



PRO SPEX HOME & COMMERCIAL INSPECTION SERVICES

844-675-8851

sales@pro-spex.com

<https://www.pro-spex.com>



PRO SPEX RESIDENTIAL INSPECTION

15503 Sample Report Rd
LAUREL MD 20707

Boo Bah Loo

JULY 10, 2018



Inspector

Glenford Blanc

CEO. BA Architecture, MD LIC #29749, HUD 203K P-
1474, LVL-1 IRT

(301) 675-8411

sales@pro-spex.com

TABLE OF CONTENTS

1: Inspection Details	11
2: Exterior	12
3: Roofing	14
4: Secondary Roofing System	18
5: Garage/Carport	20
6: Interiors	22
7: Plumbing System	37
8: Structural Components	44
9: Electrical System	45
10: Built-In Appliances	51
11: Heating / Central Air Conditioning 2	55
12: Heating / Central Air Conditioning 3	57
13: Insulation and Ventilation	59
14: Radon Test	60
15: Extra Info (Photos and other docs)	61
Standard of Practice	62

PRO SPEX PROPERTY INSPECTION SCOPE OF WORK

NOTICE: This inspection report is protected by copyright laws, any use or distribution by persons not party to the inspection contract for which this report is intended, is strictly prohibited. Refer to the inspection contract for terms of use.

A Pro Spex (here after referred to as Inspection Company) property Inspection is intended to be more than a report on the condition of the systems and components of the subject structure. It's an comprehensive documentation of, and an education in, the various systems and components. In addition to documenting conditions in specified systems and components, the information developed in the course of a Home Inspection is intended to help you in managing the home maintenance costs and preserving your home, by providing a basic understanding of how various systems work, and idea of age, documenting manufacturer and many other aspects. Client understands that by accepting this property Inspection report, it is a limited and primarily visual, non-destructive, and non-technical examination (using normal operating controls where appropriate) of the applicable, safely accessible and readily accessible systems and components specified in the property Inspection Contract and Scope of Inspection and in the Inspection Report. Only the visible, safely accessible and readily accessible portions of the specified systems and components will be inspected. A building Inspection is intended to assist you in identifying these conditions. It is not a technical inspection, it is not a code compliance inspection. Destructive testing and/or disassembly of materials of components, other than the removal of access covers intended to allow normal homeowner maintenance, is excluded. Barriers, carpet, walls, ceilings, tile, obstacles, personal goods or stored items are not removed or moved to gain access or to provide a clearer view. Examination of certain systems and components and specific testing, evaluation, and remedial design work requires substantial additional time and the services of licensed contractors or individuals with necessarily narrow and highly specialized training. Such services may be provided by us as separate services but are not a part of this Inspection. These include but are not limited to the performance of engineering services, the inspection of swimming pools, spas, solar systems, irrigation, well and septic systems, or inspections for insects, pests, toxic substances and environmental hazards. If inspections or other services not included in the Home Inspection are desired, the Inspection Company, under a separate contract and for an additional fee, may provide some of these services or you may also seek any of these services independently. This property Inspection is not a home warranty, guarantee, or insurance of any kind. By accepting the report, client understands that the report represents the conditions of the property at the time of the inspection and these conditions may change immediately following this inspection. It is not a substitute for a seller's disclosure statement or a pre-closing walk through. It does not replace insurance to protect against eventual deterioration of systems or components. Contact your real estate professional, insurance agent, or lender for information about this type of insurance. This building inspection is not a code compliance inspection. While the inspector at his discretion may discuss issues that are related to the building code, the inspector

does not have the authority to perform a code compliance inspection under the terms of this agreement. If client desires a technical code compliance inspection, for an additional fee, this can be provided separately and may involve the services of other professionals.

This building Inspection should not be seen as a termite or wood destroying organism (WDO) or wood destroying insect (WDI) inspections as required by some mortgage companies. When termite damage is visible at the time of inspection or when evidence of possible termite activity is noted, these areas are recorded for reference only, so that additional evaluation can be conducted during the WDO inspection by a licensed termite inspector. If prior repairs have been carried out, full confirmation and disclosure from the sellers is advised to ensure proper repair. Checking the historical data with the seller with regard to previous termite activity is always advised. Therefore, it's recommend that you have the property inspected by a licensed Termite Inspector prior to the close of escrow. Note: when requested thru this company, termite inspections are handled by a third party and arrangements are made as a courtesy only. Any agreements, warranties etc. related to the termite inspection, are the responsibility of that company.

This building Inspection does not include testing for mold or the measurement of indoor air quality. These services can be purchased separately. The presence of mold indicates abnormal moisture conditions. This inspection will attempt to identify the possible sources of moisture that may contribute to mold like conditions, but this is not a mold inspection. If you desire mold testing, contact our office for information about such services. In addition, you may want to consider the cleaning or sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. As a result any moisture whatsoever, no matter what its source, should be eliminated, or the potential for mold infestation will remain.

The Inspection Company is not a party to any contracts or other agreements relating to the transfer to the subject property between parties. Therefore, this Inspection Company cannot offer recommendations pertaining to the use of the information contained in the Inspection Report with regard to such contracts or agreements. All decisions pertaining to consulting with any representatives or other parties including, but not limited to, real estate agents, insurers, title companies, surveyors, mortgage lenders, and attorneys with regard to the use or to the timeliness of use of the information contained in the Inspection Report are solely your responsibility.

A Home Inspection is a "snapshot in time." A system or component performing normally during the inspection, does not assure that it will continue to do so. By accepting the services of this company, client understands that any system or component can fail catastrophically and without any warning or indication of impending failure. While the inspector may provide estimates, based on historical data, the inspector cannot predict any future Negative Conditions including but not limited to plumbing leaks, systems failures, or the remaining service life of any applicable system or component. The Inspection Company is not responsible for and will not repair any component which fails subsequent to this inspection or which is identified or described in this Inspection Report.

All repairs, corrective measures, or new work undertaken on any system or component should be performed only by qualified parties, licensed where applicable. It is recommended that only new or appropriate materials should be used. All work should be performed in a workmanlike manner and in accordance with all appropriate and applicable industry standards and governmental codes and regulations. Subsequent to completion and where appropriate and applicable, it is recommended that all such work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as by copies of

all signed off building permits and lien releases from contractors and their employees, other workers, and material suppliers.

It is recommended that a copy of the appropriate portion or portions of the inspection report be provided to all qualified individuals retained to further evaluate and/or perform modifications or corrective measures to address Adverse Conditions documented in the Inspection Report. When work requiring a permit is performed without obtaining the proper permit and inspections, that work may be considered nonconforming and illegal by governmental building code, ordinance, and regulation agencies that are charged with the promulgation and enforcement of such codes, ordinances, and regulations. Nonconforming work may jeopardize the safety of persons occupying or entering the property. It may also adversely affect specific insurance coverage and the saleability of the property and may result in added costs in the form of additional fees and/or property taxes or other penalties.

The written observations and recommendations contained in this Inspection Report are based on the knowledge and experience of the inspector. You may receive different information from other inspectors, trades persons, insurance adjusters, private or public personnel, contractors, building and system warranty services personnel, or other parties whose interests are different from the Inspection Company's interests. If you receive information which differs from that expressed in this written Inspection Report, it is recommended that such information also be obtained in writing on the appropriate company or agency letterhead, bearing all applicable licensing numbers, and signed by the individual providing the information. When other parties state that a component or an Adverse Condition designated Corrective Action is safe and/or adequate at the present time, without the need for any modifications or corrective measures, it is recommended that those parties be asked to put such statements in writing accompanied by a signed letter stating that no action is necessary and that the component or Adverse Condition identified in the Inspection Report is safe and adequate according to all industry standards and governmental regulations.

The following conditions and limitations apply to the use of ladders throughout this inspection: A ladder will be used only to aid in inspecting roof surfaces and reaching attic access openings. A ladder will be used only, when, in the judgment of the inspector, it is safe to do so. Under no circumstances will the use of ladder be considered when roof surfaces are not safely accessible and readily accessible with a ladder eighteen(18) feet or shorter in length and when attic access openings are not safely accessible and readily accessible with a ladder sixteen(16) feet or shorter in length.

This inspection is performed and this Inspection Report is prepared solely on behalf of and for the exclusive use of the person or organization named in this report and no third parties have any right to this inspection and Inspection Report. Its sole purpose is to provide you with both an education and a better understanding of some of the conditions which may exist at the subject property in order to assist you in planning for both immediate and regular maintenance of the specified systems and components. Therefore, it is recommended that the contents of this inspection and Inspection Report be kept strictly confidential and not be discussed with or shown to others, including but not limited to appraisers, insurance agents and adjusters, home warranty companies, and lenders, without careful consideration, whose interests are different from those of the Inspection Company and its Clients.

The Inspection Company will return (for a separate fee) to any property which the Company has previously inspected for the purpose of re-inspection to verify that any Adverse Conditions documented in the course of the original inspection have been modified or corrected, to inspect items that were inaccessible at time of inspection, or that remedial measures have been performed. Said re-inspection will be performed

subject to the following:

The re-inspection will only address items identified in the original report as deficient or inaccessible.

The re-inspection will focus on attempting to determine whether or not the action taken meets the actions agreed to as provided for in a written contract or agreement. The re-inspection will not address issues of adequacy of method chosen to repair or replace deficient system or component.

Client must provide a detailed description of the proposed work write, sufficient to assist the inspector in determining if the agreement has been fully satisfied. Client understands that if the work once completed, conceals any element of the agreed repair/replacement, the

Inspector can only report observations of the completed product and can make no judgment on the completeness of the work as it involves elements that are no longer visible (e.g. roof underlayment, plumbing repairs in finished ceilings etc.) If client desires a more detailed

Inspection of repair or replacement of any system or component, client has the option under separate fee agreement to retain the inspectors services to perform interim inspections as the work progresses.

The re-inspection is not a code compliance inspection. While we may at our discretion point out issues that may be inconsistent with the local building code, Pro Spex Inspectors are not authorized to report code compliance issues. Client has the option to contract for code compliance inspection under separate agreement, or contact the local authority for having jurisdiction, or retain the services of licensed professionals familiar with local code applicable to the situation at hand.

Like the home inspection, the re-inspection is limited to what can be seen without dismantling or removing components. All conditions of a full home inspection apply to a re-inspection.

For the reason stated above, it is recommended that all repairs, corrective measures, or new work undertaken on any system or component be performed only by qualified parties and that only new, appropriate or specified materials be used. Further, that all work be performed in a workmanlike manner and in accordance with all appropriate applicable industry standards and governmental codes, ordinances and regulations. Client is strongly advised the verify the competence of persons contracted to complete or correct any repairs undertaken in response to the comments of the home inspection.

Items that are present but no inspected. While the inspection company make every effort to inspect all aspects of the home. Site and environmental conditions may dictate that certain systems or components cannot be safely inspected (e.g. roof too high above ground or snow on roof). When such conditions exist, the inspector will note in the report why a system or component was not inspected. Note: the inspection report at that point is complete. If client desires said system or component to be inspected, separate arrangements will have to be made with the inspection company or other professional.

Comment Key or Definitions

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

Please read the entire report for all items .

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this

inspection please call the office to arrange for your verbal consultation.

The following definitions of comment descriptions represent this inspection report.

Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Summary items that are marked as either Major (in the inspectors opinion, item may be costly, is in need of immediate attention or is a safety issue) or Minor (item is not determined to be costly, is not in need of immediate attention or is not a safety issue). Be advised that opinions can vary. Note: This company classifies all electrical issues as major due to possible safety implications regardless of cost or ease of repair.

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.

The following definitions of comment descriptions represent this inspection report.

Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Appears Serviceable (AS): The inspector did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

Maintenance Recommended (MR): The inspector did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. However the system or component does not appear to have been maintained according to the manufacturers recommendations. Lack of maintenance can reduce life expectancy and or performance. or , may adversely affect other systems and components.

