



SCOTT HOME INSPECTION, LLC

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## HOME INSPECTION REPORT

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OCTOBER 30, 2018



Inspector

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# HOME INSPECTION REPORT

# SUMMARY

127

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19

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17

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2

IMMEDIATE ACTION  
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- 🔧 14.6.1 Energy-Check - LIGHTING-APPLIANCE RECOMMENDATIONS: Add LED or CFL Bulbs
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- ⚠️ 16.2.1 Sewer Scope Inspection - LENGTH OF SEWER LINE: Length not Determined (roots)
- ⊖ 16.3.1 Sewer Scope Inspection - CONDITION OF SEWER LINE: Root Intrusion - action needed
- ⚠️ 17.2.1 Pest Inspection - PESTS: EVIDENCE AND OBSERVATIONS: Interior Wasp nesting
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# 1: INSPECTION DETAILS

## Information

## Information/Overview

### HOME INSPECTION REPORT:

The home inspection performed is a limited visual inspection to identify systems and components in need of immediate repair. The inspection will conform to the Standards of Practice of the American Society of Home Inspectors (ASHI) and will include the following systems: roof, structure, electrical, interior plumbing, heating and cooling, exterior siding and trim, doors and windows, chimneys and fireplaces, driveways, walkways and site grading. The evaluation will be based on observations that are primarily visual and non-invasive. The inspection and report are not intended to be technically exhaustive. This written report is a summary of observations and unbiased opinions and is based on the experience of the inspector.

This Inspection Report outlines and defines the areas of the home that were inspected, as well as indicating any items that were not inspected, the reason they were not inspected, and general statements of what is commonly included and excluded during an inspection. This written Inspection Report, together with a home inspection agreement, and any reports for additional services ordered, represent the final statement on the condition of the home when inspected and the final statement on what was included and/or excluded in the inspection.

### INSPECTION CATEGORIES:

- 1) **Maintenance Item** - These are repairs that, in the opinion of the inspector, are regular maintenance items typical for all homes. Repair to these items is not urgent, but should be performed in the near future.
- 2) **Repair Recommendation** - The item, component or unit was inspected/tested, and is not functioning as intended. Repair or replacement is needed by a qualified specialist.
- 3) **Further Evaluation Recommended** - The item, component or unit need to be further evaluated by a professional and was not fully inspected or has concerns that need further review by a specialist.

### SCOPE AND TERMS OF INSPECTION:

This confidential report is furnished for the use of the client only. It is not intended to be relied upon for any purpose by any other party not named on the report and Inspection Agreement. This inspection was performed in accordance with and under the terms of a Home Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. Scott Home Inspection conducts all inspections according to the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics. The complete standards can be reviewed at the following location;

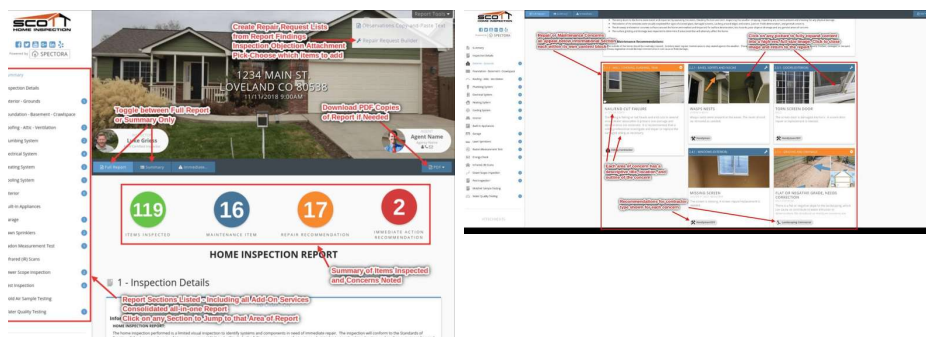
[www.scotthomeinspection.com/ASHI\\_standards-ethics.pdf](http://www.scotthomeinspection.com/ASHI_standards-ethics.pdf)

### LIMITATIONS:

Limitations exist in any home inspection. The inspector cannot see behind walls or behind hidden areas in the home. The belongings of the current occupant of the home are not moved to view areas underneath or behind such belongings. Additionally, the inspection is not a test for hazardous materials, such as asbestos, lead paint, mold, or other environmental hazards. If the inspector observes materials which inspector believes may contain hazardous materials, the Inspector will recommend further testing and evaluation. Any comments, notes or recommendations made by the inspector are informational only, and Client understands that only proper hazardous testing can determine whether any actual hazardous materials are present. The inspector is also not qualified to detect the presence of Chinese Drywall. Nothing herein shall be construed so as to require the inspector to observe or to warn Client as to potential hazardous materials. Any investigation concerning the existence or possible existence of potentially hazardous materials in any form is beyond the scope of the inspection services offered by Scott Home Inspection.

### READING YOUR INSPECTION REPORT

The inspection report from Scott Home Inspection is cloud based allowing for sharing of the report and easy navigation through sections. Click to expand the image below to give you tips and help on reading and navigating through this report.



### In Attendance

Client, Agent-Summary Only

### Style of Home

Single Family Home

### Age of Home

15 Years

### Weather Conditions

Cloudy

### Temperature

Below 65

### Ground/Soil Surface Condition

Damp

**Additional Services Ordered**

Radon Test, Sewer Scope  
Inspection, Mold Air Sample  
Testing, Water Quality Test, Pest  
Inspection, Infra-Red Scans



## 2: EXTERIOR - GROUNDS

### Information

**DESCRIPTIONS:**

*The materials, styles and components present and observable are described as follows:*

<b>Siding Material</b> COMPOSITE BOARD, BRICK VENEER	<b>Exterior Entry Doors</b> METAL, SLIDING GLASS DOOR	<b>Deck / Porch / Balcony</b> CONCRETE PORCH/PATIO
	<b>Driveway / Walkway</b> CONCRETE	

**OBSERVATIONS AND RECOMMENDATIONS:**

*The following items were Inspected and Observed, with any Recommended Actions noted:*

**Exterior Inspection Overview:**

- A visual inspection of the exterior surfaces was performed around the home to include the exterior surface material, soffit/fascia surfaces, doors and windows, and other exterior surface areas.
- The exterior wall covering, trim, and flashing were visually inspected for concerns related to installation, paint/stain condition, damage and general maintenance issues.
  - The entry doors to the home were tested and inspected by operating the doors, checking the lock and latch, inspecting the weather-stripping, inspecting any screens present and checking for any physical damage.
  - The exterior of the windows were visually inspected for signs of cracked glass, damaged screens, caulking around edges and seams, paint or finish deterioration, and general concerns.
  - The driveway and exterior concrete surfaces around the home were walked and inspected for surface deterioration, trip hazards, poor slope or drainage and any general areas of concern.
  - The surface grading and drainage was inspected to determine if areas exist that will adversely affect the home.

**General Maintenance Recommendations:**

The outside of the home should be routinely checked. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Heavy vegetation should be kept trimmed since it can cause or hide damage.

### Recommendations

2.1.1 WALL COVERING, FLASHING, TRIM

**NAIL/END CUT FAILURE**

EXTERIOR NORTH

The siding is failing at nail heads and end cuts in several areas. Water absorption is present and damage and deterioration are observed. It is recommended that a siding professional investigate and repair or replace the damaged siding as necessary.

Recommendation

Contact a qualified siding specialist.

 Repair Recommendation



North



### 2.2.1 EAVES, SOFFITS AND FASCIAS

#### **WASPS NESTS**

##### EXTERIOR BACK

Wasps nests were present at the eaves. The nests should be removed as needed.

Recommendation

Contact a qualified handyman.



Maintenance item



### 2.3.1 DOORS (EXTERIOR)

#### **TORN SCREEN DOOR**

##### BACK

The screen door is damaged and torn. A screen door repair or replacement is needed.

Recommendation

Contact a handyman or DIY project



Maintenance item



## 2.4.1 WINDOWS (EXTERIOR)

**MISSING SCREEN**

BASEMENT WEST BEDROOM

The screen is missing. A screen repair/replacement is needed.

