



TRUTH HOME INSPECTIONS LLC

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<https://www.truthhomeinspections.com>



TRUTH HOME INSPECTIONS REPORT

1234 Main St. Boynton Beach FL 33426

Buyer Name

01/17/2022 9:00AM



Inspector

Keythel Martinez

Owner/Inspector

561-801-0881

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Agent

Agent Name

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How to Read Your Home Inspection Report



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SUMMARY



MONITOR/MAINTENANCE



IMPROVE

-  3.3.1 Roof System / Chimneys and Attic - Coverings: Roof Patch or Repair
-  3.3.2 Roof System / Chimneys and Attic - Coverings: Tiles Cracked/Broken
- 
- 3.7.1 Roof System / Chimneys and Attic - Roof Drainage Systems (Gutter Downspout): Downspouts Drain Near House
-  3.7.2 Roof System / Chimneys and Attic - Roof Drainage Systems (Gutter Downspout): Gutter Leakage
-  3.7.3 Roof System / Chimneys and Attic - Roof Drainage Systems (Gutter Downspout): Gutter Damaged
-  4.5.1 Garage - Ceiling: Stain
-  4.6.1 Garage - Floor: Floor chip
-  4.7.1 Garage - Walls & Firewalls: Drywall patch
-  4.8.1 Garage - Lighting Fixtures, Switches & Receptacles: Cover Plate Loose
-  5.2.1 Exterior - Exterior Wall, Flashing & Trim: Wall Stain
-  5.6.1 Exterior - Lighting Fixtures, Switches & Receptacles: Outlet not working
-  5.6.2 Exterior - Lighting Fixtures, Switches & Receptacles: Electrical panel ground
-  5.8.1 Exterior - Walkways, Patios & Driveways: Fence Repair Need
-  5.8.2 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
-  5.8.3 Exterior - Walkways, Patios & Driveways: Driveway Loose Pavers
-  5.9.1 Exterior - Eaves, Soffits & Fascia: Fascia - Rotted
-  5.9.2 Exterior - Eaves, Soffits & Fascia: Garage Door Trim Rotted
-  5.9.3 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
-  5.9.4 Exterior - Eaves, Soffits & Fascia: Fascia stain
-  5.9.5 Exterior - Eaves, Soffits & Fascia: Soffit moisture damage
-  5.11.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation near home
- 
- 6.3.1 Swimming Pools and Spas - Safety Devices:: The doors that provide access to the pool area are not self-closing and self-latching.
-  6.4.1 Swimming Pools and Spas - Pool Area Coping, Tile and Decking:: Loose Tile
-  6.8.1 Swimming Pools and Spas - Filtering/Cleaning Type:: Weir flap missing
-  7.17.1 Kitchen/Appliances - Clothes Dryer: Dryer Exhaust Exterior Flap
-  9.8.1 Bathrooms and Components - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged

- ⊖ 9.8.2 Bathrooms and Components - Lighting Fixtures, Switches & Receptacles: No GFCI Protection Installed
- ⊖ 9.12.1 Bathrooms and Components - Shower and Enclosure: Missing Grout / Caulking
- ⊖ 9.12.2 Bathrooms and Components - Shower and Enclosure: Cracked Tiles
- ⊖ 12.3.1 Cooling, Heating & Fireplace - Cooling/Heating Equipment: Growth like substance

1: GENERAL INSPECTION INFORMATION

Information

Report: Info

Thank you for choosing Truth Home Inspections LLC for your home inspection! The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to inspect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards. The Inspection is not pass/fail. Therefore, a property does not "Pass" or "Fail" a general home inspection. Please contact me with any questions about either the report or the property.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision. Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information. There is important information about home maintenance, materials used in the construction of this home, and appliance use and maintenance that should be read to gain an understanding of how to care for your home.

The summary is meant to organize the defects or important repairs needed in the home. Most anything can be repaired in a home, although some repairs can be very expensive to complete. Repairs, evaluations and corrections for your protection and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals not the seller. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when unqualified workmen complete the work. Contractors providing repairs should provide legible documentation in the form of work orders and/or receipts. If repairs are made in this way, then there's generally no need for a follow-up inspection. Additionally, it may be better to negotiate a lower price on your home and have repairs made by contractors you choose rather than the seller making repairs as cheaply as possible.