Not Inspected (NI): The inspector did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP): This item, component or unit is not present in this home or building.

Repair or Replace (RR): The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report. NOTE: Opinions can vary, it is the customers responsibility to seek a 2nd opinion from a qualified contractor. The decision to Repair or Replace, lies solely with the party for whom this report is prepared.

Limited Inspection (LI): Could not perform a full inspection due to site conditions (weather, physical limitations, accessibility etc.) Inspector will state why inspection was limited. When conditions have changed, a re-inspection is recommended prior to expiration of clients contingency(additional fees apply).

Further Investigation Needed (FI): Not enough visible evidence to define a system or component as serviceable, or in need of repairs. Continued monitoring may be necessary before a conclusion can be reached, and a more in depth review is recommended.

Client advised to take these issues into consideration before the end of the contingency period. IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A RE-INSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE. Note: If this inspection is covered by our service guarantee, failure to follow our recommendations could void the terms of the guarantee. If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.

SUMMARY



FYI (GEN OBSERVATION)



GENERAL
REPAIR/REPLACEMENT ITEM



MAJOR REPAIR OR SAFETY
ITEM

-  2.3.1 Exterior - STOOPS, STEPS, AREAWAYS, AND APPLICABLE RAILINGS: MISSING GUARDRAIL
-  2.4.1 Exterior - DECKS, BALCONIES, PORCHES, PATIOS, PATIO COVERS AND APPLICABLE RAILINGS: OTHER
-  3.1.1 Roofing - ROOF COVERINGS: CONSULT ROOFER
-  3.3.1 Roofing - SKYLIGHTS, AND ROOF PENETRATIONS: SEAL EXPOSED NAILS
-  3.4.1 Roofing - ROOF DRAINAGE SYSTEMS: CLOGGED GUTTERS
-  3.4.2 Roofing - ROOF DRAINAGE SYSTEMS: EXTENSIONS
-  4.1.1 Secondary Roofing System - ROOF COVERINGS: POOR INSTALLATION
-  5.1.1 Garage/Carport - GARAGE/CARPORT CEILINGS: MATERIAL UNKNOWN
-  5.4.1 Garage/Carport - GARAGE OVERHEAD/ROLL UP DOOR (S): GARAGE DOOR OPERATION FAULTY
-  5.7.1 Garage/Carport - GARAGE DOOR MOTION SENSOR: NO SENSORS
-  6.1.1 Interiors - CEILINGS: CEILING REPAIR NO MOISTURE
-  6.1.2 Interiors - CEILINGS: CEILING WATER STAIN-ROOF LEAK
-  6.2.1 Interiors - WALLS: BASEMENT WALL MOISTURE
-  6.3.1 Interiors - FLOORS: FLOOR DAMAGE
-  6.3.2 Interiors - FLOORS: WATER STAIN ON FLOOR
-  6.6.1 Interiors - DOORS (REPRESENTATIVE NUMBER): ADJUST DOOR-LOCK
-  6.6.2 Interiors - DOORS (REPRESENTATIVE NUMBER): ADJUST DOOR-RUB
-  6.7.1 Interiors - WINDOWS (Excluding Storm Windows): FALLING WINDOWS
-  6.7.2 Interiors - WINDOWS (Excluding Storm Windows): WATER STAIN ON WINDOW TRIM
-  7.1.1 Plumbing System - PLUMBING DRAIN, WASTE AND VENT SYSTEMS: CLOGGED SINK
-  7.2.1 Plumbing System - PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS: VERY POOR FLOW
-  7.3.1 Plumbing System - PLUMBING FIXTURES: BATH FAUCET LEAK
-  7.3.2 Plumbing System - PLUMBING FIXTURES: DRIPPING FAUCET
-  7.3.3 Plumbing System - PLUMBING FIXTURES: LOOSE TOILETS
-  7.3.4 Plumbing System - PLUMBING FIXTURES: LOW VOLUME AT FAUCET
-  7.3.5 Plumbing System - PLUMBING FIXTURES: Shower head leak
-  7.3.6 Plumbing System - PLUMBING FIXTURES: NO WATER AT FIXTURE
-  7.4.1 Plumbing System - HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTS: GAS/FUEL OFF AT WH

- ⊖ 7.6.1 Plumbing System - SUMP PUMP: SEALED SUMP PUMP NOT INSPECTED
- ⊖ 7.6.2 Plumbing System - SUMP PUMP: SUMP INOPERABLE
- ⊖
- 9.2.1 Electrical System - SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS: BREAKER BRANDS DIFFER
- ⚠ 9.2.2 Electrical System - SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS: NEUTRAL.GRND SAME LUG
- ⊖
- 9.4.1 Electrical System - CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.): LIGHT NOT WORKING
- ⊖
- 9.4.2 Electrical System - CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.): LOOSE OUTLETS
- ⊖
- 9.4.3 Electrical System - CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.): MISSING COVERS
- ⊖
- 9.4.4 Electrical System - CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.): NO POWER AT OUTLET
- ⊖
- 9.6.1 Electrical System - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI NOT INSTALLED
- ⊖
- 9.6.2 Electrical System - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI NOT TRIPPING
- ⊖
- 9.6.3 Electrical System - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI WILL NOT RESET
- ⊖ 9.8.1 Electrical System - SMOKE DETECTORS: SMOKE DETECTOR AGE
- ⊖ 10.1.1 Built-In Appliances - DISHWASHER: DISHWASHER SEAL LEAK
- ⊖ 10.2.1 Built-In Appliances - RANGES and COOKTOPS: BAD COIL/BURNER
- ⊖ 10.6.1 Built-In Appliances - FOOD WASTE DISPOSER: CORRODED INTERIOR
- ⚠ 10.8.1 Built-In Appliances - Refrigerator (Limited Inspection): FREEZER NOT FREEZING
- ⊖ 10.9.1 Built-In Appliances - Other Appliances (Limited Inspection): WASHER/DRYER LI
- ⊖ 13.1.1 Insulation and Ventilation - INSULATION IN ATTIC: DISTURBED INSULATION

1: INSPECTION DETAILS

Information

Inspection Report ID: 1806GB6884	Inspection Date: 06/25/2018	Inspection Start/End Time: 9.15- 4.30
Style Of Building Colonial	# Bedrooms/Bathrooms 4 Br, 4 Bath, 2 -1/2 Bath	Building Size (SF) 7500 SF
Weather Conditions Sunny, Light Winds, Hot	Approximate Temp. 80 F	In Attendance Client, Buyer Agent, Family Members
Occupancy Vacant		

2: EXTERIOR

		AS	RR	MR	FI	NI	NP	NV
2.1	WALL CLADDING FLASHING AND TRIM	X						
2.2	DOORS (Exterior)	X						
2.3	STOOPS, STEPS, AREAWAYS, AND APPLICABLE RAILINGS		X					
2.4	DECKS, BALCONIES, PORCHES, PATIOS, PATIO COVERS AND APPLICABLE RAILINGS	X						
2.5	VEGETATION, GRADING, DRAINAGE, (With respect to their effect on the condition of the building)	X						
2.6	EAVES, SOFFITS AND FASCIAS	X		X				
2.7	DRIVEWAYS, WALKWAYS AND RETAINING WALLS	X						
2.8	WINDOWS (EXTERIOR CONDITION)	X						

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Appurtenance

Composite deck., Concrete Patio

Chimney (exterior)

Brick

Driveway

Concrete

Exterior Entry Doors

Insulated French Doors, Wood
(Front)

Siding Material

Brick (Full Brick)

Exterior Photos



Observations

2.3.1 STOOPS, STEPS, AREAWAYS, AND APPLICABLE RAILINGS

MISSING GUARDRAIL

Open area wells should have a guardrail to protect against Falls.

Recommendation

Contact a qualified professional.

 Major Repair or Safety Item



2.4.1 DECKS, BALCONIES, PORCHES, PATIOS, PATIO COVERS AND APPLICABLE RAILINGS

OTHER

The boards on the underside of the deck are rotting. Likely because they are not made of pressure treated wood.

Recommendation

Contact a qualified professional.

 General Repair/Replacement Item



3: ROOFING

		AS	RR	MR	FI	NI	NP	NV
3.1	ROOF COVERINGS			X				
3.2	FLASHINGS	X						
3.3	SKYLIGHTS, AND ROOF PENETRATIONS			X				
3.4	ROOF DRAINAGE SYSTEMS	X		X				
3.5	ROOF VENTS (RIDGE, GABLE, SOFFITS)	X						
3.6	ROOF SHEATHING	X						

AS = Appears Serviceable RR = Repair/Replace MR = Maintenance Recommended FI = Further Investigation NI = Not Inspected
NP = Not Present NV = Not Visible

Information

Viewed roof covering from Remote Control Camera, Walked roof	Primary Roof Approximate (Estimate) Age. 15-20 Years	Primary Roof Material Architectural Composite (Asphalt/Fiberglass)
Primary Roof Number of Layers 1	Secondary Roof Approximate Age 5-10 yrs	Secondary Roofing Material (sunrooms etc.) Rubber membrane
Secondary Roof Number of Layers 1	Sky Light(s) (Quantity/Type) Three	

3.1.1 ROOF COVERINGS

CONSULT ROOFER

General Repair/Replacement Item



3.3.1 SKYLIGHTS, AND ROOF PENETRATIONS

SEAL EXPOSED NAILS

Seal exposed nails to prevent nail corrosion and leaks.

Recommendation

Contact a qualified professional.



General Repair/Replacement Item



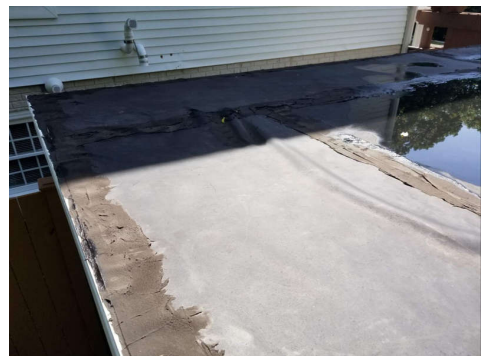
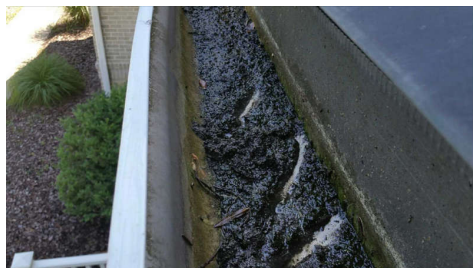
3.4.1 ROOF DRAINAGE SYSTEMS

CLOGGED GUTTERS

The gutters are full of debris in areas and need to be cleaned. The debris in gutters causes the gutter to overflow, resulting in rotting of the fascia board. As the fascia board weakens the gutters come loose and further deterioration occurs. Leaks in the gutters are often not visible until cleaned; damage to fascia boards and rafter ends can remain hidden from view. Client advised to keep gutters and downspouts clear and check fascia boards for possible damage.



General Repair/Replacement Item

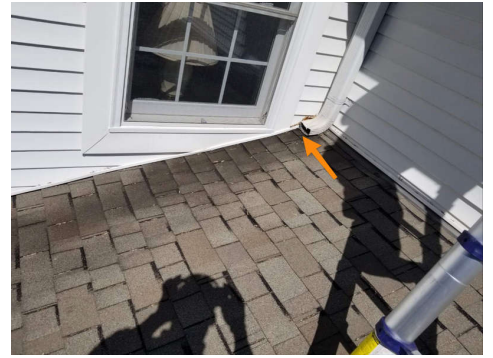


3.4.2 ROOF DRAINAGE SYSTEMS

EXTENSIONS

General Repair/Replacement Item

The downspout needs an extension/drain line to carry water away from the foundation at the front, rear and sides of home. Long term saturation of the foundation wall often leads to water penetration and high humidity in basements, which in turn can cause other problems. Recommend extensions that extend at least 8ft long beyond the foundation or into buried drain lines that terminate on the downhill side of the home.