Recommendation

Contact a handyman or DIY project



Maintenance item



## 2.7.1 GRADING AND DRAINAGE

**FLAT OR NEGATIVE GRADE, NEEDS CORRECTION**

BACK EXTERIOR

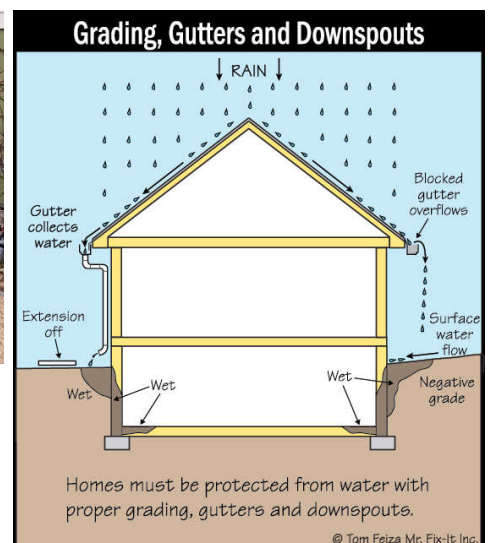
There is a flat or negative slope to the landscaping, which can cause or contribute to water intrusion or deterioration. No structural or moisture concerns are currently noted, but to prevent long-term concerns, the landscaping and slope need to be corrected. A landscaping professional or qualified person should repair this item.

Recommendation

Contact a qualified landscaping contractor



Repair Recommendation



B158C  
Grading

# 3: FOUNDATION - BASEMENT - CRAWLSPACE

## Information

**DESCRIPTIONS:**

*The materials, styles and components present and observable are described as follows:*

<b>Foundation</b> POURED CONCRETE	<b>Basement / Crawlspace</b> FULL BASEMENT	<b>Columns Or Piers</b> STEEL SCREW JACKS
<b>Floor Structure</b> MANUFACTURED WOOD JOISTS, STEEL BEAMS	<b>Wall Structure</b> 2 X 4 WOOD	

**OBSERVATIONS AND RECOMMENDATIONS:**

*The following items were Inspected and Observed, with any Recommended Actions noted:*

**Foundation Systems Inspection Overview:**

The foundation, basement, and crawlspace components were inspected where present and accessible, including the following items:

- The visible portions of the foundation wall of the home where not covered by insulation or finishing.
- The insulation type and levels present where visible.
- The floor structure, wall structure, beams and posts where visible.

Limitations can exist on any foundation inspection since much of the structural components can be hidden or buried, or covered with insulation or a finished area. We do our best to observe all visible areas and look for any sign of structural concerns. We are not structural engineers, and therefore, if we do see areas of concern we may recommend further evaluation by an engineer to assess the area of concern.



**FOUNDATIONS, BASEMENTS AND CRAWLSPACES: No Immediate Structural Concerns**

The structure and foundation of the home were visually inspected where readily accessible for signs of problems or concerns. The exterior and interior wall coverings were also inspected for indications of settling, movement, or cracking. No indications of significant structural concerns were observed at the time of the inspection.



# 4: ROOFING - ATTIC - VENTILATION

## Information

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

<b>Roof Covering</b> DIMENSIONAL ASPHALT SHINGLE	<b>Viewed Roof Covering From</b> WALKED ROOF	<b>Chimney (Exterior)</b> METAL FLUE PIPE
<b>Gutter And Downspout Material</b> ALUMINUM	<b>Ventilation</b> ROOF-TOP VENTS, SOFFIT VENTS	<b>Attic Info</b> ATTIC HATCH
<b>Method Used To Observe Attic</b> ENTERED	<b>Roof Structure</b> ENGINEERED WOOD TRUSSES	<b>Attic Insulation</b> BLOWN, BATT, FIBERGLASS
<b>Sky Light(s)</b> NONE		

### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### Roofing-Attic-Ventilation Inspection Overview

The roof system, gutters-downspouts, attic, and attic ventilation were inspected where components were fully accessible.

- The roofing material was inspected for concerns with wear and age, potential hail damage or other damage, and any flashing or roof penetration concerns.
- Gutters and downspouts were inspected to ensure proper drainage away from the home and foundation.
- Metal flue pipes and chimneys were visually inspected for physical condition and flashing concerns.
- The attic was inspected to determine if moisture concerns are present, assess insulation concerns, ventilation adequacy, and review any visible structural issues.

The roof inspection is not intended to predict how long the roof will last or if it will leak, and is not a warranty. All roofs should be inspected annually in order to detect and address concerns to ensure the roof will perform for the typical life span. Expect to make minor repairs to any roof.

#### GUTTERS AND DOWNSPOUTS: Buried gutter drain lines

The below ground drain lines for downspouts do not appear to drain above grade, and it is unable to determined if drains will function properly. As a maintenance item, you should monitor these areas, and periodically clean out these lines with a drain-snake, to keep drainage flowing away from the foundation of the home.



ATTIC INSULATION AND VAPOR RETARDERS: No immediate concerns noted

Attic

The attic was visually inspected and is properly insulated, with no structural or moisture concerns noted.



Recommendations

4.1.1 ROOF COVERINGS

HAIL DAMAGE

ROOF

The roof was walked and fully inspected. There is evidence of apparent hail damage and granule loss throughout; this can greatly reduce the life expectancy of the roof. It is recommended that a roofing professional further evaluate to obtain estimates on replacement at this time.

Recommendation

Contact a qualified roofing professional.

Repair Recommendation







#### 4.2.1 CHIMNEYS, FLASHINGS AND ROOF PENETRATIONS

##### **REPLACE PLUMBING VENT BOOT**

The plumbing vent pipe boot(s) needs to be repaired or replaced where the boot flange is cracked and has failed. This should be done to prevent moisture from getting into the attic/ceiling area. The entire boot assembly should be replaced by a roofer.

Recommendation

Contact a qualified roofing professional.



#### 4.3.1 GUTTERS AND DOWNSPOUTS

##### **SEAM LEAK**

EXTERIOR FRONT

The gutter appears to leak at the seam. Cleaning of the gutter is needed and application of gutter sealant or epoxy to seal the seam.

Recommendation

Contact a handyman or DIY project





# 5: PLUMBING SYSTEM

## Information

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

<b>Water Source</b> PUBLIC	<b>Water Supply (Into Home)</b> COPPER	<b>Water Distribution (Inside Home)</b> COPPER
<b>Drain Waste And Vent Material</b> PVC, ABS	<b>Water Heater Power Source</b> NATURAL GAS	<b>Water Heater Capacity</b> 40 GALLON
<b>Manufacturer</b> A.O. SMITH	<b>Approximate Age</b> 2 YEARS OLD	<b>Washer Drain Size</b> 2" DIAMETER
<b>Water Filters</b> NONE		

### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### Plumbing System Inspection Overview

The plumbing system and components in the home were tested and inspected, including the following items:

- Determining the location of the main water and gas shut off valves if visible, and inspecting for any visual concerns.
- General visual inspection of exposed supply and drain piping material.
- Testing of all fixtures at sinks, showers and tubs, and visually inspecting for leaks and condition.
- Testing of toilets for proper operation, general condition and properly secured.
- Inspection of the hot water system, age, and general condition.

#### MAIN FUEL SHUT OFF LOCATION: At Gas Meter

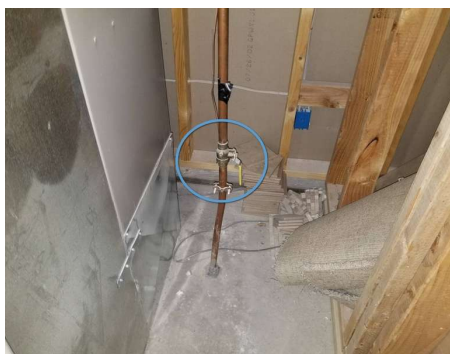
The main fuel shut-off is at the gas meter outside. No visible concerns or odor of gas leaks were noted at this time. Note that we do not operate gas valves.



**MAIN WATER SHUT-OFF LOCATION: Inspected - No Concerns Noted**

Basement Utility Room

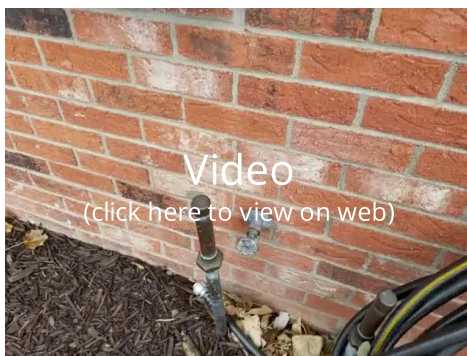
The main water shut-off was inspected, with no concerns noted. This can be used to turn all of the water off to the home in the event of a plumbing emergency or when plumbing repairs are needed.

**WATER PRESSURE MEASUREMENT: No Concerns Noted**

The water pressure was measured at an outside hose-bib and was in the normal expected range of 35-80 psi. This static measurement is what was measured on the day of the inspection, but this water pressure can vary at different times of the day depending on the pressure that is being delivered by the municipal water supplier.