We are here to help! If you have questions about either the contents of this report, or about the home, please do not hesitate to contact us for help, regardless of how much time has passed since your home inspection. We will be happy to answer your questions to the best of our ability.

For Agents Viewing the summary, it may be a more efficient use of your time to use the PDF button on the right side that will allow you to view or print the summary only. On the top right edge is the "Report Tools" button that opens a window you can easily copy/paste or repair request list from. Thank you for all the hard work that you put into this transaction! We appreciate you!

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 or repair items. For this reason, you will know that it is often recommended to seek further evaluation by a qualified professional such as an electrician, plumber, hvac tech or roofing contractor.

SCOPE OF THE INSPECTION:

Truth Home Inspections LLC strives to perform all inspections in substantial compliance with the Standards of Practice (SOP) of the State of Florida and International Association of Certified Home Inspectors (InterNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the SOP. When systems or components designated in the SOP are present but are not inspected, the reason(s) the item was not inspected is identified within the limitations of this report. This report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is defective or near the end of expected service life is reported, and recommendations for further evaluation, correction or monitoring are made as appropriate.

USE OF PHOTOS AND VIDEOS:

Your report may include photographs and videos (images). Some images 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, system or area at the time of the inspection. Some of the images may be of problem areas or defects, 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 defects will be supported with images. Inversely the included photos may not show all problem areas or conditions. A representative example of photos may be used.

Category Description

The report includes informational data on various components of the home, limitations that affect the ability to inspect certain items or areas, and recommendations for items that require immediate or future attention. Observations and recommendations are organized into three categories by level of severity:

Major Concern / Defect (in RED)

Improve (in ORANGE)

Monitor / Maintenance (in BLUE)

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

1. Major defects. An example of this might be a structural failure.
2. Things that may lead to major defects, such as a roof ashing leak, for example.
3. Things that may hinder your ability to nance, legally occupy, or insure the home.
4. Safety hazards, such as an exposed, live electrical wiring.

IMPROVE: Include comments of a deficiency, a latent defect or a suggested improvement of an item, component or a system which may have appeared functional at the time of the inspection. These observations are in need of repair, replace, service or showing signs of deterioration that could result to an adverse condition at some point in the future and should be address by a license contractor or qualified handyman and are not considered routine maintenance or DIY repairs.

MONITOR/MAINTENANCE: Include components that were found to be in need of recurring or basic general maintenance to protect either the component or the occupants. Typically these observations are more informational in nature and represent more of a future to-do list or usually DIY/Handyman tasks.

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

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects not repaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider defects, 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 this report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects a real estate transaction, you should consult with your Realtor for further advice regarding the contents of this report. Any repairs should be performed by the properly licensed and bonded tradesman or qualified professional/contractor who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

Environmental issues

The following list are common items that can exist in a building, but are outside the scope of our general inspection.

- Mold
- Radon
- Chinese Drywall
- Asbestos
- Wood-Destroying Organism
- Rodent, bat or pest feces/urine
- Buried tanks or soil contamination

Special inspections intended to confirm or deny that any of the noted concerns are present during the inspection are not performed. These would require additional testing or an evaluation for positive confirmation of their existence. In the event common signs or the potential presence are suspected by the inspector, we will report it and suggest further investigation. Mold would be a secondary result of moisture related building issues, and active visible moisture evidence would be documented if it found. If additional testing is desired you can contact us for refer services.