4: SECONDARY ROOFING SYSTEM

		AS	RR	MR	FI	NI	NP	NV
4.1	ROOF COVERINGS		X					
4.2	FLASHINGS						X	
4.3	SKYLIGHTS, AND ROOF PENETRATIONS						X	
4.4	ROOF DRAINAGE SYSTEMS						X	
4.5	ROOF VENTS (RIDGE, GABLE, SOFFITS)						X	
4.6	ROOF SHEATHING							X

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Viewed roof covering from
Walked roof

**Primary Roof Approximate
(Estimate) Age.**
5-10 Years

Primary Roof Material
Architectural Composite
(Asphalt/Fiberglass)

Primary Roof Number of Layers
1

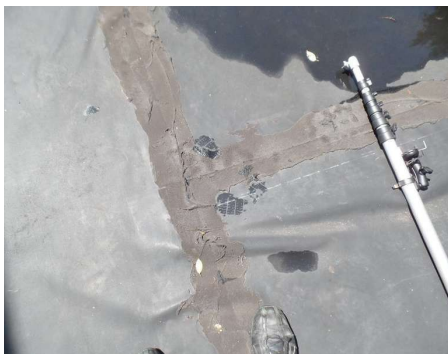
Secondary Roof Approximate Age
10-15 yrs

**Secondary Roofing Material
(sunrooms etc.)**
Rubber membrane

**Secondary Roof Number of
Layers**
1

Sky Light(s) (Quantity/Type)
Three

Roof Photos



Observations

4.1.1 ROOF COVERINGS

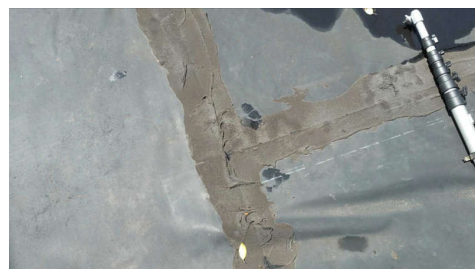
POOR INSTALLATION

Major Repair or Safety Item

The roof over the pool house was poorly installed. It is separating at the seam, and buckling. Water is getting below the membrane and will cause significant damage if not replaced.

Recommendation

Contact a qualified professional.



5: GARAGE/CARPORT

		AS	RR	MR	FI	NI	NP	NV
5.1	GARAGE/CARPORT CEILINGS				X			
5.2	GARAGE/CARPORT WALLS (INCLUDING FIREWALL SEPARATION)	X						
5.3	GARAGE/CARPORT FLOOR	X						
5.4	GARAGE OVERHEAD/ROLL UP DOOR (S)		X					
5.5	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X						
5.6	GARAGE DOOR OPERATORS	X						
5.7	GARAGE DOOR MOTION SENSOR		X					
5.8	GARAGE ROOF (DETACHED STRUCTURES)						X	
5.9	GARAGE DOOR TO EXTERIOR	X						

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Auto-opener Manufacturer

OVERHEAD DOOR

Garage/Carport Size

3 Car

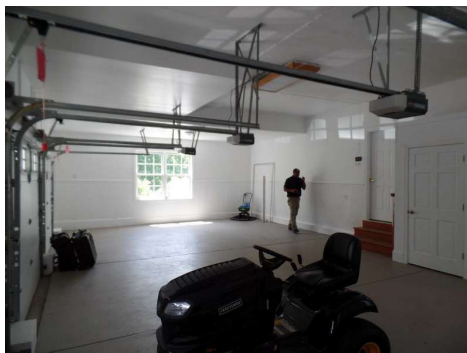
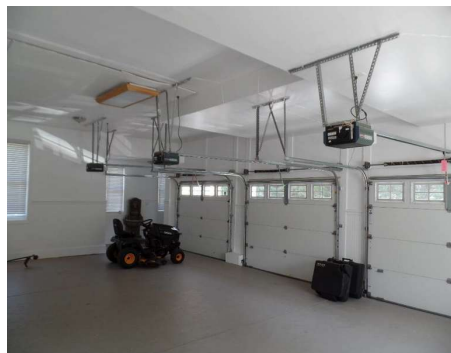
Garage Door Material

Wood

Garage Door Type

Three automatic

Garage Photos



Observations

5.1.1 GARAGE/CARPORT CEILINGS

MATERIAL UNKNOWN



FYI (Gen Observation)

Garage ceiling cover with boards. Must be fire resistant.

Recommendation

Contact a qualified professional.



5.4.1 GARAGE OVERHEAD/ROLL UP DOOR (S)



General Repair/Replacement Item

GARAGE DOOR OPERATION FAULTY

In order to open or close 2 of the doors, the control must be depressed continuously.



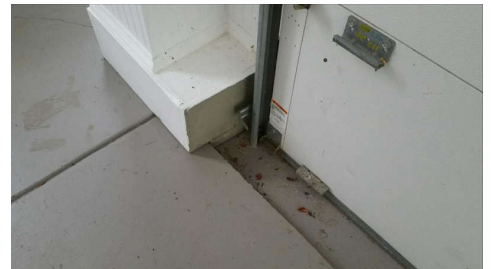
5.7.1 GARAGE DOOR MOTION SENSOR



General Repair/Replacement Item

NO SENSORS

The left garage door is missing the motion sensors. Motion sensors are important for child safety and should be installed as soon as possible.



6: INTERIORS

		AS	RR	MR	FI	NI	NP	NV
6.1	CEILINGS				X			
6.2	WALLS	X						
6.3	FLOORS	X						
6.4	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X						
6.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X						
6.6	DOORS (REPRESENTATIVE NUMBER)	X						
6.7	WINDOWS (Excluding Storm Windows)				X			

AS = Appears Serviceable RR = Repair/Replace MR = Maintenance Recommended FI = Further Investigation NI = Not Inspected
NP = Not Present NV = Not Visible

Information

Ceiling Materials

Drywall

Floor Covering(s)

Carpet, Ceramic Tiles, Stone Tiles, Wood Hollow Core Masonite

Interior Doors

Kitchen Cabinetry

Wood

Kitchen Countertop

Granite

Wall Material

Drywall

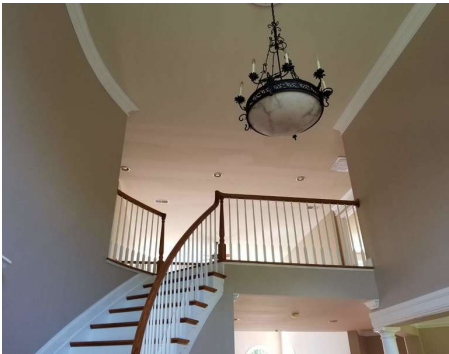
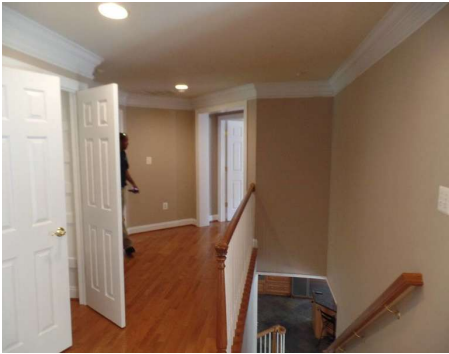
Window Manufacturer

UNKNOWN

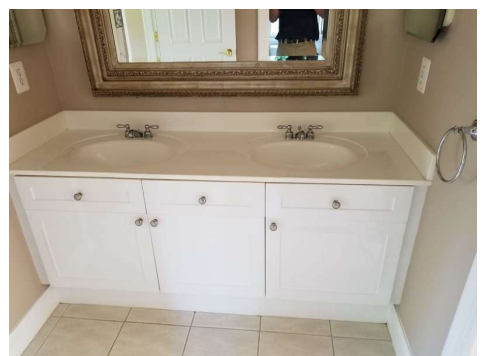
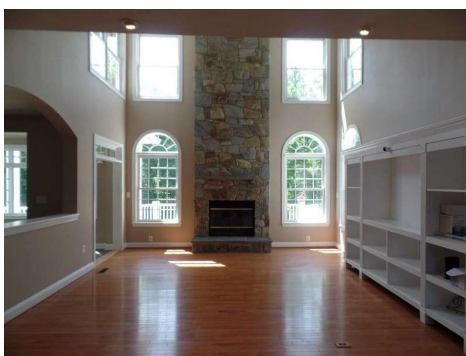
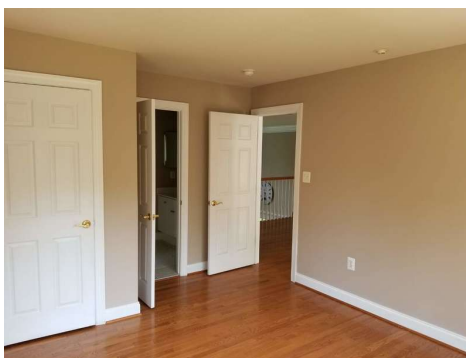
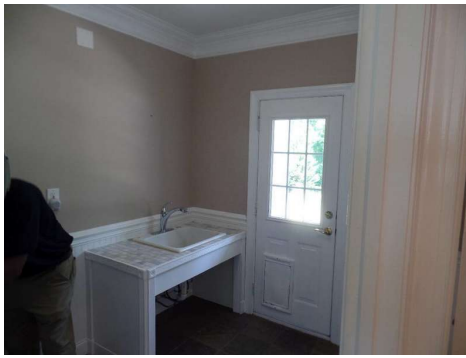
Window Types