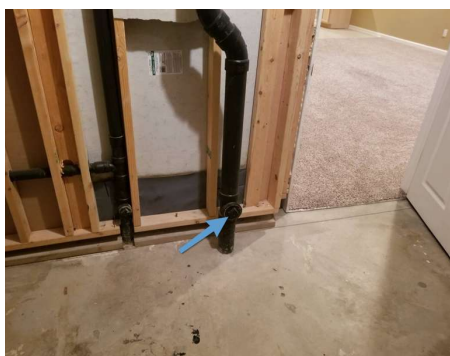


60 psi

**DRAIN, WASTE, AND VENT SYSTEMS: Clean out location**

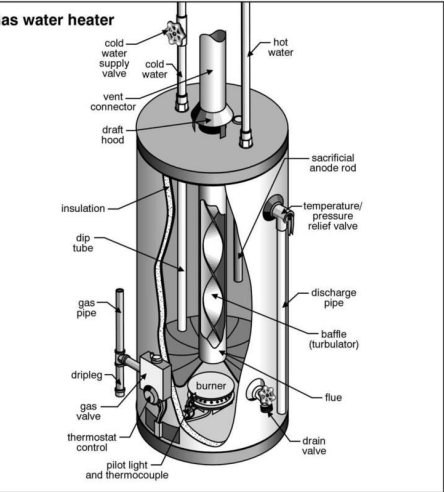
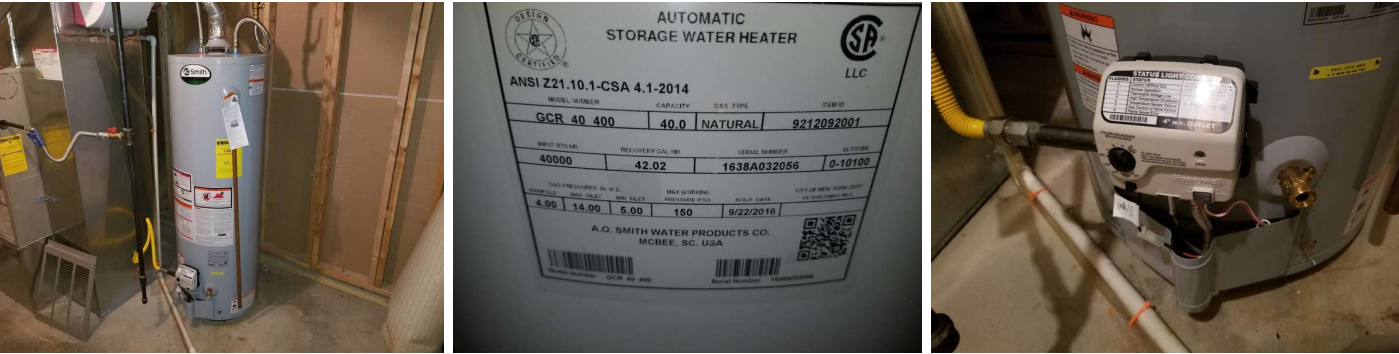
Basement Utility Room

There is a plumbing clean-out, which allows access to the waste drain, in the event of back-up or clogs. This item is noted for reference only, and for future maintenance consideration.



**HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS: Gas Water Heater - No Concerns Noted**

The water heater was inspected, with no concerns noted and no significant rusting at this time. No action is needed.



**TEMPERATURE OF HOT WATER (NOMINAL SETTING = 120 F): Temperature acceptable**

A thermometer was used to test the temperature of the hot water at a faucet in the home. This temperature was within the normally acceptable ranged of 120 to 130 degrees F. Temperatures over 130 F can present a scalding hazard. At the water heater, the temperature indicator dial was checked to verify that it corresponded with the temperature measured out of the tested faucet.



**GAS DISTRIBUTION SYSTEMS: No gas leaks detected**

A test of the accessible gas piping systems was performed at the meter outside and at the gas lines and valves near the combustion appliances. No concerns were noted.

**Recommendations**

5.11.1 DRAINAGE SUMP AND SUMP PUMP  
**PUMP NEEDED**  
BASEMENT NORTHWEST CORNER

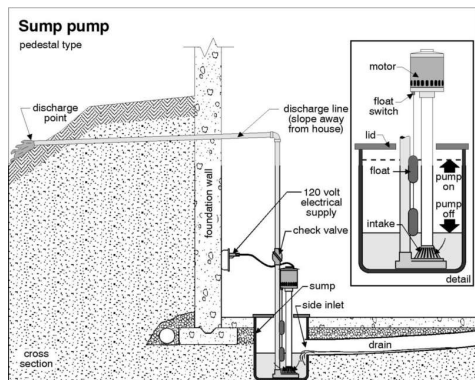
 Repair Recommendation



A sump pit is present in the home. However, there is no sump pump installed. There is water in the sump pit at or near the level of the input perimeter drain. It is recommended that a sump pump be installed, to drain the pit regularly and to help prevent possible moisture intrusion or flooding in the basement. A plumber should install a sump pump system at this time.

#### Recommendation

Contact a qualified plumbing contractor.



#### 5.12.1 HOT TUB

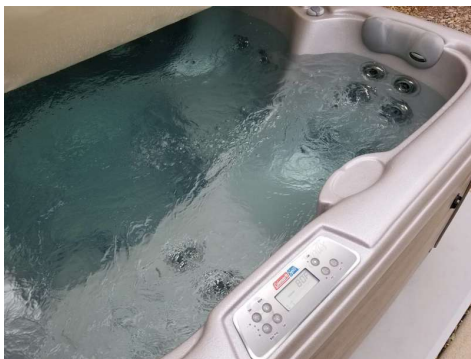
### LIMITED FUNCTIONAL TEST

#### REAR YARD

A basic functional test of the hot tub was done to check operation and to check for leaks, and to inspect the electrical service for any concerns. The system appears to be in working condition. This is a very limited visual inspection. A hot tub specialist should evaluate further, if concerns are noted.

#### Recommendation

Contact a qualified professional.



## 6: ELECTRICAL SYSTEM

### Information

**DESCRIPTIONS:**

*The materials, styles and components present and observable are described as follows:*

<b>Electrical Service Conductors</b> OVERHEAD SERVICE	<b>Electrical Service Voltage Rating</b> 240 VOLTS	<b>Service Amperage And Panel Capacity</b> 125 AMP
<b>Main Disconnect Location</b> AT METER OUTSIDE	<b>Panel Type</b> CIRCUIT BREAKERS	<b>Electric Panel Manufacturer</b> CUTLER HAMMER
<b>Branch Wire 15 And 20 AMP</b> COPPER	<b>Wiring Methods</b> ROMEX	<b>Ground Fault Circuit Interruptor (GFCI) Protection</b> YES
<b>Arc Fault Circuit Interruptor (AFCI) Protection</b> NO	<b>Smoke Detectors</b> SMOKE DETECTORS INSTALLED (HARDWIRED)	<b>Carbon Monoxide Detectors</b> CO DETECTOR(S) PROPERLY INSTALLED

**OBSERVATIONS AND RECOMMENDATIONS:**

*The following items were Inspected and Observed, with any Recommended Actions noted:*

**Electrical System Inspection Overview:**

The electrical system and components in the home were inspected to include the following:

- The services entrance wiring and main electrical disconnect, including noting the location of the main shut off.
- Inspection of the main electrical panel and wiring.
- Testing a representative number of switches and outlets throughout the home.
- Review of GFCI outlets and if present in proper locations for safety.
- Inspection of smoke detectors and CO detectors in the home to ensure enough are present and in the proper recommended locations.

We do our best to test items that operate via a remote control, when the remote is readily accessible. Low voltage wiring systems, built-in audio systems, and any alarm systems present are outside the scope of a home inspection and are not tested.

**MAIN DISCONNECT DEVICE: Located and Inspected**

The main electrical service disconnect can be used to shut off all power to the home in the event of an electrical emergency or when electrical repairs are needed.



Main disconnect

**MAIN DISCONNECT DEVICE: Additional PV Solar Disconnect Present**

There is also a PV service disconnect. Both this and the main disconnect must be shut off in order to shut off all power to the home.



PV disconnect

**MAIN & DISTRIBUTION PANELS, SERVICE AND GROUNDING EQUIPMENT: Panel Inspected - No Concerns Noted**

The interior of the main panel was inspected, with no concerns noted at this time.



## SMOKE DETECTORS: Units Present In All Recommended Locations

Smoke detectors are present in the home, located on each floor and within each bedroom, as recommended. Monthly testing of the units is recommended, along with annual battery replacement. Additionally, replacement of the units is recommended once older than 10 years of age, according to the National Fire Protection Association. This helpful [resource](#) has important tips related to smoke alarm safety.



## CARBON MONOXIDE ALARMS: Units Present In All Recommended Locations

CO detectors are currently present in the proper locations.