2: INSPECTION DETAILS

Information

Inspection General: In Attendance

Seller

Inspection General: Type of Building

Single Family

Inspection General: Occupancy

Occupied, Utilities On, Furnished

Inspection General: Weather Conditions

Cloudy, Hot

DISCLAIMER: LIMITATIONS OF INSPECTION DETAILS

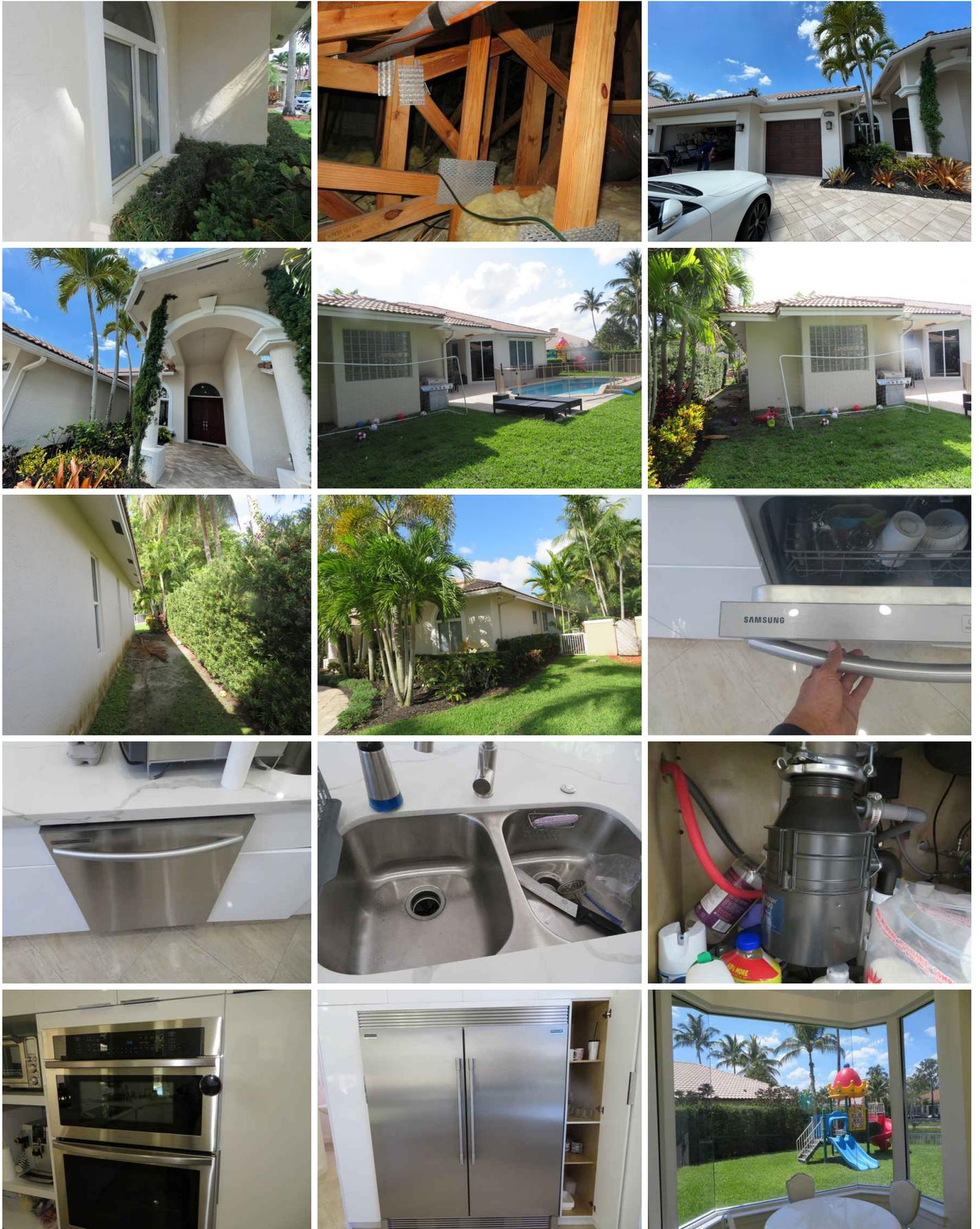
PRESENT CONDITIONS

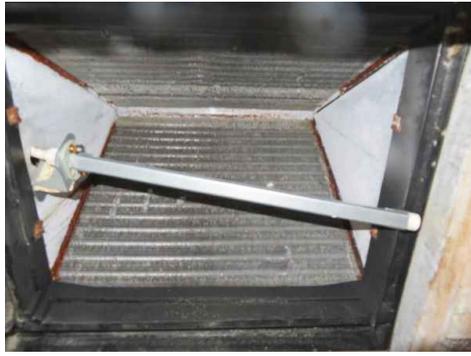
The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months. This report reflects the condition of the premises at the time of the inspection.