Vinyl Double Hung Dual Pane

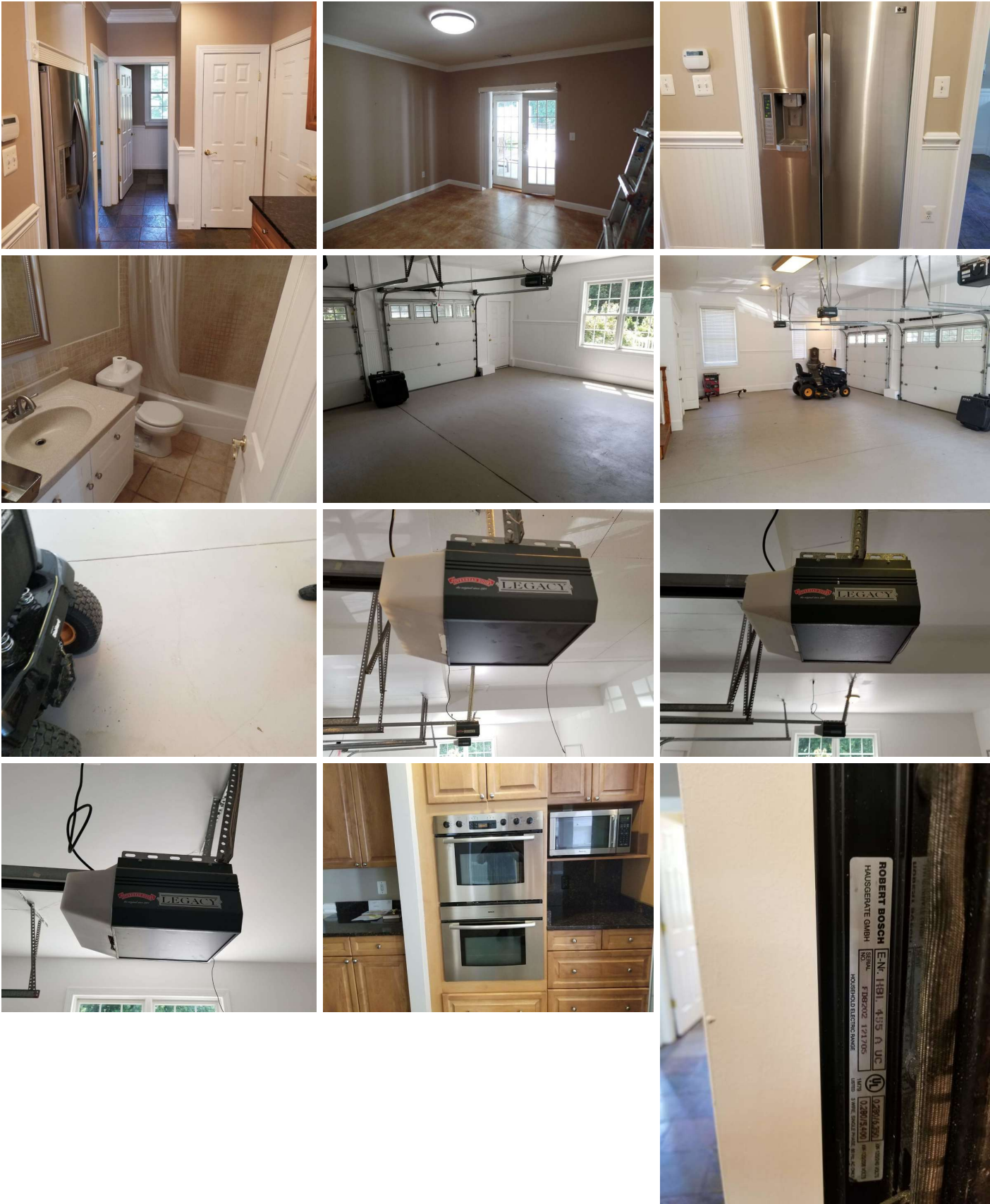
Interior Photos

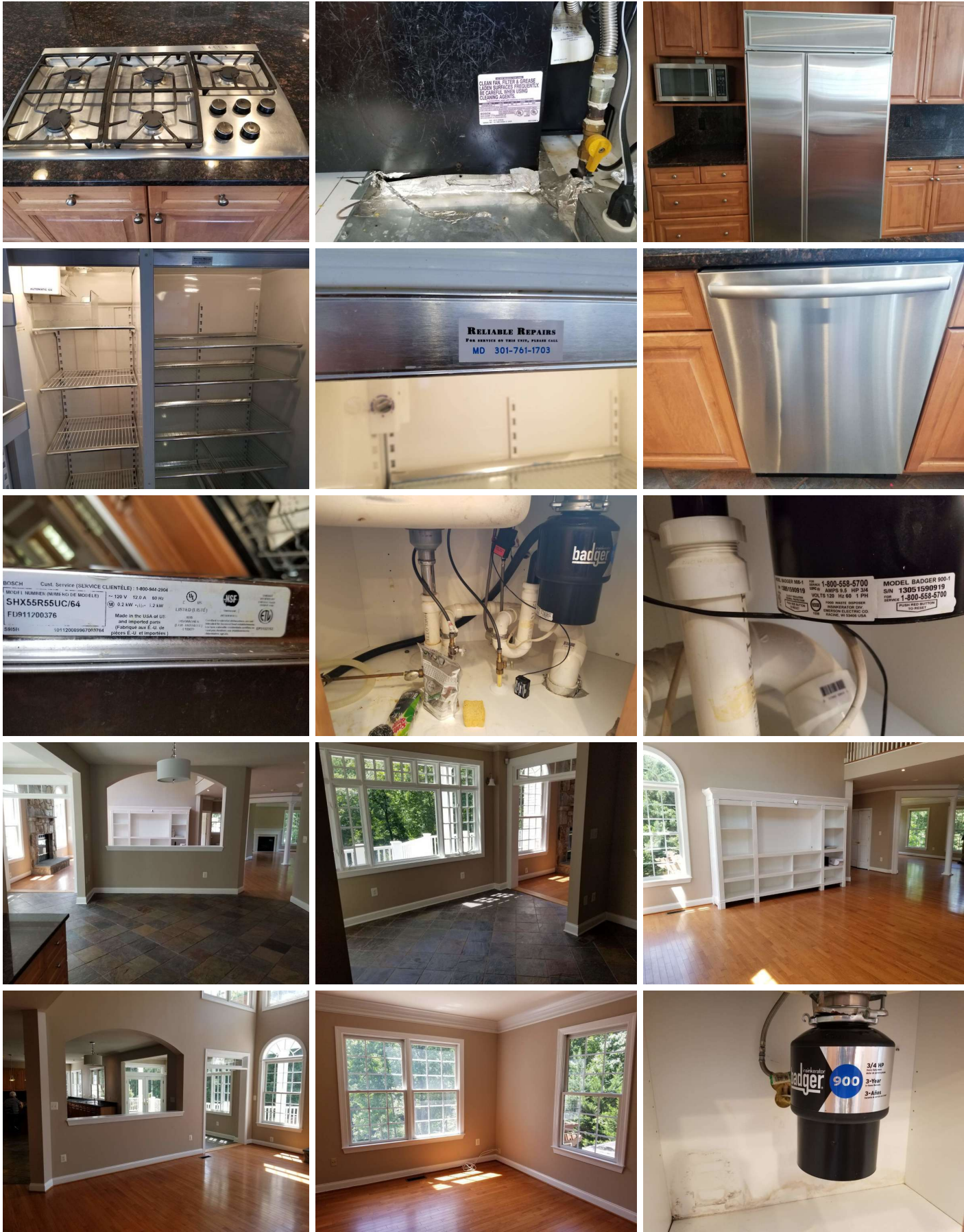


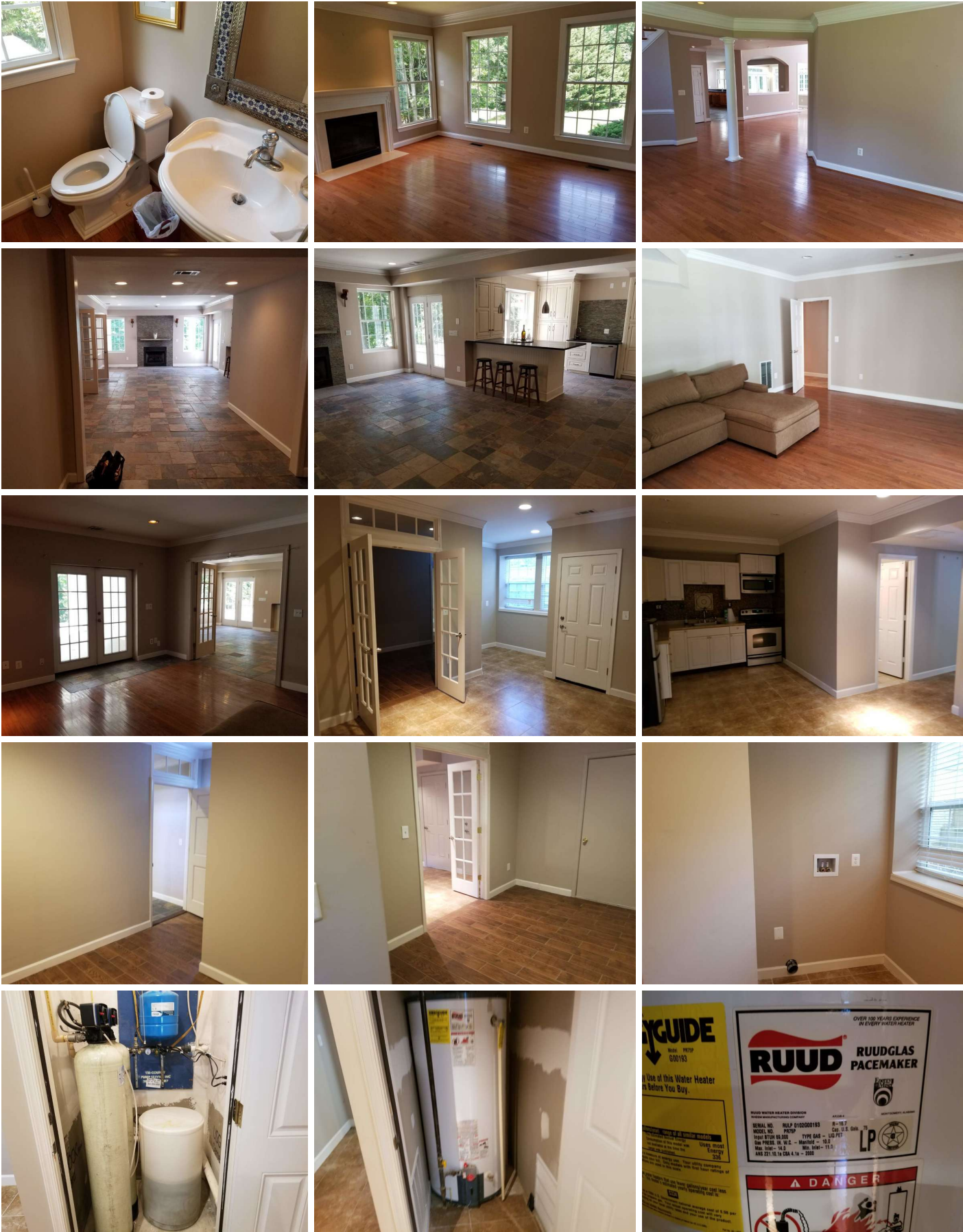




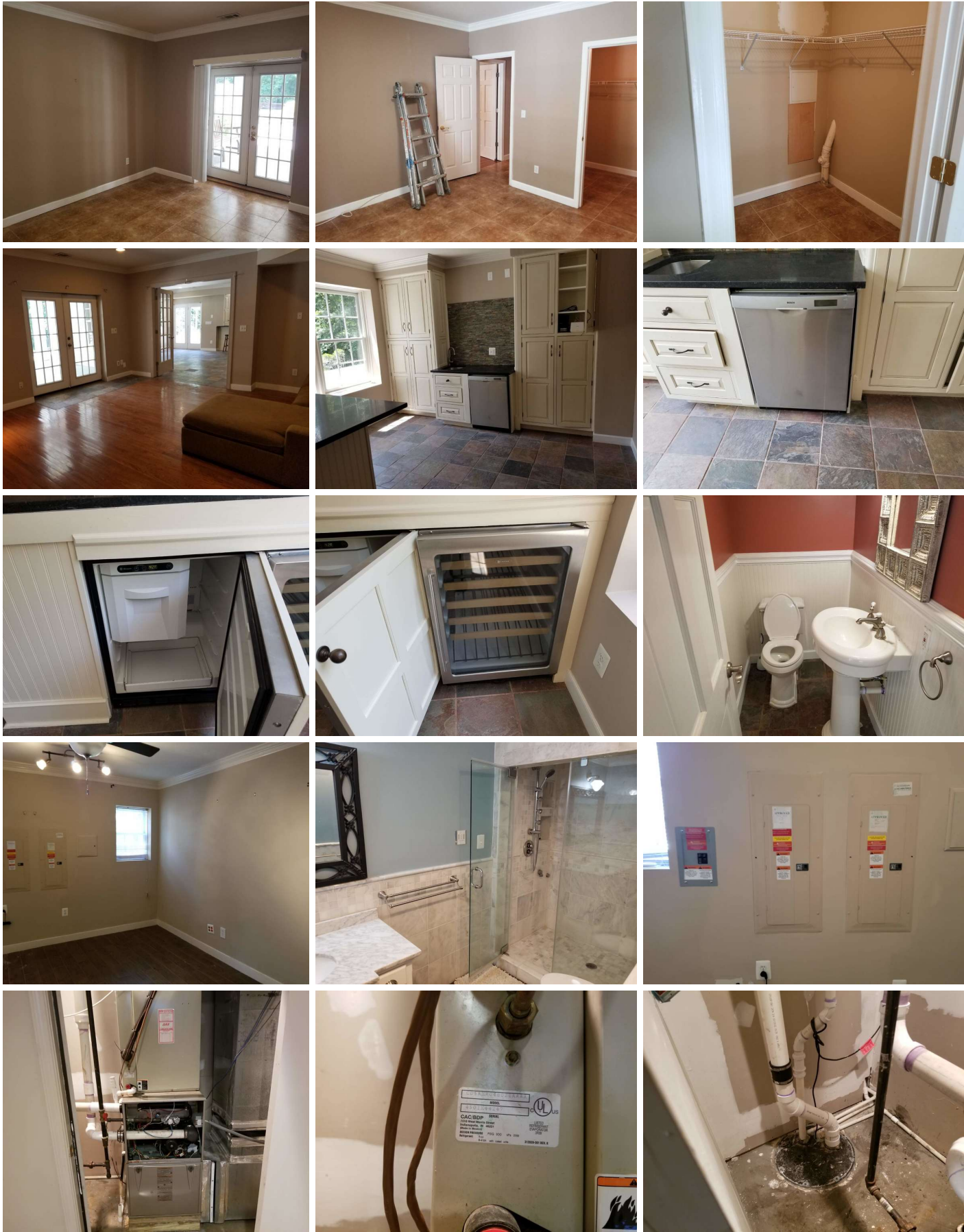


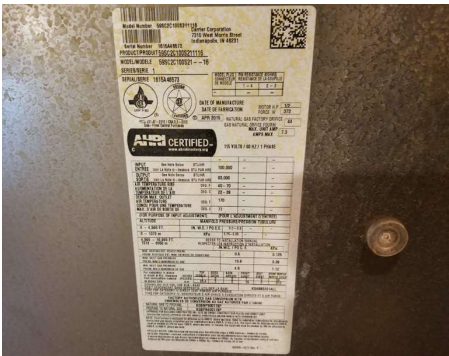













Observations

6.1.1 CEILINGS

CEILING REPAIR NO MOISTURE

 FYI (Gen Observation)

Signs of prior repairs visible in the kitchen ceiling below the master bathroom. We did not detect the presence of moisture which suggests this is not a recent occurrence. Recommend you contact the owner for more information.



Kitchen

6.1.2 CEILINGS

CEILING WATER STAIN-ROOF LEAK

 General Repair/Replacement Item

Signs of water stains are present on ceiling in the sunroom and family room. We did not detect the presence of moisture which suggests this is not a recent occurrence. The underlying cause is moisture or dampness related a possible roof leak and or a leak around the chimney flashing.



Sunroom



6.2.1 WALLS

BASEMENT WALL MOISTURE

 General Repair/Replacement Item

Elevated moisture reading detected in several areas throughout the basement. The source of the water penetration (believed to be related to the site drainage) should be corrected so as to prevent further damage.

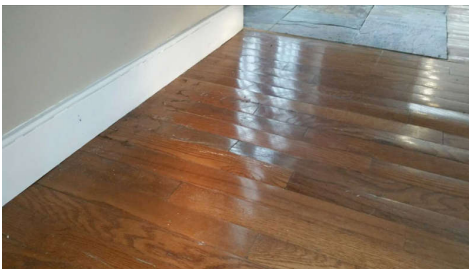


6.3.1 FLOORS

FLOOR DAMAGE

General Repair/Replacement Item

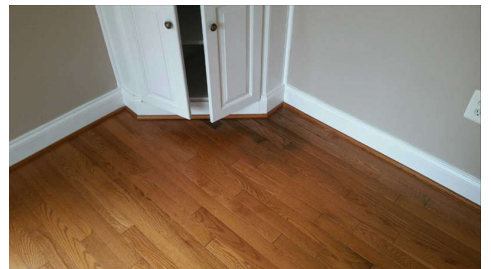
The floor at the base of the exterior door moves when weight is applied, an indication of possible hidden damage. This is often caused by water penetration around the door frame or sill, resulting in hidden damage.



Basement



Basement



Home Office

6.3.2 FLOORS

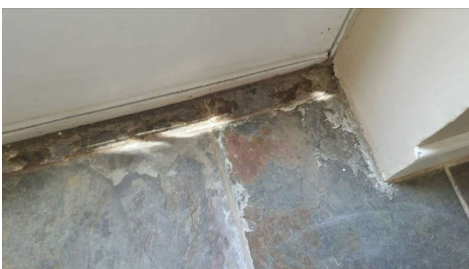
WATER STAIN ON FLOOR

General Repair/Replacement Item

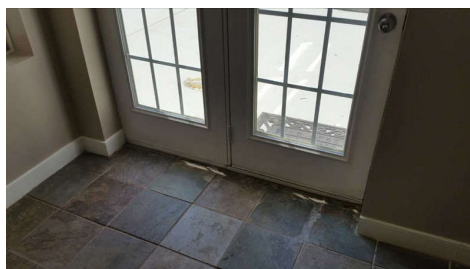
What stain at the base of the door on the interior floor.

Recommendation

Contact a qualified professional.



Basement



Basement

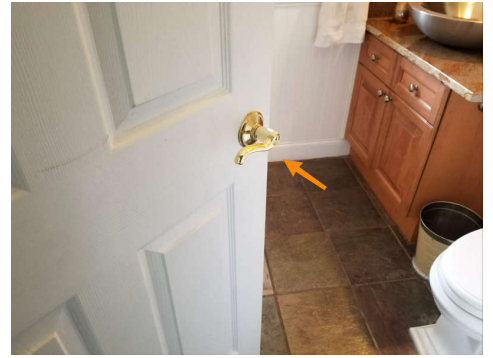
6.6.1 DOORS (REPRESENTATIVE NUMBER)



General Repair/Replacement Item

ADJUST DOOR-LOCK

The door lock does not engage when closed. Have contractor adjust door as needed. (see photo for location)



6.6.2 DOORS (REPRESENTATIVE NUMBER)



General Repair/Replacement Item

ADJUST DOOR-RUB

Some of the interior doors rub when opening and closing. Over time, either the hinges work loose or the locks will not align. Have contractor adjust door as needed. (see photo for location)



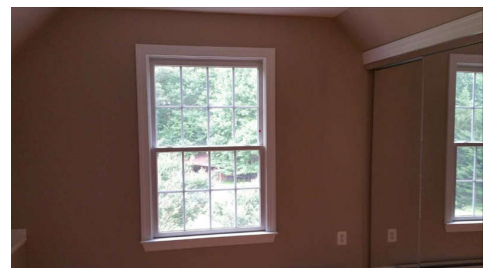
6.7.1 WINDOWS (Excluding Storm Windows)



General Repair/Replacement Item

FALLING WINDOWS

The four double hung windows at the 2nd floor do not stay up when opened. This is a safety hazard that should be repaired by a qualified window contractor.



Master Bedroom closet

6.7.2 WINDOWS (Excluding Storm Windows)



General Repair/Replacement Item

WATER STAIN ON WINDOW TRIM

Water stain visible on interior window trim to the upper right of the stone fireplace. Reason unknown.

Recommendation

Contact a qualified professional.



7: PLUMBING SYSTEM

		AS	RR	MR	FI	NI	NP	NV
7.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X						