Colorado state law requires that all homes being purchased are required to have Carbon Monoxide Alarms installed by the seller. This is a requirement for homes that have a fuel-fired heating system or appliance, a fireplace, or an attached garage. The CO Alarm(s) must be installed within 15 feet of the entrance to each sleeping room. This can be in a hallway outside bedrooms. If bedrooms are located on more than one level, then a separate CO alarm must be installed outside each bedroom area on each level. This inspection includes a review of the presence of CO alarms, and includes pressing the 'test' button to verify operation.



## Recommendations

### 6.5.1 FIXTURES, SWITCHES AND CONNECTED DEVICES

#### UNIDENTIFIED SWITCHES

##### LIVING ROOM

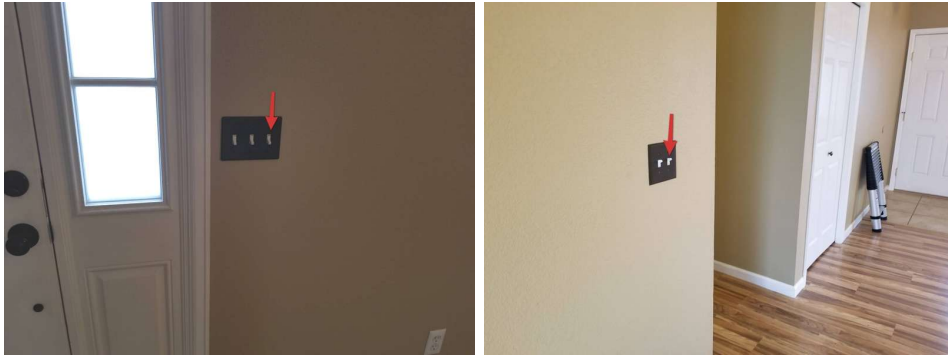
There is a light switch/switches in the home that could not be identified as to the purpose that it serves. Inquire with seller to determine the purpose of the switch, or have an electrician evaluate as needed.

##### Recommendation

Contact a qualified electrical contractor.







### 6.6.1 RECEPTACLE OPERATION (POLARITY AND GROUNDING)

#### REVERSE POLARITY

##### BASEMENT - SEVERAL LOCATIONS

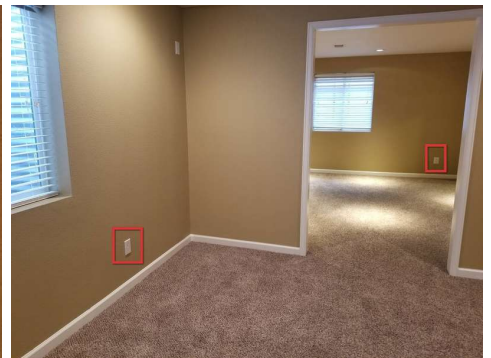
The outlet(s) is improperly wired and has a reverse polarity condition. This can present a shock hazard with certain items that are plugged into this circuit. This wiring should be repaired by a qualified electrician.

##### Recommendation

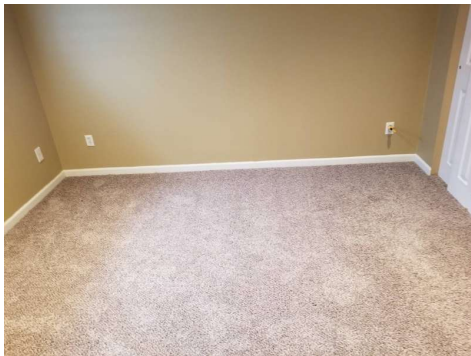
Contact a qualified electrical contractor.



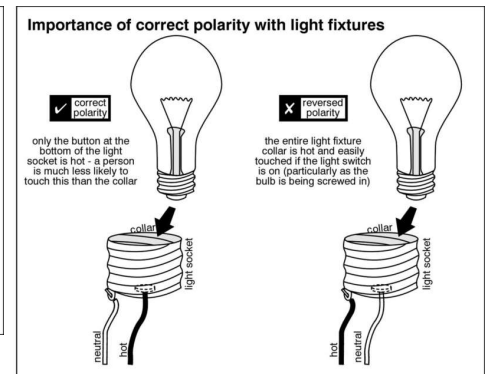
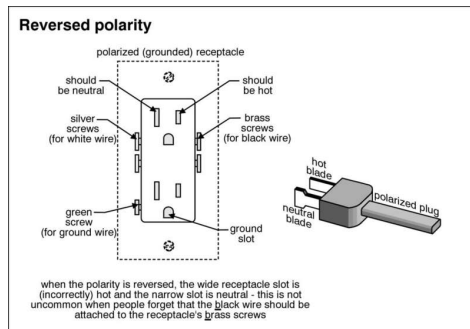
Kitchenette



Living room and bedroom



Front basement bedroom



### 6.7.1 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

#### NO GFCI PROTECTION



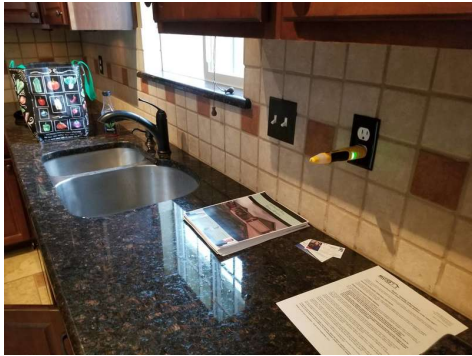
##### KITCHEN

The outlets at the locations shown in the pictures were not properly GFCI protected. GFCI outlets provide protection from electric shock and are required to be installed near sources of water, such as at kitchens, bathrooms, laundry rooms, and outdoors. An electrician should install GFCI outlets where needed for safety protection.





Recommendation  
Contact a qualified electrical contractor.

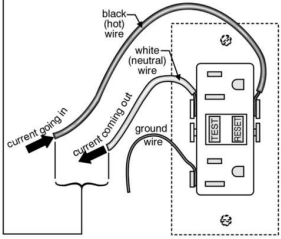


**Ground fault interrupter**

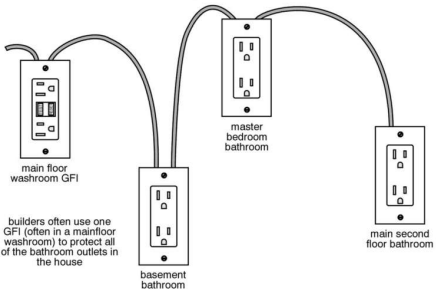
the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamperes), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:** if the GFI is in the panel, the entire circuit will be shut down



**GFI's can protect ordinary outlets downstream**



main floor washroom GFI

master bedroom bathroom

main second floor bathroom

basement bathroom

builders often use one GFI (often in a main floor washroom) to protect all of the bathroom outlets in the house

6.10.1 PHOTO-VOLTAIC SOLAR SYSTEM

LIMITED VISUAL REVIEW

 Maintenance item

The home has a Photo-Voltaic (PV) solar system installed. This item is outside of the scope of a standard home inspection. However, the panels were visually inspected for concerns. The electric shut off was reviewed. And, the inverter was visually inspected. A complete evaluation and review of this system should be done with a specialist or the installer. No concerns were noted at this time.

Recommendation  
Contact a qualified professional.



# 7: HEATING SYSTEM

## Information

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

<b>Primary Heating System</b> FORCED AIR	<b>Heat System Brand</b> GOODMAN	<b>Energy Source</b> NATURAL GAS
<b>Approximate Age</b> 10 YEARS OLD	<b>Number Of Heat Systems (Excluding Wood)</b> ONE	<b>Filter Type</b> DISPOSABLE
		<b>Filter Size</b> 20 X 25

**Number of Operable Fireplaces**  
NONE

### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### Heating System Inspection Overview:

The heating system for the home was visually inspected and tested including the following:

- Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.
- Opening readily accessible panels to visually inspect the system.
- Inspecting the venting system, flues and chimneys, where present.

Regular service of the HVAC system is important for efficient operation and to achieve maximum life from equipment; equipment can fail at any time without warning; most manufacturers recommend annual service.

#### DISTRIBUTION SYSTEMS (INCLUDING FANS, DUCTS, AIR FILTERS, REGISTERS): Filter is clean

Basement Utility Room

The disposable filter for the HVAC system is clean. Regular furnace filter replacement is recommended every 3 months during the heating and cooling season.



**DISTRIBUTION SYSTEMS (INCLUDING FANS, DUCTS, AIR FILTERS, REGISTERS): Temperature Measured at Registers**

Temperature was measured at supply registers throughout the home while the heating system was operating, with no concerns noted



**Recommendations**

7.1.1 HEATING EQUIPMENT

 **Repair Recommendation**

**FURNACE AGE CONCERN - MONITOR PERFORMANCE**

BASEMENT UTILITY ROOM

The gas furnace is aging, but appears to be working properly at this time. The average life expectancy of a furnace is 15-20 years. No ambient Carbon-Monoxide (CO) emissions were detected from the unit. Based upon its age, the unit should be monitored for performance issues. It is recommended that an HVAC contractor service and fully evaluate the furnace at this time. Also, an annual servicing is recommended, to keep the unit in good working condition.