VISIBLE LIMITATIONS

The inspection is limited to visible and accessible components and areas only. Due to insurance restrictions, we are not permitted to operate any main shutoff valves (water or gas) or switch on any circuit breakers that may be shut off. We also can not move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. We also cannot allow you, the buyer, to move any items or operate any shutoff valves or breakers in the home. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. Some items or areas may not be inspected if they are blocked by furniture or stored items. Please note that we cannot make phone calls or wait for someone to arrive while on site regarding any items that have not been properly prepared. The property was inspected regardless of limitations or hindrances. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Inspection General: Photos











Birds nesting

3: ROOF SYSTEM / CHIMNEYS AND ATTIC

Information

Roof General: Inspection Method
Walked

Roof General: Roof Type/Style
Hip

Coverings: Material
Tile, Clay

Flashings: Material
Aluminum

Skylights, Chimneys & Other Roof Penetrations: N/A
Ventilation: Type
Soffit Vents

Attic Access: Access Location
Garage, Master bedroom closet

Attic Access: Access Type
Pull Down Stairs, hatch

Attic Access: Inspection Method
Traversed

Insulation in Attic: Type of Insulation Observed
Batt

DISCLAIMER: LIMITATIONS OF THE ROOF INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please refer to the InterNACHI ® Inspector Standards for a full explanation of the scope of the inspection.

Observations

3.3.1 Coverings

ROOF PATCH OR REPAIR

 Monitor/Maintenance

There is roof patch that looks to be properly done, no moisture intrusion in the attic was detected. Recommend inspecting patch as a maintenance item of the home.

Recommendation

Contact a qualified professional.



3.3.2 Coverings

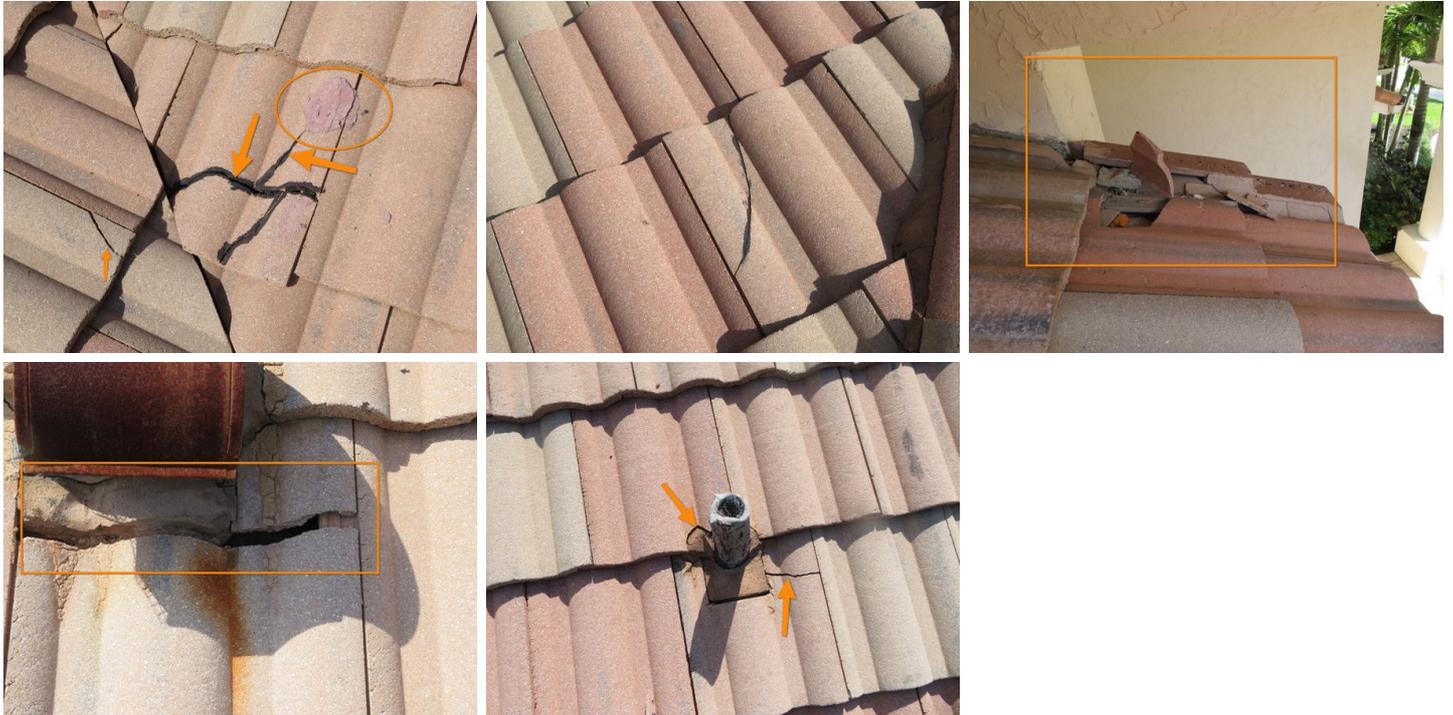
TILES CRACKED/BROKEN



Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.