7.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS				X			
7.3	PLUMBING FIXTURES	X						
7.4	HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTS	X						
7.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X						
7.6	SUMP PUMP	X						
7.7	EXTERIOR HOSE BIBS	X						
7.8	Ejector Pump (Whole house pumps only)						X	
7.9	Fire Sprinkler System						X	
7.10	OTHER	X						

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Plumbing Water Source

Well or Spring (Inspected by others)

Plumbing Waste System (Inspected by others)

Septic System

Water Heater Approx. Age

15-20 years

Water Heater Type

Standard Low Efficiency

Plumbing Water Supply (From Street)

Not visible

Plumbing Waste Type (internal)

PVC

Water Heater Capacity

75 Gallon

Fire Sprinkler System (Inspected by Others)

None

Plumbing Water Distribution (inside home)

CPVC

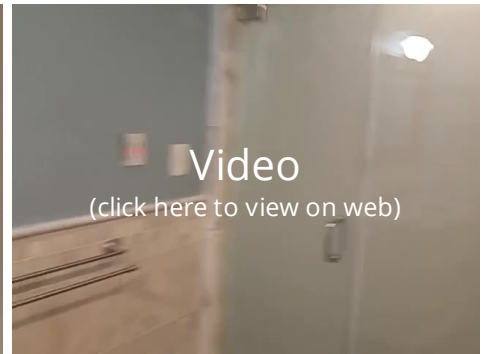
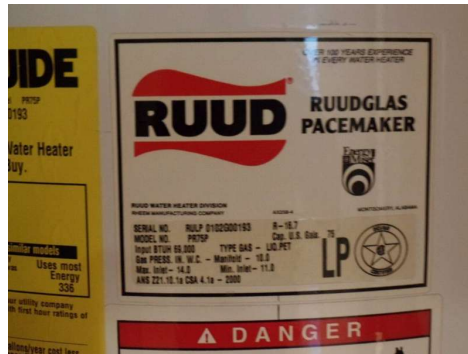
Water Filters (Inspected by others)

Whole house conditioner, (We do not inspect filtration systems)

Water Heater Manufacturer

RUUD

Plumbing System Photos



Limitations

General

NO GAS

The gas was off. Owner gave permission to turn on. Water heater pilot light out. When gas is restored to the water heater, recommend a followup inspection by this company (additional fees apply).

General

WELL & SEPTIC SYSTEMS

The subject property has a private well and septic system. These systems should be inspected by suitably licensed professionals. Unlike public systems, we do not inspect the plumbing system at full load in order to avoid running the well dry and damaging the pump. All comments made do not refer to these systems.

Observations

7.1.1 PLUMBING DRAIN, WASTE
AND VENT SYSTEMS

 General Repair/Replacement Item

CLOGGED SINK

There are restrictions in the drainage system at the (basement, kitchen, bathroom) sink. This appears to be isolated to just this location, suggesting there is a blockage in the 'P' trap at the sink. Consult a qualified plumber (person) to clear the drainage system.



7.2.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

VERY POOR FLOW

The water distribution system was inspected by running the water at all locations at the same for approximately 15 minutes. This included all bathrooms, kitchen and laundry, while repeatedly flushing the toilets. No leaks were observed and all fixtures flowed, however the water volume fell steeply after the 2nd bathroom fixtures were turned on, indicating significant restrictions exist ion the water distribution system.

Common causes of this are: Clogged Water filters, Blocked main water valves, Galvanized pipe corrosion, Semi-closed main valve, under sized main line among others. Consult a licensed plumber to further investigate the issue and correct as needed.



General Repair/Replacement Item

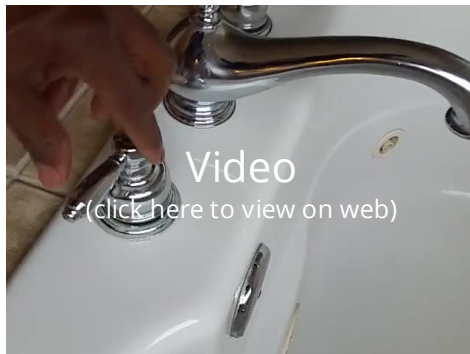
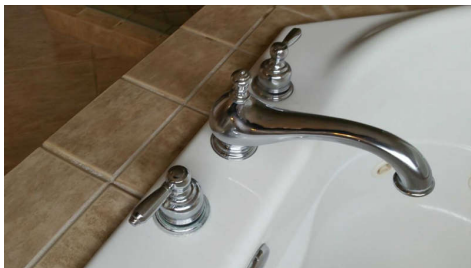
7.3.1 PLUMBING FIXTURES

BATH FAUCET LEAK

Basement bath faucet leaking where it connects to the wall. If not repaired, this would result in hidden damage. Consult a qualified plumber to correct as needed.



