture content check on the walls, floors, siding, ceiling, etc. Only random testing will be done for certain conditions. An Inspection is not technically exhaustive. It is a non-invasive visual examination of a property. We do not operate shut off valves for sinks, toilet or other plumbing related component.

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.

Inspection Categories

This report contains three different categories of concerns that are noted during the inspection. **Low level repair/Maintenance Items (colored in blue)**, **Concern (in orange)**, **Special Attention/Defects (in red)**.

Regardless of the category, all of the items should be reviewed by qualified professionals. The use of these categories should not diminish any other item listed in the report and does not alter the necessity for a repair. All items listed in each category are in need of a repair by a qualified individual, should be evaluated prior to closing (if this inspection is part of a real-estate transaction), and should be taken into consideration in relation to your interest in the home.

Items are placed in one of the following categories based on observations at the time of the inspection and the inspector's opinion and honest conviction.

Low Level Repair/Maintenance Items

Items listed in this category are relatively minor in nature. They may be common for the age of the home and noted as an informative item, may include wear-and-tear items commonly found in occupied homes, repairs appear to be inexpensive to address and are likely to be uncomplicated, etc. Also included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories.

Concern

Most defects will fall under this heading. Items in this category will be considered defective, in need of repair or replacement, show obvious signs of concern and damage, may require additional repairs that are not visible, etc. Include comments of a deficiency, a defect or a suggested improvement of a system which may have appeared functional at the time of inspection, however some benefit may be achieved by adhering to the recommendation.

Special Attention/Defects

These are items that are considered to be of greater significance based on the likelihood that repair costs may be expensive, items may be causing immediate damage to the structure or a component, health and /or safety may be at risk, a system may be not-operable, etc. Will note 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 Concerns left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider a defect 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.

STANDARDS OF PRACTICE

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.

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 inspector's 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.

Interior, Walls, ceiling and flooring

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

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.

Kitchen

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

Electrical panel

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

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.

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.

Attic, Insulation & Ventilation**The inspector shall inspect:**

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.