Recommendation

Recommend monitoring.



## 7.6.1 HUMIDIFIER EQUIPMENT

**HUMIDIFIER PAD REPLACE**

## BASEMENT



There is a humidifier installed on the heating system. We perform a limited visual inspection of these items. The unit is inspected for leaks in the supply line and condensate line. The unit appears to be operating properly, with no leaks noted. However, the filter/pad inside the unit is very dirty with mineral deposits, and should be replaced at this time. These filter/pads should be replaced annually.

## Recommendation

Contact a handyman or DIY project





# 8: COOLING SYSTEM

## Information

### DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

Central Air Manufacturer	Approximate Age	Number Of A/C Only Units
GOODMAN	16 YEARS OLD	ONE
Equipment Type	Operating Characteristics	Energy Source
AIR CONDITIONER UNIT	AIR-TO-AIR SYSTEM	ELECTRICITY

### OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

#### Cooling System Inspection Overview:

The cooling system for the home was visually inspected and tested, with testing including the following:

- Turning on the system at the operating control and ensuring the system operated and cool air was delivered from the system.
- Opening readily accessible panels to visually inspect the system.
- Inspecting the exterior compressor and coil, where present.

Regular service of the HVAC system is important for efficient operation and to achieve maximum life from equipment; equipment can fail at any time without warning; most manufacturers recommend annual service.

## Recommendations

### 8.1.1 COOLING AND AIR HANDLER EQUIPMENT

#### AC - TOO COLD TO TEST - AGE CONCERNS NOTED

 Repair Recommendation

The A/C was not tested for proper operation because the outside air temperature is 65 degrees or less. Damage to the unit can occur if operated below this temperature. Liquid can be in the compressor unit, and can damage the compressor if run. A limited visual inspection of the system and electrical service was conducted. The outside AC condenser unit is older and is at or nearing the end of its useful life. Units in this condition can fail during the seasonal change from mild to hot weather. When the unit can be run, the performance should be monitored, and replacement should be anticipated in the short term.

#### Recommendation

Contact a qualified heating and cooling contractor



# 9: INTERIOR

## Information

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

<b>Ceiling Materials</b> SHEETROCK/DRYWALL	<b>Wall Material</b> SHEETROCK/DRYWALL	<b>Major Floor Covering(s)</b> CARPET, TILE, LAMINATED TONGUE AND GROOVE
<b>Interior Doors</b> HOLLOW CORE	<b>Window Types</b> SLIDERS, THERMAL/INSULATED	<b>Cabinetry</b> WOOD
<b>Countertop</b> GRANITE	<b>Exhaust Fans</b> FAN ONLY	<b>Dryer Vent</b> METAL
<b>Dryer Power Source</b> 220 VOLT ELECTRIC		

### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### Interior Inspection Overview

An inspection of the interior surfaces was performed throughout the home to include visually inspecting the ceilings, walls, floors, doors and windows of each room. Every effort is made to inspect all interior areas but we can't move occupant furniture or belongings.

- Doors were operated and tested for proper operation including whether the door rubs, latches engage, and the general condition of doors.
- Windows were tested and operated on a representative number, including looking for cracked glass, broken thermal seals, and latch/lock operation. While we operate window blinds in order to access the windows to operate and inspect them, the overall condition of window coverings and treatments is outside the scope of a home inspection.
- Countertops and a representative number of cabinets were inspected and tested.
- Steps and stair railings were inspected for any safety concerns.
- Exhaust fans were turned on to verify they operate with normal switch control.

## Recommendations

### 9.1.1 CEILINGS

#### MINOR CRACK(S)

1ST FLOOR WEST LIVING ROOM

Minor cracking was noted. These types of cracks are typical of minor settling or shrinkage, and should be monitored for further movement, and patched and repaired as needed.

#### Recommendation

Contact a qualified drywall contractor.

Maintenance item



## 9.2.1 WALLS

**BASEBOARDS REMOVED**

## 1ST FLOOR NORTH BEDROOM

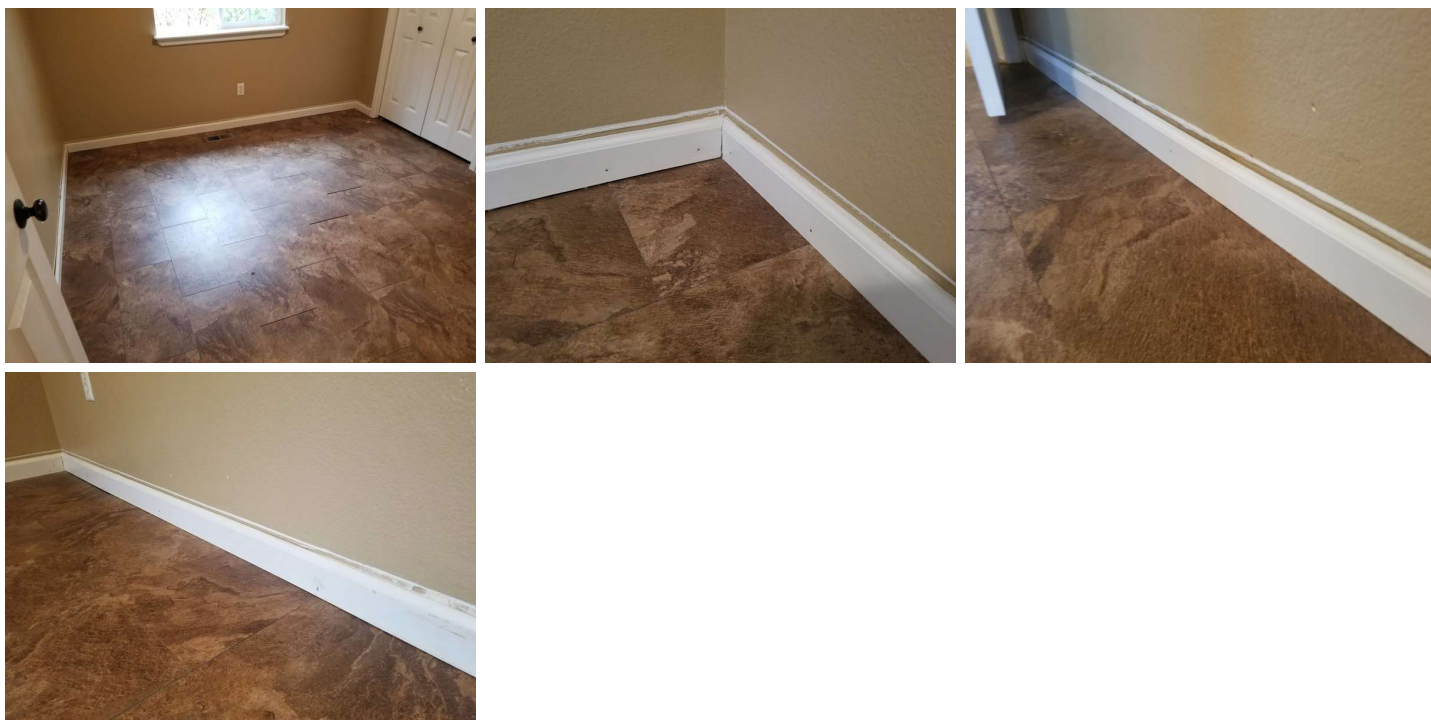
The baseboards have been removed and reinstalled lower on the wall, likely because carpeting was removed in this room and replaced with the lower height vinyl flooring. This leaves a poorly finished line of caulking on the wall, and the baseboards have not been caulked and repainted. Consider having the baseboards replaced with a taller material, and caulked and repainted as needed.

## Recommendation

Contact a qualified carpenter.



Repair Recommendation



## 9.2.2 WALLS

**COSMETIC DEFECT**

## 1ST FLOOR WEST

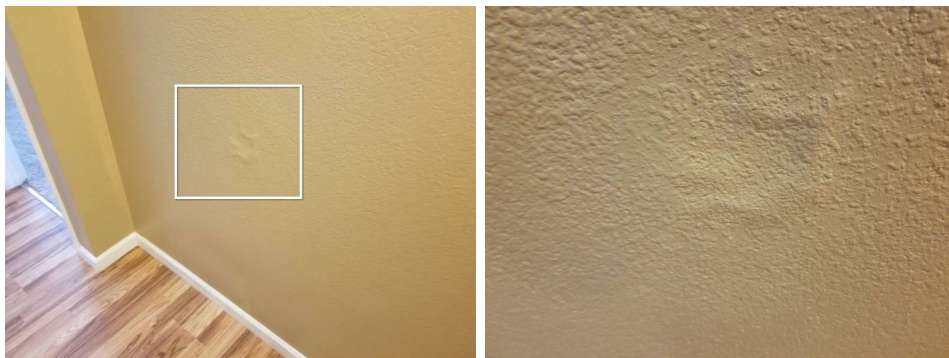
A poorly finished and bubbled drywall patch is visible at the end of the hallway. A drywall professional can patch and repair as desired.