General Repair/Replacement Item



SHARED BATHROOM

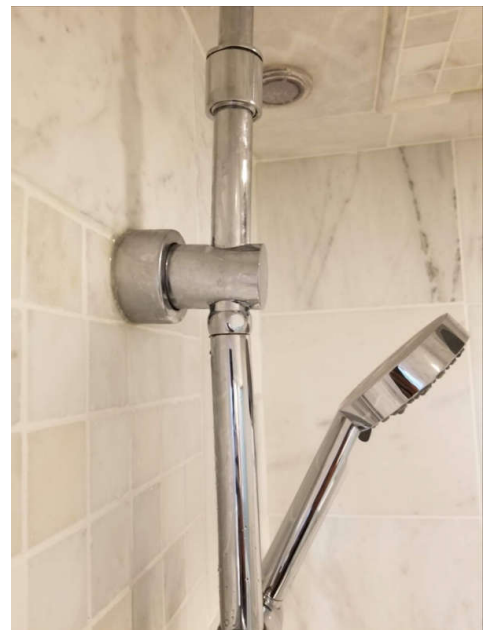
7.3.2 PLUMBING FIXTURES

DRIPPING FAUCET

The faucet at the laundry sink keeps dripping. Consult a qualified plumber to evaluate and repair as needed.



General Repair/Replacement Item

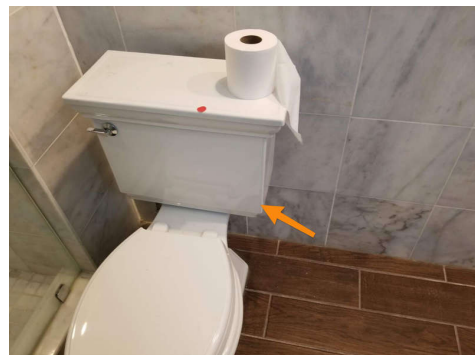


7.3.3 PLUMBING FIXTURES

LOOSE TOILETS

General Repair/Replacement Item

The toilet (is are) loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair as needed. Failure to repair loose toilets can lead to significant floor damage caused by leaks and rotted wood. Consult a qualified plumber to correct as needed.



7.3.4 PLUMBING FIXTURES

LOW VOLUME AT FAUCET



General Repair/Replacement Item

The cold water faucet at the master bath sink has low volume. Either the valve is not fully open or there is a blockage. Check valve below sink before calling a plumber.



7.3.5 PLUMBING FIXTURES

SHOWER HEAD LEAK

The shower head leaks where it connects to the stem.

Recommendation

Contact a qualified professional.



General Repair/Replacement Item



7.3.6 PLUMBING FIXTURES

NO WATER AT FIXTURE

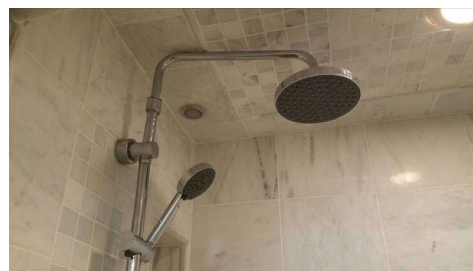
Know what had the shower head reason unknown.

Recommendation

Contact a qualified professional.



General Repair/Replacement Item



BASEMENT BATH

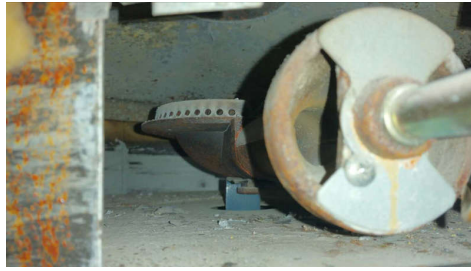
7.4.1 HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTS

GAS/FUEL OFF AT WH

There is no fuel (Gas or Electrical Power) at the water heater. While physical installation appears to be serviceable, could not determine if water heater operates as intended. Recommend fuel source be turn on and water heater inspected by a qualified contractor, or a follow up inspection by this company.



General Repair/Replacement Item



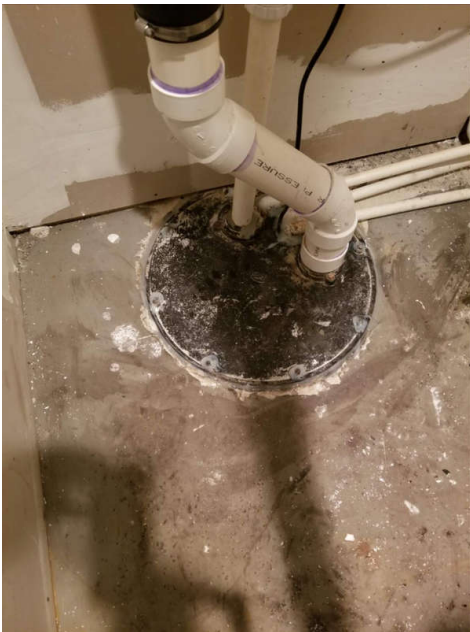
7.6.1 SUMP PUMP

SEALED SUMP PUMP NOT INSPECTED

The sump pump cover is sealed and there is no manual override in order to test the sump pump. Its operation should be verified by a qualified plumber.



General Repair/Replacement Item



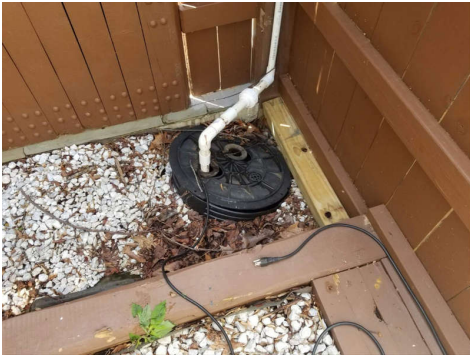
7.6.2 SUMP PUMP

SUMP INOPERABLE

The sump pump is inoperable. Consult qualified plumbing contractor for replacement options.



General Repair/Replacement Item



8: STRUCTURAL COMPONENTS

		AS	RR	MR	FI	NI	NP	NV
8.1	CRAWLSPACE						X	
8.2	WALLS (Structural)	X						
8.3	COLUMNS OR PIERS	X						
8.4	FLOORS (Structural)	X						
8.5	CEILINGS (structural)	X						
8.6	ROOF STRUCTURE AND ATTIC	X						

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Attic Access Location/Type

Pull Down Stair in Bedroom
Closet

Ceiling Structure (Below Roof)

Engineered Wood Truss

Columns or Piers(Basement/CrawlSpace)

Steel lally columns

Exterior Wall Structure(Above Foundation)

2 X 4 Wood

Floor Structure (MAIN FLOOR)

Engineered Wood floor joists (TJI)

Floor Structure (UPPER LEVELS)

Engineer Floor Joists (TJI's)

Foundation Wall Type

Poured concrete

Method used to observe attic

Walked

Roof Structure

Engineered wood trusses

Roof-Type

Hip

Structural Photos



9: ELECTRICAL SYSTEM

		AS	RR	MR	FI	NI	NP	NV
9.1	SERVICE ENTRANCE CONDUCTORS							
9.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X	X					
9.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X						
9.4	CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.)	X						
9.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X						
9.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X						
9.7	LOCATION OF MAIN AND DISTRIBUTION PANELS	X						
9.8	SMOKE DETECTORS		X					
9.9	CARBON MONOXIDE DETECTORS (Excludes Plugins)	X						
9.10	OTHER ELECTRICAL ITEMS							

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Branch wire 15 and 20 AMP

Copper

Internal Wiring Type

Romex Cable

Sub Panel Capacity

N/A

Electrical Service Conductor (SEC) Size

(2) 200 Amps

Main Panel Capacity

(2) 200 AMP service panel

Sub Panel Manufacturer

NONE

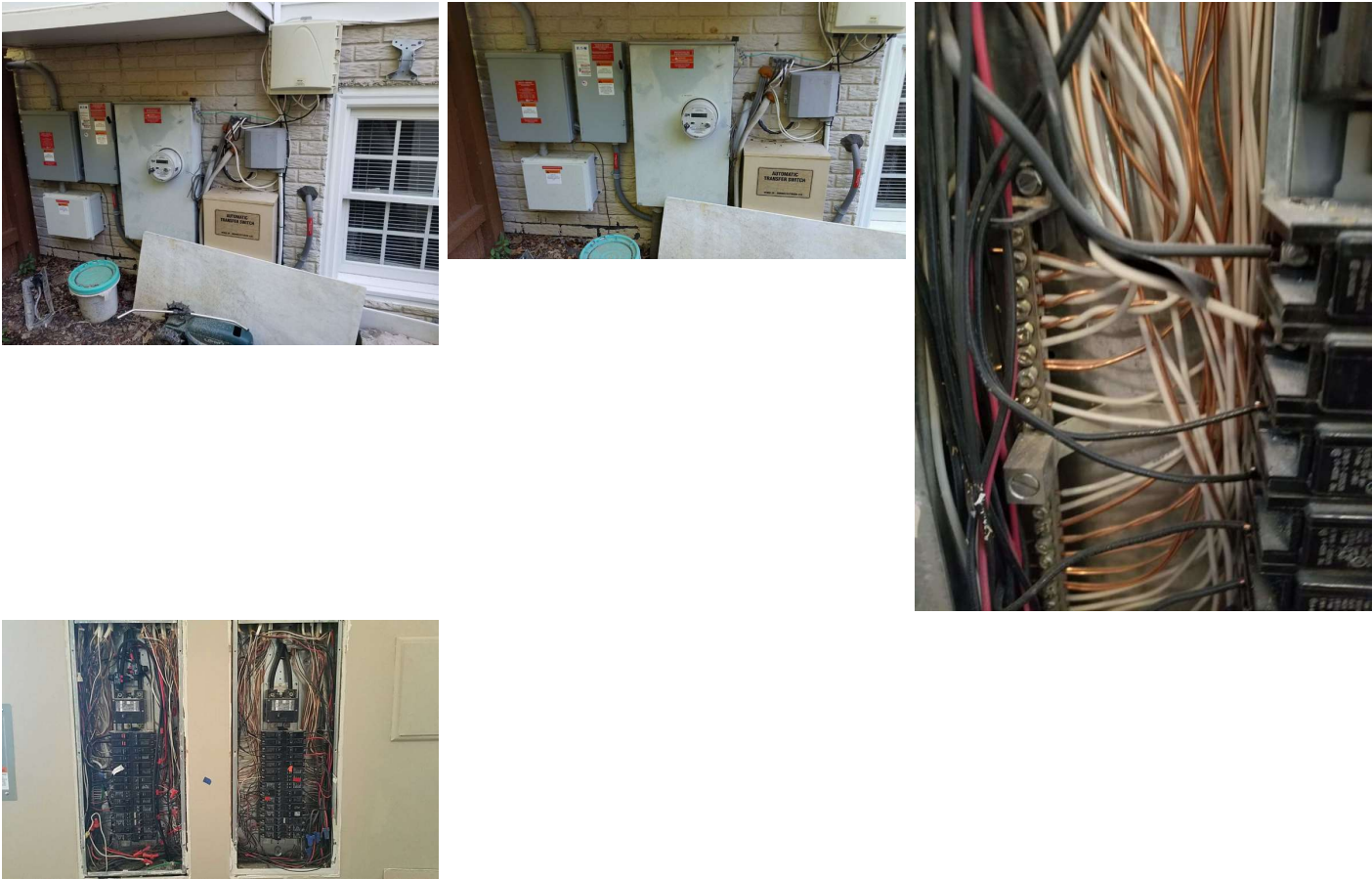
Electrical Service Conductors (SEC) Type