3.7.1 Roof Drainage Systems (Gutter Downspout)

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 adjusting 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.

Recommendation

Contact a handyman or DIY project



3.7.2 Roof Drainage Systems (Gutter Downspout)

GUTTER LEAKAGE



Gutters were observed to be leaking in one or more areas. This can be the cause of build up dirty, or leaves and poor maintenance.

Recommendation

Contact a qualified professional.



3.7.3 Roof Drainage Systems (Gutter Downspout)

GUTTER DAMAGED

Gutter is damaged in one or more parts of home.

Recommendation

Contact a qualified gutter contractor



4: GARAGE

Information

Garage Door: Material
Metal

Garage Door: Type
Automatic

Garage Door Opener: Manufacturer
Chamberlain

DISCLAIMER: LIMITATIONS OF THE GARAGE INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the garage was limited by (but not restricted to) the following conditions:
- A representative sample of garage components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please refer to the InterNACHI ® Inspector Standards for a full explanation of the scope of the inspection.

Observations

4.5.1 Ceiling



STAIN

Staining on ceiling indicate previous water leak. Recommend replacing damage piece of dry wall. Roof and attic photos shows repair work.

Recommendation

Contact a qualified professional.





Kids Bedroom



Kids Bedroom



Kids Bedroom

4.6.1 Floor

FLOOR CHIP

there are floor visible signs of floor chips in the garage, at one or more location.

Recommendation

Recommend monitoring.



4.7.1 Walls & Firewalls

DRYWALL PATCH

Chip on wall needs repair

Recommendation

Contact a qualified handyman.



4.8.1 Lighting Fixtures, Switches & Receptacles

COVER PLATE LOOSE



5: EXTERIOR

Information

Exterior Wall, Flashing & Trim:

Inspection Method

Visual

Exterior Wall, Flashing & Trim:

Wall Material

Stucco

Foundation: Material

Slab on Grade

Exterior Doors: Exterior Entry

Door

Metal

Decks, Balconies, Porches &

Steps: Appurtenance

Patio, Pool

Decks, Balconies, Porches &

Steps: Material

Concrete

Walkways, Patios & Driveways:

Driveway Material

Pavers

DISCLAIMER: LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please refer to the InterNACHI ® Inspector Standards for a full explanation of the scope of the inspection.

Observations

5.2.1 Exterior Wall, Flashing & Trim

Improve

WALL STAIN

One or more parts of the exterior wall are stain from possible sprinkler water.

Recommendation

Contact a qualified handyman.



5.6.1 Lighting Fixtures, Switches & Receptacles

Improve

OUTLET NOT WORKING

At the time of inspection outlet not working properly, loose ground.

Recommendation

Contact a qualified electrical contractor.



5.6.2 Lighting Fixtures, Switches & Receptacles

ELECTRICAL PANEL GROUND

Ground block installed on the wrong location of the panel.

Recommendation

Contact a qualified electrical contractor.



5.8.1 Walkways, Patios & Driveways

FENCE REPAIR NEED

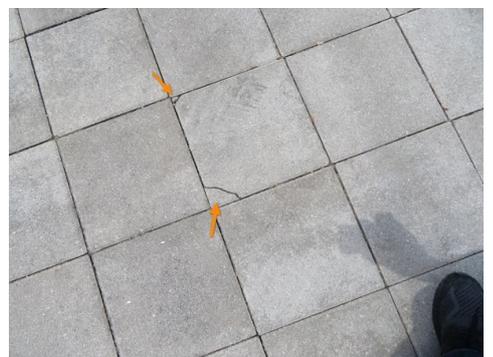
The fence is coming apart or broken, repairs needed.



5.8.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.