## Recommendation

Contact a qualified professional.



Repair Recommendation



#### 9.4.1 DOORS

### **DOOR(S) RUBS AT JAMB**

#### BASEMENT STAIRS

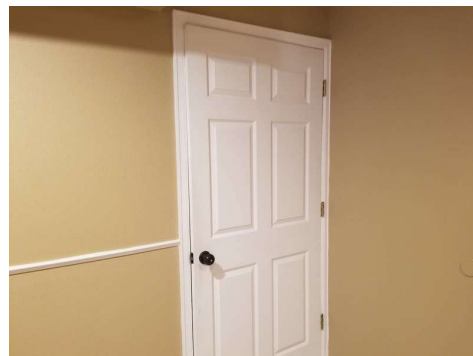
The door(s) rubs at the jamb when closed. This door needs to be adjusted or repaired for proper operation.

#### Recommendation

Contact a qualified door repair/installation contractor.



Maintenance item



#### 9.8.1 VENTING SYSTEMS (KITCHENS, BATHS, AND LAUNDRY)

### **BATH FAN NOISY**

#### 1ST FLOOR BATHROOM

The bath fan operates noisily. This can indicate that the unit needs to be replaced, or can sometimes be remedied with a simple cleaning.

#### Recommendation

Contact a qualified HVAC professional.



Maintenance item





# 10: BUILT-IN APPLIANCES

## Information

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

<b>Dishwasher Brand</b> KENMORE	<b>Disposer Brand</b> IN SINK ERATOR	<b>Exhaust / Range hood</b> BUILT INTO MICROWAVE, RE- CIRCULATING VENT
<b>Range / Oven</b> FRIGIDAIRE	<b>Built In Microwave</b> KENMORE	<b>Refrigerator</b> SAMSUNG

### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### General Appliance Inspection/Testing Note

The appliances are all turned on and run, to ensure that they operate. The testing done is general in nature, and not exhaustive. We do not verify appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, ice-maker production, and other specialized features of the appliances. Note that if the occupant has dishes in the dishwasher or clothes in the washer or dryer, we do not operate them and will note the limitation in our ability to completely inspect and test these units.

#### General Photos

The following photos document the general condition of kitchen and appliances if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



**DISHWASHER: Tested - Age Concerns Noted**

The dishwasher was visually inspected and was tested by running it through a brief cycle, to verify that no leaks were present and that it was running and draining properly. No concerns were noted with this limited functional test. However, the unit is older, and replacement with a new, Energy Star rated unit may be desired to improve efficiency.

**RANGES / OVENS / COOKTOPS: Tested - Appears Functional**

A limited visual inspection was performed on the range and/or cook top and oven, to verify that the unit(s) is operating. The door seals are inspected, burners checked, and oven turned on to verify heat. No concerns were noted with this limited functional test. Some minor cosmetic damage and evidence of wear was noted at the unit.

**FOOD WASTE DISPOSER: Tested - Appears Functional**

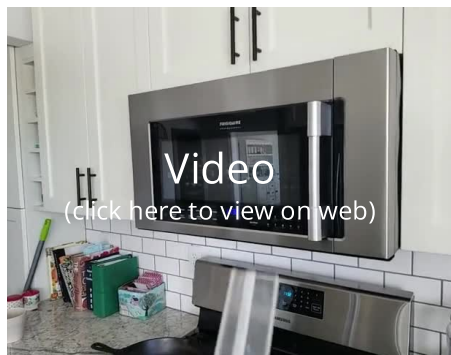
The food waste disposer was turned on and tested, and was inspected for leaks. No concerns were noted with this limited functional test.



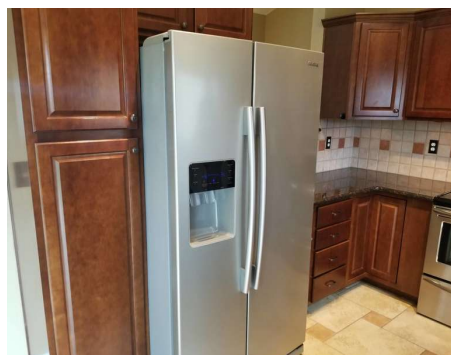
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**MICROWAVE COOKING EQUIPMENT: Tested - Appears Functional**

A limited inspection was performed on the microwave, to verify that the unit is operating and that the built in exhaust fan works if present. No concerns were noted. This is a limited inspection and is not a complete evaluation of this unit.

**REFRIGERATOR: Limited Test - No Concerns Noted**

A limited visual inspection was performed on the refrigerator(s), to verify operating condition and that the inside temperatures are cool/cold, indicating operation. The door seals are inspected, and the ice maker and/or water dispenser checked, when present, for any leaks or concerns. This is a limited inspection and is not a complete evaluation of the refrigerator(s).



# 11: GARAGE

## Information

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

Garage Door Type	Garage Door Material	Auto-Opener Manufacturer
TWO CAR AUTOMATIC	METAL	CHAMBERLAIN

### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### Garage Inspection Overview:

The garage was inspected to include the interior surfaces, garage doors, electrical systems present, and overall general condition including:

- Garage ceiling, walls, floors, doors, and windows including the door to the house for fire safety.
- The main garage doors were tested and operated, including testing any automatic openers.
- Electrical outlets and components are inspected and tested.

The garage door is the largest moving object in the home. It can cause severe injury if it malfunctions, and should be checked monthly. As a part of our inspection process, we will test the auto-reverse sensors for the garage door opener. We do not test the down pressure setting on the door to determine if the door will reverse when met with resistance, as this can cause damage to the door if the down pressure setting is not properly set. However, this is a safety feature that should also be checked periodically. It is recommended that you test the down pressure setting on the garage door upon move-in, following the door opener manufacturer's specific testing procedure.

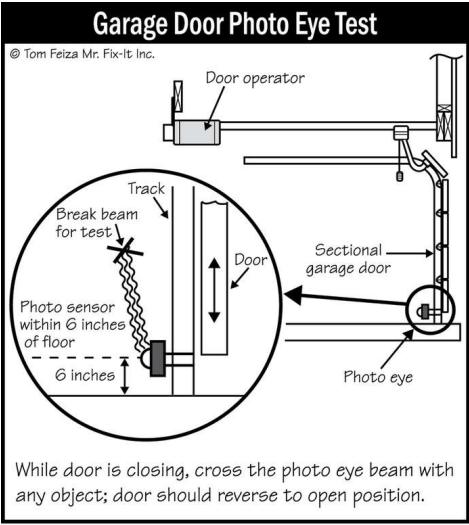
#### General Garage Photos

The following photos document the general condition of the garage if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



**GARAGE DOOR OPERATORS: Auto-Reverse Test Acceptable**

The garage door(s) reverse(s) when the photo-sensor beam is broken. This is a safety check performed, to test the safety feature of the door opener(s).



MO17

**Recommendations**

11.4.1 GARAGE DOOR(S)  
**COSMETIC DAMAGE**  
GARAGE

 Maintenance item

Cosmetic denting was present at the garage overhead door. This did not appear to affect operation, and is noted as information, and can be repaired by a garage door professional as desired.

Recommendation  
Contact a qualified garage door contractor.





## 12: LAWN SPRINKLERS

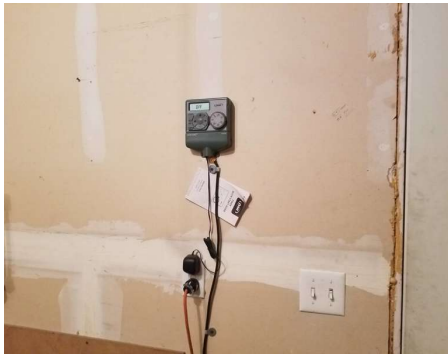
### Information

#### Lawn Sprinkler Inspection Overview:

Testing of lawn sprinkler systems is outside the scope of a standard home inspection. As a courtesy, we run and test sprinkler systems, when possible, and if the system is currently turned on and operational. The testing is minor and limited in nature, and consists of running the system one zone at a time, to look for any broken heads, or obvious leaks in the system, and general operation and performance issues. The integrity of the buried lines cannot be assessed or determined. Annual maintenance is recommended, and proper winterization of the system is recommended each fall.