Aluminum, Below ground

Main Panel Manufacturer

CUTLER HAMMER

Electrical System Photos



Observations

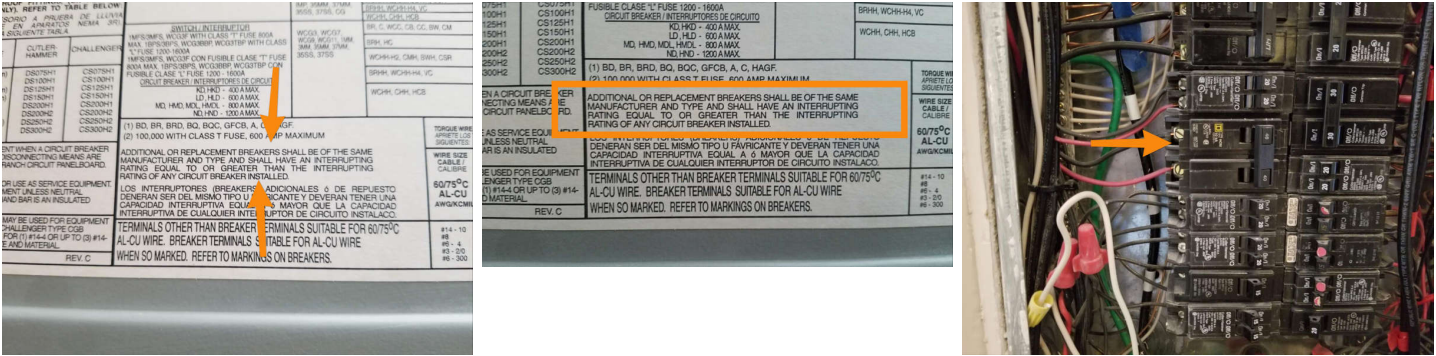
9.2.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

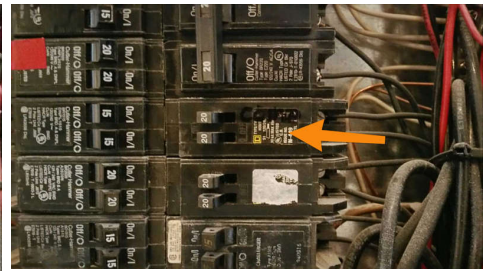
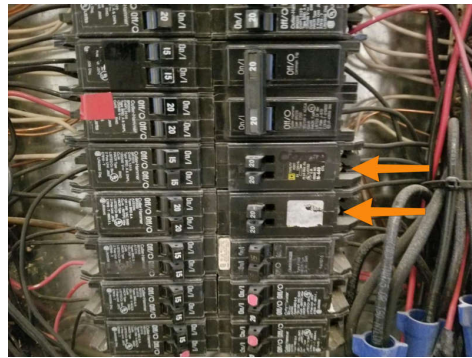
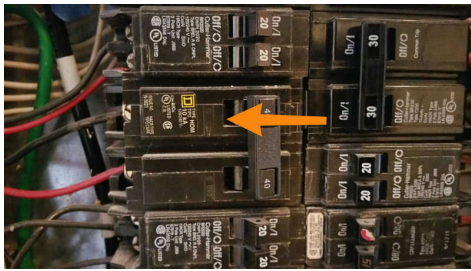
General Repair/Replacement Item

BREAKER BRANDS DIFFER

The problem(s) discovered in the panel such as breaker(s) are different brands, and any other problems that an electrician may discover while performing repairs need correcting. Unlike most electrical devices like switches and outlets, circuit breakers are brand specific. The manufacturer typically requires that you to only replace or add breakers specifically designed for that panel. Because of different mounting techniques, buss bar thicknesses, breaker contact tension specifications, and overall construction differences, breakers are typically not interchangeable. Placing another brand of breaker in a breaker panel could cause an electrical malfunction.

I recommend a licensed electrician inspect further to determine if these breakers are compatible and correct as needed.





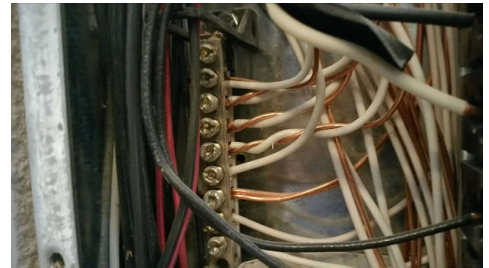
9.2.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS



Major Repair or Safety Item

NEUTRAL.GRND SAME LUG

Neutral (white) wires and ground (bare copper) wires cannot share the same lug (screw) in a panel unless they are on the same circuit. Doing so could create a shock hazard.



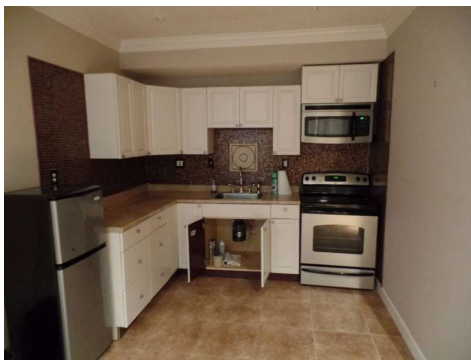
9.4.1 CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.)



General Repair/Replacement Item

LIGHT NOT WORKING

Several light fixtures are not working. Check light bulb before calling electrician.



Basement



Basement



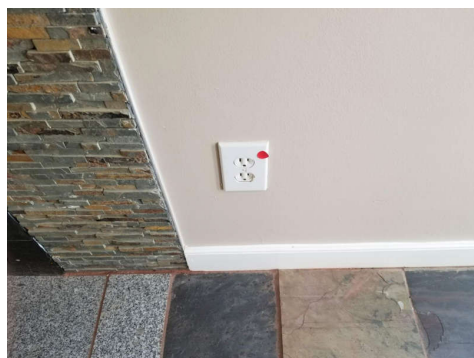
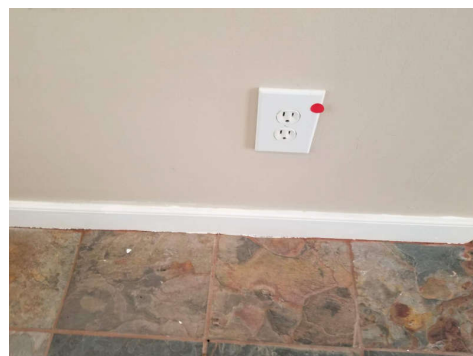
9.4.2 CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.)



General Repair/Replacement Item

LOOSE OUTLETS

Several "three-prong" outlets (see outlets with green dots for location) are loose in the property. Loose outlets can result in an electrical short inside the wall. Electrical issues are considered a hazard until repaired. All outlets should be properly secured, and should not move when inserting or removing a device.

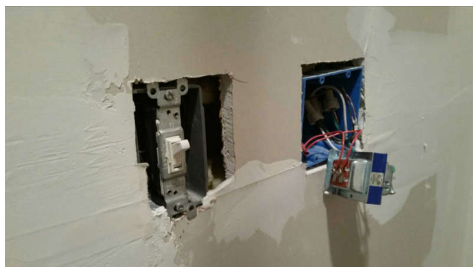


9.4.3 CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.)

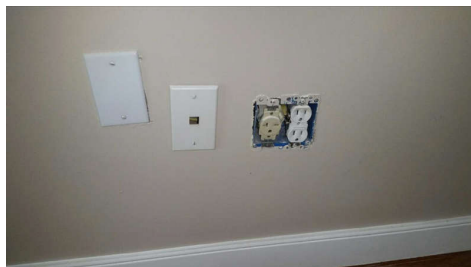
General Repair/Replacement Item

MISSING COVERS

Outlets, junction boxes and switches with missing covers are a safety hazard, particularly for small children who may come in contact with the outlets, or adults reaching for the switch in the dark. Recommend all open junction boxes, switch boxes etc. be covered with an appropriate cover plate.



Basement furnace closet



Basement

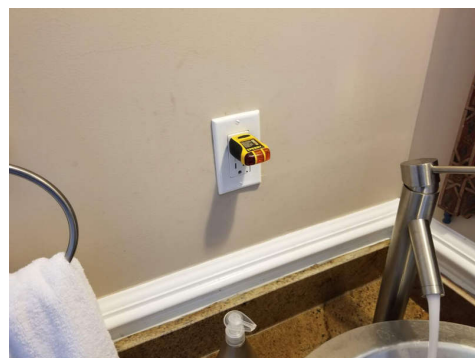
9.4.4 CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.)



General Repair/Replacement Item

NO POWER AT OUTLET

There is no power at the floor outlet in the (dining, bedroom, family room, home office) living room. Reason unknown.



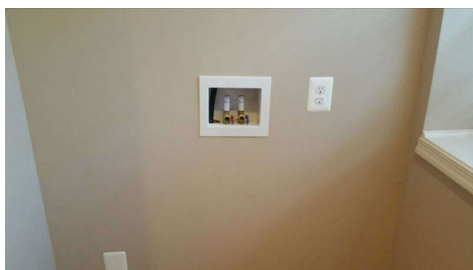
9.6.1 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

GFCI NOT INSTALLED

All wet locations which include laundry rooms and bathrooms should have outlets protected by a GFCI.



General Repair/Replacement Item



Basement LAUNDRY ROOM



Basement Bathroom

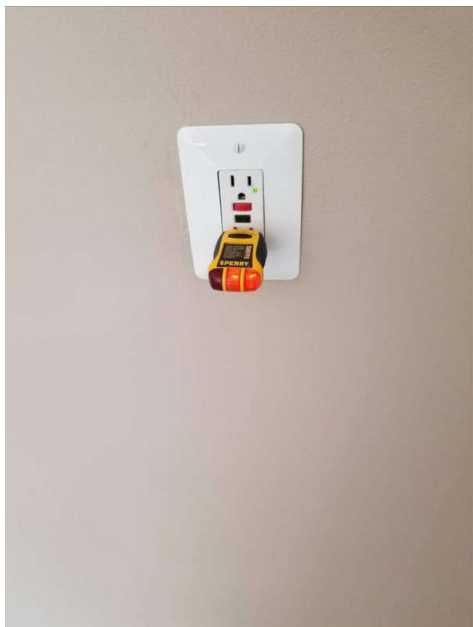
9.6.2 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

GFCI NOT TRIPPING

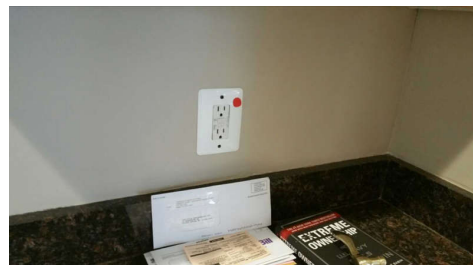
At least One GFCI (Ground Fault Circuit Interrupter) outlet at the Kitchen wont "trip" when tested. This is a safety issue (will not interrupt the flow of current) that needs to be corrected.



General Repair/Replacement Item



Basement bar



Kitchen

9.6.3 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

GFCI WILL NOT RESET

At least One GFCI (Ground Fault Circuit Interrupter) outlet at the powder room wont "reset". This is a safety issue that needs to be corrected.



General Repair/Replacement Item



9.8.1 SMOKE DETECTORS

SMOKE DETECTOR AGE

Could not determine the age of the smoke detectors. If they are more than 10 years old they should be replaced. Recommend Smoke detectors on all floors and in all bedrooms for added safety.