5.8.3 Walkways, Patios & Driveways

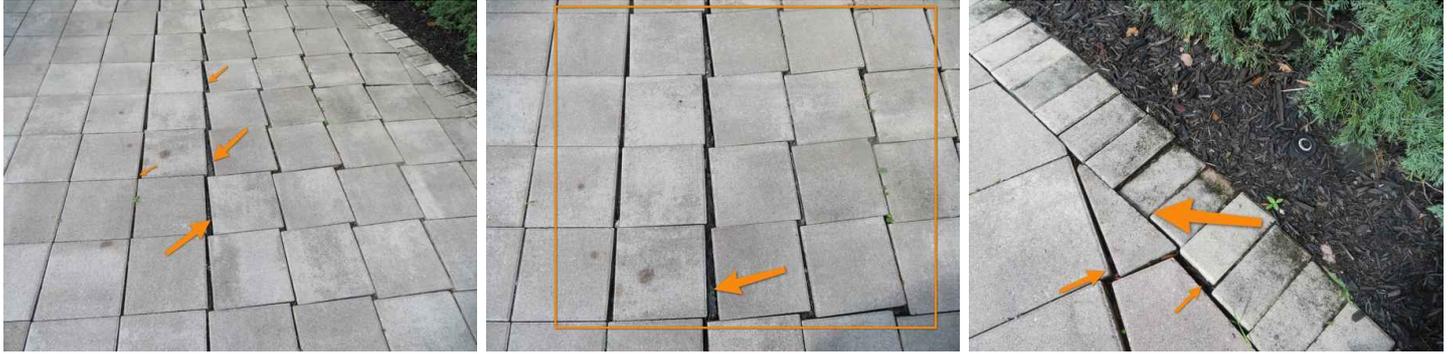
DRIVEWAY LOOSE PAVERS

Pavers are loose and moving apart, as well as there are gaps in between pavers that need more fillers. Recommend a paving company repair pavers.



Recommendation

Contact a qualified driveway contractor.



5.9.1 Eaves, Soffits & Fascia

FASCIA - ROTTED



One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified professional.



5.9.2 Eaves, Soffits & Fascia



GARAGE DOOR TRIM ROTTED

Garage trim is damaged, replacing the garage trim to prevent further damage is recommended.

Recommendation

Contact a qualified professional.



5.9.3 Eaves, Soffits & Fascia



PAINT/FINISH FAILING

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified professional.



5.9.4 Eaves, Soffits & Fascia



FASCIA STAIN

There's possible water leak, stain on fascia board.

Recommendation

Contact a qualified professional.



5.9.5 Eaves, Soffits & Fascia



SOFFIT MOISTURE DAMAGE

Soffit is damaged by an active water leak visible from soffit and roof area.

Recommendation

Contact a qualified professional.



5.11.1 Vegetation, Grading, Drainage & Retaining Walls

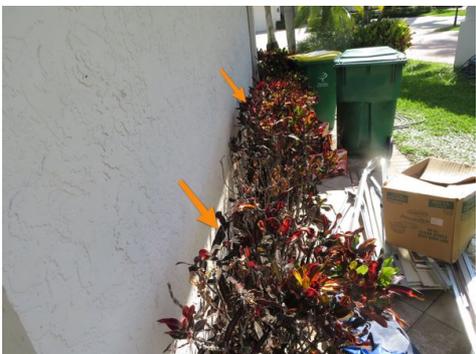
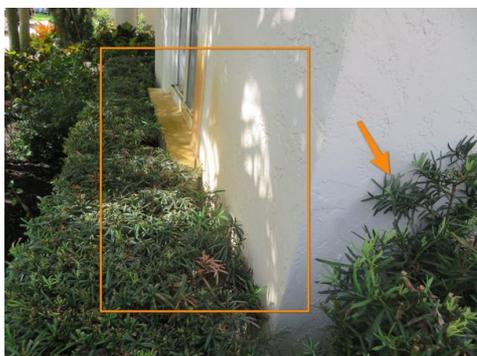


VEGETATION NEAR HOME

The vegetation is touching the homes exterior wall, this can cause moisture issues in the future. Recommend trimming

Recommendation

Contact a qualified lawn care professional.