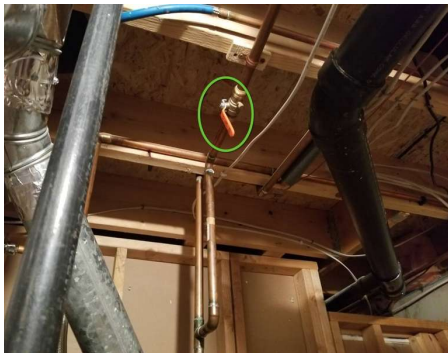
#### CONTROLLERS: No Concerns Noted

The controller for the sprinkler system was inspected, with no concerns noted.



#### SPRINKLER SHUT OFF VALVE: Valve Off

The sprinkler main shut off valve was inspected, and is off at this time, with no visible concerns noted.



### Recommendations

#### 12.1.1 SPRINKLER OPERATION

##### SYSTEM OFF - NOT TESTED

The sprinkler system was not tested due to the colder outside temperatures. The main shut off valve for the system was checked and is off at this time. A basic visual inspection of components was performed. The condition of the system is unknown, and it is unknown if proper winterizing was performed. Verify with the current owner that the system was blown-out or drained down and winterized properly. A full test should be done when the system can be de-winterized properly to verify operation.



Maintenance item



## Recommendation

Contact a qualified lawn care professional.

## 12.4.1 BACKFLOW PREVENTER

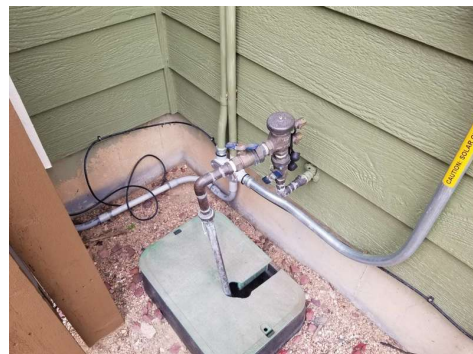
**LIMITED INSPECTION - SYSTEM OFF**

Maintenance item

The backflow preventer for the lawn sprinkler system is located outside, and was visually inspected, with no concerns noted at this time. However the water to the system was not currently turned on, so the unit was not inspected for leaks or damage. A backflow preventer on a sprinkler supply ensures that water flow from the plumbing system flows out to the sprinkler, but is not allowed to be siphoned back into the drinking water system.

## Recommendation

Contact a qualified lawn care professional.



# 13: RADON MEASUREMENT TEST

## Information

### Description of Radon Test Process:

The purpose of the initial short-term radon measurement is to determine in a two to seven day period if a dwelling contains high concentrations of radon gas. If the average of the measured radon level is 4.0 pCi/L or higher, the EPA recommends further action be taken.

#### Protocols for Deployment of Radon Detectors:

The EPA stipulates that "closed house conditions" must be maintained during short-term radon measurements. If the measurement period is less than four days, "closed house conditions" must be initiated 12 hours prior to starting the test. The EPA defines "closed house conditions" as:

- All windows must be kept closed and doors opened only long enough to go in and out.
- Exhaust fans, window air conditioners, or whole-house fans should not be operated.
- Fireplaces (unless they are the primary heat source) must not be used and the dampers must be closed.
- Permanent radon mitigation systems should be functioning (on) for at least 24 hours prior to and during the measurement period. In addition, measurements of less than 4 days should not be conducted during times of severe weather.

To make a short-term measurement, the radon test device was placed in the lowest lived-in area of the house, i.e., the lowest area, which residents now use or which could be readily adapted for use. In many houses this lowest lived-in area is the basement, if it is lived-in or if it can be converted into living space without major modification. The exact location of the test devices will be described below in the report details.

The radon test device will be located at least 20 inches above the floor, not closer than 12 inches to the ceiling; and away from the exterior walls, doors and windows. Bathrooms, kitchens, laundry rooms, cellars, garages, or crawl spaces are not suitable measurement locations. In addition, the detector should not be touched, moved, or manipulated in any way as to interfere with its performance. Tamper indicating controls have been installed, and the test results may be ruled invalid if closed-house conditions were not maintained or the detectors were disturbed during the testing period.

We are required to explain these closed-house conditions to a responsible occupant of the house to be tested or their designated representative prior to initiating a short-term screening test. A letter describing these test conditions was left for the occupant of the home.

You have authorized Scott Home Inspection, LLC to perform Radon Testing & Measurement services at the report inspection address. It is understood that the results of the test(s) will reflect radon levels in the Property during the time and duration of the test only, and that radon levels may change in the future due to natural causes. It is also understood that the accuracy of the results depend upon "closed house conditions" being maintained during the test(s). Scott Home Inspection, LLC shall not be held responsible for damages: (a) caused by or related to radon in the home, (b) related to differences between radon levels determined in other tests performed in the Property and the tests authorized by this agreement, or (c) related to health problems which might have been aggravated or caused by radon.

Device #1 Serial Number	Test Start Date/Time	Test End Date/Time
SUN 1028 S/N 226744011	2019-11-06	2019-11-08



## PLACED RADON MEASUREMENT DEVICES: Test Device Retrieved

The radon box and results were retrieved at the inspection.



## Recommendations

13.6.1 FINAL CALCULATED RADON CONCENTRATION LEVELS

### RADON TEST RESULTS

The final results of the radon measurements are as follows:

Average = 10.0 pCi/L

**Average radon detector measures equal to or greater than 4 pCi/L:**

According to EPA protocols, if the average measured results are equal to or greater than 4 pCi/L when measured with a short-term test, then mitigation is **RECOMMENDED** at this time.

If mitigation is chosen, the EPA recommends in its "Consumer's Guide to Radon Reduction", the use of EPA and/or State-listed mitigation contractors. Homes should be tested again after a mitigation system is installed, to be sure that radon levels have been reduced.

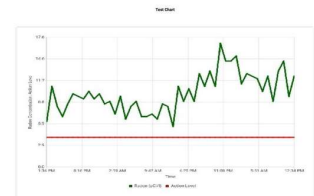
For more information on radon, visit the [EPA's website](#).