For more on smoke alarms see [CPSC Safety Alert](#)



General Repair/Replacement Item

10: BUILT-IN APPLIANCES

		AS	RR	MR	FI	NI	NP	NV
10.1	DISHWASHER	X						
10.2	RANGES and COOKTOPS		X					
10.3	WALL OVENS	X						
10.4	KITCHEN EXHAUST/RANGE HOOD	X						
10.5	BUILT IN MICROWAVE						X	
10.6	FOOD WASTE DISPOSER		X					
10.7	TRASH COMPACTOR						X	
10.8	Refrigerator (Limited Inspection)	X						
10.9	Other Appliances (Limited Inspection)	X						

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Built-in Microwave Manufacturer

NONE

CookTop Manufacturer

BOSCH

Dishwasher Manufacturer

BOSCH

Disposer Manufacturer

BADGER (INSINK ERATOR)

Exhaust/Range Hood
Manufacturer

NONE

Kitchen Exhaust Type

None

Range / Cooktop Type

Gas

Refrigerator Manufacturer

THERMADOR

Trash Compactor Manufacturer

NONE

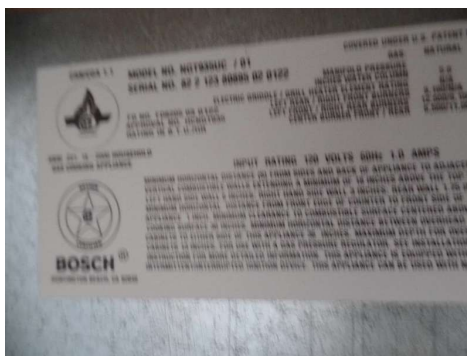
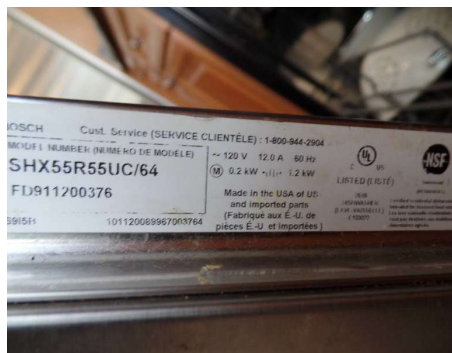
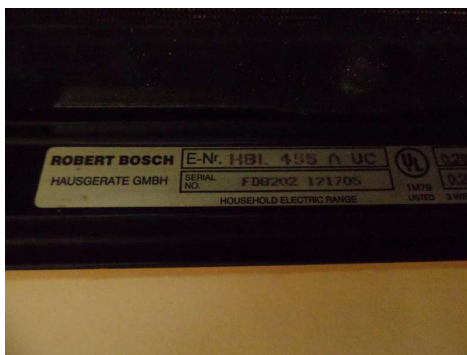
WALL OVEN Manufacturer

BOSCH

Wall Oven Type

Electric

Built-in Appliance Photos



Limitations

Refrigerator (Limited Inspection)

FRIDGE LIMITED INSPECTION

Refrigerator inspections are limited in scope to the outward physical appearance. This unit appears to operate normally however interior temperatures are not measured and its ability to keep items frozen for extended periods is not known. We do not test ice makers. For more information, we recommend consulting an appliance contractor.



Other Appliances (Limited Inspection)

W/D LIMITED INSPECTION

The washer dryer appears to be operational. A short limited test did not reveal any concerns. (This check is performed as a courtesy only, and is only performed if the unit is empty) For a detailed inspection, consult a qualified appliance contractor.

Observations

10.1.1 DISHWASHER

DISHWASHER SEAL LEAK

General Repair/Replacement Item

The dishwasher leaks when operated (door seal has failed). Consult a qualified appliance contractor to repair as needed.



Basement

10.2.1 RANGES and COOKTOPS

BAD COIL/BURNER

General Repair/Replacement Item

The front/rear right/left coil/burner element (on range/cooktop) did not work when tested. Recommend repair or replacement by a qualified appliance contractor.



10.6.1 FOOD WASTE DISPOSER

CORRODED INTERIOR

General Repair/Replacement Item

The interior is heavily corroded and the unit is jammed.



Basement

10.8.1 Refrigerator (Limited Inspection)

FREEZER NOT FREEZING

 Major Repair or Safety Item

The freezer is not freezing and is making an unusual noise, reason unknown. Repairs to refrigerators of this type are often costly.

Recommendation

Contact a qualified professional.



Video
(click here to view on web)

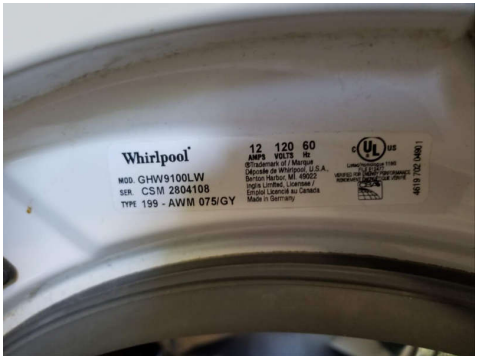
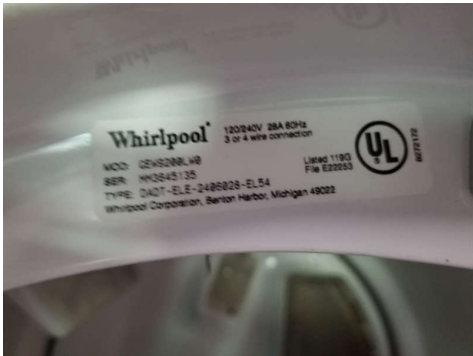


10.9.1 Other Appliances (Limited Inspection)

WASHER/DRYER LI

 General Repair/Replacement Item

The washer dryer appears to be operational. A short limited test did not reveal any concerns. (This check is performed as a courtesy only, and is only performed if the unit is empty) For a detailed inspection, consult a qualified appliance contractor.



11: HEATING / CENTRAL AIR CONDITIONING 2

		AS	RR	MR	FI	NI	NP	NV
11.1	HEATING EQUIPMENT (Excluding Portable Systems)	X						
11.2	HVAC SYSTEM OPERATING CONTROLS	X						
11.3	AUTOMATIC SAFETY CONTROLS	X						
11.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X						
11.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X						
11.6	HEATING SYSTEM CHIMNEYS, FLUES AND VENTS						X	
11.7	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)							
11.8	GAS/LP FIRELOGS AND FIREPLACES							
11.9	COOLING AND AIR HANDLER EQUIPMENT (Excludes Window Units)	X						
11.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X						
11.11	OTHER							

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Heat Type & Energy Source

Heat Pump Forced Air

Heat System Manufacturer (Air Handler/Boiler)

CARRIER

Heat System (Air Handler/BOILER) Approx. Age

10-15 yrs

Cooling Equipment Type

Electric Heat Pump

Cooling Equipment Energy Source

Electricity

Cooling Equipment (Compressor) Manufacturer

CARRIER

Cooling Equipment (Compressor) Approx. Age

10-15 yrs

Cooling Equipment (Evaporator) Manufacturer

CARRIER

Cooling Equipment (Evaporator) Approx. Age

10-15 yrs

Ductwork Type

Insulated Flex Duct

Filter Type

Disposable

HUMIDIFIER PRESENT(NOT INSPECTED)

NONE

12: HEATING / CENTRAL AIR CONDITIONING 3

		AS	RR	MR	FI	NI	NP	NV
12.1	HEATING EQUIPMENT (Excluding Portable Systems)	X						
12.2	HVAC SYSTEM OPERATING CONTROLS	X						
12.3	AUTOMATIC SAFETY CONTROLS	X						
12.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X						
12.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X						
12.6	HEATING SYSTEM CHIMNEYS, FLUES AND VENTS	X						
12.7	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)							
12.8	GAS/LP FIRELOGS AND FIREPLACES							
12.9	COOLING AND AIR HANDLER EQUIPMENT (Excludes Window Units)	X						
12.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X						
12.11	OTHER							

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Heat Type & Energy Source

Gas Forced Air

Heat System Manufacturer (Air Handler/Boiler)

CARRIER

Heat System (Air Handler/BOILER) Approx. Age

10-15 yrs

Cooling Equipment Type

Electric A/C

Cooling Equipment Energy Source

Electricity

Cooling Equipment (Compressor) Manufacturer

CARRIER

Cooling Equipment (Compressor) Approx. Age

10-15 yrs

Cooling Equipment (Evaporator) Manufacturer

CARRIER

Cooling Equipment (Evaporator) Approx. Age

10-15 yrs

Ductwork Type

Non-insulated Metal

Filter Type

Disposable

HVAC System Photos



13: INSULATION AND VENTILATION

		AS	RR	MR	FI	NI	NP	NV
13.1	INSULATION IN ATTIC		X					
13.2	INSULATION UNDER FLOOR SYSTEM							X
13.3	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)							X
13.4	VENTILATION OF FOUNDATION and CRAWLSPACES AREAS	X						
13.5	VENTING SYSTEMS (Kitchens, baths and laundry)	X						
13.6	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)						X	
13.7	OTHER	X						

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Attic Insulation Type

Blown Fiberglass

Attic Ventilation

Ridge vents, Soffit Vents

Bathroom Exhaust Fans

Fan only

Dryer Power Source

220 Electric

Dryer Vent

Unknown

Floor System Insulation

UNKNOWN (Not Visible)

Insulation/Ventilation Photos



Observations

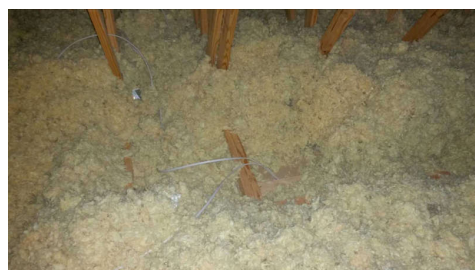
13.1.1 INSULATION IN ATTIC

DISTURBED INSULATION

Loose-fill insulation has been disturbed in some areas, and less than six inches in thickness remains in those areas of the attic. Insulation that is not of the required depth does not perform to the R-value that it once did, and Heat loss can occur more on this home than one that is properly insulated. I recommend adding insulation in these areas.



General Repair/Replacement Item



14: RADON TEST

		AS	RR	MR	FI	NI	NP	NV
14.1	Closed Property Condition	X						

AS = Appears Serviceable RR = Repair/Replace MR = Maintenance Recommended FI = Further Investigation NI = Not Inspected
NP = Not Present NV = Not Visible

		AS	RR	MR	FI	NI	NP	NV
--	--	----	----	----	----	----	----	----

NI = Not Inspected

NV = Not Visible

STANDARDS OF PRACTICE

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The fasteners used to install roof shingles, in most instances are not visible and therefore are not inspected.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Secondary Roofing System

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The fasteners used to install roof shingles, in most instances are not visible and therefore are not inspected.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Garage/Carport

The home inspector shall observe: Walls, ceiling, and floor slab; access door to interior, roll up door and door operator. The home inspector shall: Operate the garage door operator only if it is functioning. Identify the door type and operator manufacturer. Report signs of abnormal operation, failure of the motion sensors if installed. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; is not required to manually lift doors, or operate any remote control devices or keypads.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer

examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Interiors

The home inspector shall observe: 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.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

The water distribution system was inspected by running the water at all locations at the same time for approximately 15 minutes. This included all bathrooms, kitchen. while repeatedly flushing the toilets.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative

number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Note: The pictures and comments below represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Built-In Appliances

NOTE: INSPECTION OF APPLIANCES ARE LIMITED IN SCOPE, ALL FEATURES ARE NOT INSPECTED, AS A RESULT SOME FEATURES MAY NOT FUNCTION. FOR A MORE EXTENSIVE INSPECTION, ADDITIONAL FEES APPLY AND MAY REQUIRE AN APPLIANCE CONTRACTOR.

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle only; 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 (e.g. Washer/Dryers); or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Inspection of refrigerators is limited to reporting its physical appearance only (refrigeration temperatures are not measured).

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Heating / Central Air Conditioning 2

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Heating / Central Air Conditioning 3

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of

flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Radon Test

Radon Test: It is the responsibility of the property owner and the purchaser(if applicable) or their respective agents, to ensure that closed home conditions are maintained 12 hours before and throughout the testing period. Failure to keep the home closed (except for normal entry and exit) will void the test and a retest will have to be performed (for an additional fee)

Extra Info (Photos and other docs)

This section contains additional (archived) information that may be useful at a later date.