6: SWIMMING POOLS AND SPAS

Information

General: Type of Pool/Spa: Inground Pool	Pool Area Coping, Tile and Decking:: Coping Type: Concrete	Pool Area Coping, Tile and Decking:: Decking Type: Concrete
Vessel Surface:: Interior Finish Material: Plaster/Gunite	Pool Electrical:: Circuit Breaker Location(s): Equipment Area	Pool Electrical:: Electric Controls: Wall Remote
Pool Electrical:: Equipment Bonding: Pump(s), Heater	Pool Electrical:: GFCI Protection: None	Control Valves:: Valve Type(s): Standard Manual Valves, Automatic Valves with Actuator
Filtering/Cleaning Type:: Filtering Components: Skimmer, Pool Sweep	Filtering/Cleaning Type:: Filtration Type: Cartridge	Filtering/Cleaning Type:: Water Treatment: Standard Chlorine
Pool Plumbing:: Pipes: PVC	Pumps:: Pump Types: Standard	Spa Controls:: Control(s): In-house Control We recommend verifying equipment with seller.
Spa Controls:: Spa Jets: Jets were operational	Heating:: Heating Type: Electric Heater	Heating:: Age of Heater (Approx): 20 yrs
Safety Devices:: Pool Barriers: Pool Area Fenced Off, Perimeter Yard Fencing		

All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.

Observations

6.3.1 Safety Devices:

THE DOORS THAT PROVIDE ACCESS TO THE POOL AREA ARE NOT SELF-CLOSING AND SELF-LATCHING.



Rear patio door not self closing, or self locking system is not working properly.

<https://www.cpsc.gov/s3fs-public/362%20safety%20barrier%20guidelines%20for%20pools.pdf>

Recommendation

Contact a qualified professional.



6.4.1 Pool Area Coping, Tile and Decking:

LOOSE TILE

There are loose or uneven tile in one or more areas of pool and patio.

Recommendation

Contact a qualified professional.



6.8.1 Filtering/Cleaning Type:

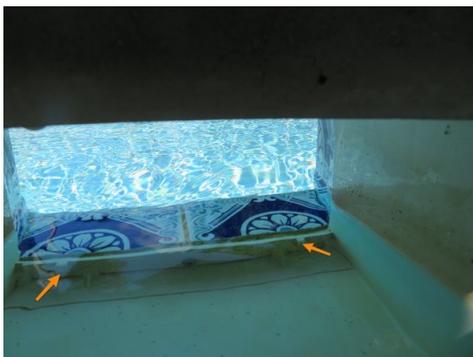
WEIR FLAP MISSING

Skimmer weir flap is either missing

A skimmer's door is the flap door on the front of your skimmer. The weir has a dual function of preventing excessively debris from clogging the skimmer and acts as a backflow control; preventing water from escaping the skimmer compartment once it enters.

Recommendation

Contact a qualified professional.



7: KITCHEN/APPLIANCES

Information

Countertops & Cabinets:
Cabinetry

Laminate

Countertops & Cabinets:
Countertop Material

Granite

Dishwasher: Manufacturer

Samsung

Refrigerator: Manufacturer

Frigidaire

Oven: Exhaust Hood Type

Vented

Oven: Oven Brand

Samsung

Oven: Oven Energy Source

Electric

Range/Cooktop: Exhaust Hood
Type

None

Range/Cooktop: Range/Cooktop
Brand

Frigidaire

Range/Cooktop: Range/Cooktop
Energy Source

Electric

Garbage Disposal: Manufacturer

Badger

Built-in Microwave: Manufacturer

Samsung

Clothes Dryer: Manufacturer

LG

Clothes Dryer: Dryer Power
Source

220 Electric

Clothes Dryer: Dryer Vent

Metal (Flex)

Clothes Washer: Manufacturer

LG

DISCLAIMER: LIMITATIONS OF BUILT-IN APPLICANCES

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances are outside the scope of this inspection.

Please refer to the InterNACHI ® Inspector Standards for a full explanation of the scope of the inspection.

Observations

7.17.1 Clothes Dryer

DRYER EXHAUST EXTERIOR FLAP


Exterior flap that prevents critters and insects from entering the home thru the dryer vent pipe is missing or damaged.

Recommendation

Contact a qualified handyman.



8: ROOMS

Information

Ceilings: Ceiling Material

Plaster

Walls: Wall Material

Drywall

Floors: Floor Coverings

Hardwood

Interior Doors: Materials

Hollow Core

Windows: Window Type

Single-hung, Sliders

Windows: Window Manufacturer

Unknown

DISCLAIMER: LIMITATIONS OF DOORS, WINDOWS & INTERIOR

The home inspector will perform a visual inspection only of: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, Carpeting; or Draperies, blinds, or other window treatments.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.

- Potentially hazardous substances (such as asbestos, lead paint, mold, etc.) cannot be positively identified without a detailed inspection for these types of substances and a laboratory analysis. This is beyond the scope of a home inspection.

Please refer to the InterNACHI ® Inspector Standards for a full explanation of the scope of the inspection.

9: BATHROOMS AND COMPONENTS

Information

Ceilings: Ceiling Material
Plaster

Walls: Wall Material
Drywall

Floors: Floor Coverings
Tile

Windows: Window Type
Single-hung

Windows: Window Manufacturer
N/A

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, PVC

Exhaust Systems: Exhaust Fans
Fan Only

Observations

9.8.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



Master bath



Master bath

9.8.2 Lighting Fixtures, Switches & Receptacles

NO GFCI PROTECTION INSTALLED



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.

Recommendation

Contact a qualified electrical contractor.



Master bath



Family bath



Guest bath

9.12.1 Shower and Enclosure

MISSING GROUT / CAULKING

Grout / caulking was observed missing, repairs needed to prevent moisture damage.

Recommendation

Contact a qualified professional.



9.12.2 Shower and Enclosure

CRACKED TILES

Shower has one or more cracked tiles. Recommend a bathroom contractor or handyman repair or replace.

Recommendation

Contact a qualified handyman.





10: PLUMBING

Information

Plumbing General: Water Source Public	Main Water Shut-off Device: Location South	Hot Water Systems, Controls, Flues & Vents: Location Garage
Hot Water Systems, Controls, Flues & Vents: Capacity 80	Hot Water Systems, Controls, Flues & Vents: Year 2013	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric
Drain, Waste, & Vent Systems: Drain Size 1 1/2", 2"	Drain, Waste, & Vent Systems: Material PVC	Water Supply, Distribution Systems & Fixtures: Distribution Material Copper, PVC
Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper, PVC	Fuel Storage & Distribution Systems: Main Gas Shut-off Location At Tank	

DISCLAIMER: LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please refer to the InterNACHI ® Inspector Standards for a full explanation of the scope of the inspection.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

GE

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.](#)

11: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, Copper

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

South Exterior

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

200 AMP

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

General Electric

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

Circuit Breaker

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

Garage

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

Copper

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

Conduit, Romex

DISCLAIMER: LIMITATIONS OF THE ELECTRICAL INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.
- The landscape lighting is outside the scope of inspection.

Please refer to the InterNACHI ® Inspector Standards for a full explanation of the scope of the inspection.

12: COOLING, HEATING & FIREPLACE

Information

Normal Operating / Location Controls: Operations

Thermostat

Normal Operating / Location Controls: Location

Hallway, Bedrooms hallway

Cooling/Heating Equipment: Brand

Carrier, American Standard

Cooling/Heating Equipment: Energy Source/Type

Electric

Cooling/Heating Equipment: Location

A/C Closet

Cooling/Heating Equipment: Year

AS 2005/ C 2017

Cooling/Heating Equipment: Capacity (Tons)

-4

Distribution System: Configuration

Central

Distribution System: Filter Size

23-1/2x23-1/2x1, 17-1/2X35-1/2X1

Fireplace: Type

N/A

DISCLAIMER: LIMITATIONS OF THE COOLING/HEATING/FIREPLACE

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning, Heat elements & Fireplace systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
- The evaporator coils were not accessible at the time of inspection.

Please refer to the InterNACHI ® Inspector Standards for a full explanation of the scope of the inspection.

Observations

12.3.1 Cooling/Heating Equipment

GROWTH LIKE SUBSTANCE



This is due to cold ducts and hot garage condensation. Recommend cleaning with bleach and resurfacing duct with approved materials.



STANDARDS OF PRACTICE

Inspection Details

This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the National Association of Certification Home Inspectors (NACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

Roof System / Chimneys and Attic

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.

Garage

The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

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.

Kitchen/Appliances

I. The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Rooms

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

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 disconnects 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 time controlled 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.

Cooling, Heating & Fireplace

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.