Recommendation

Contact a qualified radon mitigation specialist



Repair Recommendation



# 14: ENERGY-CHECK

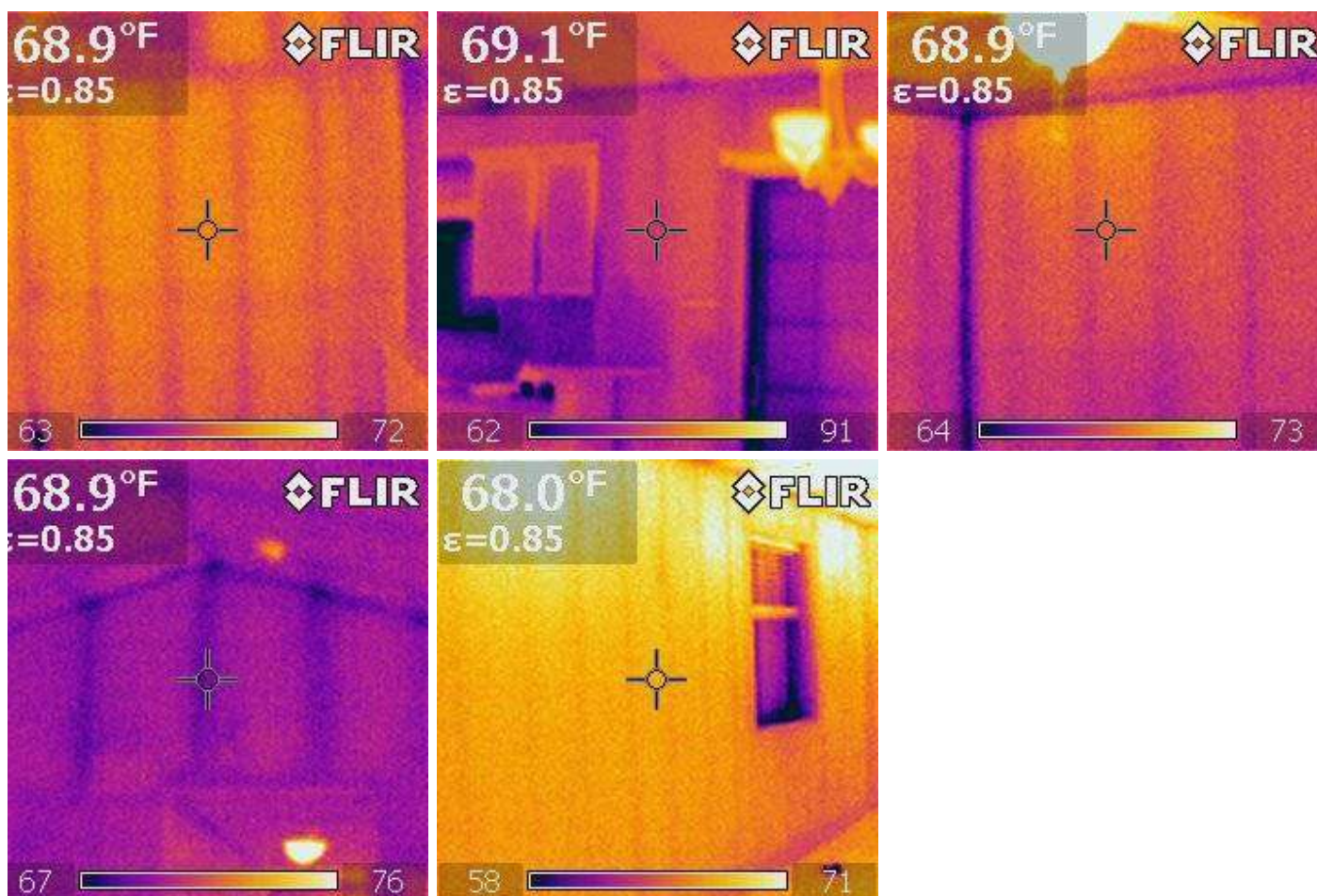
## Information

### Energy-Check Service Overview:

An Energy-Check was performed as part of our Inspection Services, to help understand the basic energy performance of the home you are buying. Included in this check is a review of Insulation levels, Air-Leakage concerns, Window performance, Heating-Cooling system efficiency, Water-Heating efficiency, and Lighting-Appliance recommendations. The recommendations included will help to improve the long-term performance of the home. Also, after move-in, consider having us conduct Blower Door Testing for air-leakage quantification, Duct Leakage Testing to confirm the exact leakage rate from the ducts, and further Infra-Red Scanning services.

### INSULATION REVIEW: Wall Insulation - No Concerns Noted

**Wall Insulation:** a basic inspection of the wall insulation was done using infra-red scans, and observing insulation levels behind outlet plates, where possible. This limited inspection showed that the walls appear to be insulated well at this time. No gaps, voids or missing areas were noted.



### AIR LEAKAGE CONCERNS: Blower Door Test Recommended

**Blower Door Test Recommended:** within this section of our Energy-Check, we will attempt to identify possible air leakage items based on a visual inspection. Once you have moved in to the home, consider having a blower-door test performed. A blower door is a device that is installed in the door frame of the home and a fan/blower unit creates an air draw out of the home, pulling air into the home through leaks. With the use of an Infra-Red camera, an inspector can then help to locate exact leakage areas in the home while the blower door is running. Air leakage can result in heat loss or cold air entry into a home and can be significant source of comfort problems and higher energy bills. Scott Home Inspection performs blower door testing and infra-red scans and can help with this service once you own the home.

## WINDOW-DOOR REVIEW: No Immediate Concerns Noted

The windows in the home are currently double-pane type windows, with no performance or air-sealing concerns noted. No action is recommended from an energy efficiency standpoint at this time.



## HEATING-COOLING SYSTEM RECOMMENDATIONS: Furnace - No Immediate Concerns Noted

The existing furnace is a high-efficiency, condensing unit and is in good operating condition at this time. No actions are recommended from an energy efficiency standpoint.



## WATER HEATING SYSTEM RECOMMENDATIONS: Options for Replacement in Future

Your water heater is currently in good condition, and appears to be operating properly. However, other options exist for efficiently heating water in your home. If you consider replacing your water heater, [this article](#) provides a good overview of options available.



## LIGHTING-APPLIANCE RECOMMENDATIONS: Refrigerator - No Immediate Concerns

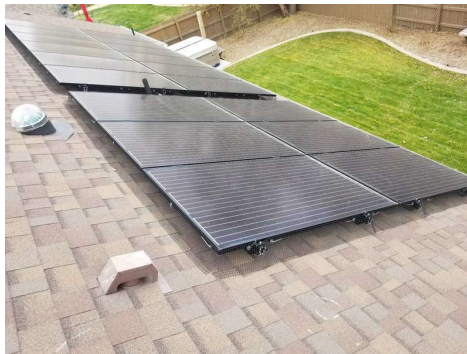
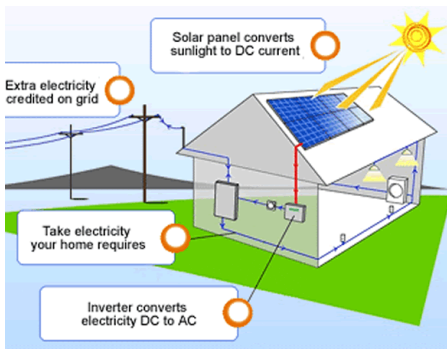
### Kitchen

The refrigerator installed in the home is a newer style unit, and likely has acceptable power consumption. No energy efficiency action is recommended at this time.



## RENEWABLE ENERGY OPTIONS: PV Solar Present

Photo-Voltaic Solar Panels are present on the home. PV systems represent the best opportunity to offset your electric use and consumption, and are an excellent means of reducing your net energy use. For additional information on this technology visit [this useful link](#).



## Recommendations

### 14.2.1 AIR LEAKAGE CONCERNS

#### OUTLET GASKETS

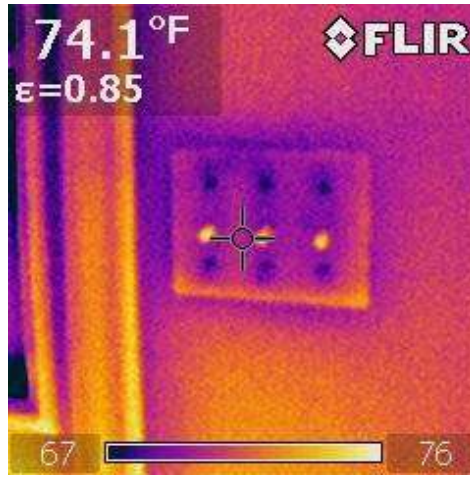
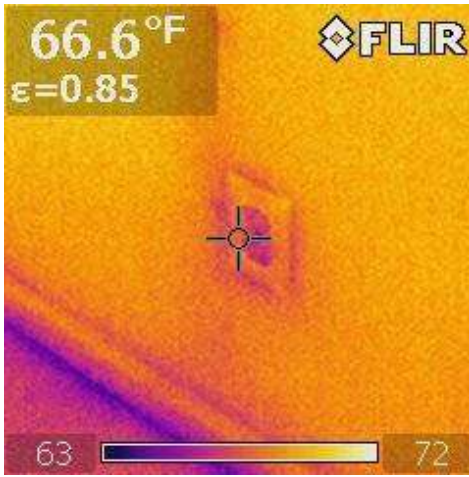
**Electric Outlets/Switches:** Install foam sealing gaskets behind exterior wall electric outlet and switch covers. Plug unused electrical outlets on exterior walls with child-safety plugs. These items can be purchased at any hardware store. It is recommended that power be removed to the outlets and switches when installing gaskets for safety.

Recommendation

Contact a qualified handyman.







#### 14.4.1 HEATING-COOLING SYSTEM RECOMMENDATIONS



Repair Recommendation

### AC AGE/EFFICIENCY CONCERNS

**Cooling Options:** The current AC unit is older - replacement and service notes are included in the cooling section of this report. Other options exist for efficiently cooling your home. If you consider installing a new AC, swamp cooler, or whole house fan, the following links provide a good overview of cooling options available.

- a) [Evaporative Cooler info](#)
- b) [Whole House Fan info](#)
- c) [Landscaping for Energy Efficiency](#)

Recommendation

Contact a qualified heating and cooling contractor



#### 14.5.1 WATER HEATING SYSTEM RECOMMENDATIONS



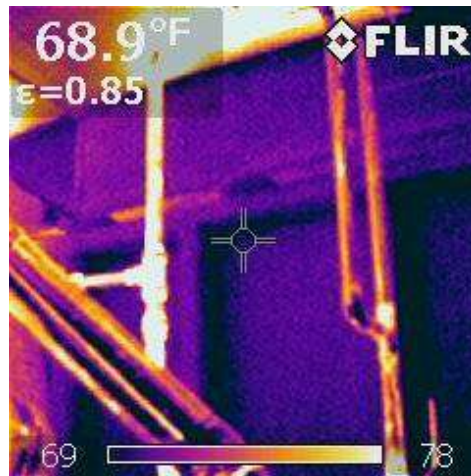
Maintenance item

### INSULATING PIPES

**Hot Water Piping:** Insulate accessible hot water piping coming from the water heater with low cost foam wrap insulating material. This should be done for the first 6 feet of both hot and cold piping off the water heater, and wherever possible on the hot line.

Recommendation

Contact a handyman or DIY project



#### 14.6.1 LIGHTING-APPLIANCE RECOMMENDATIONS

##### ADD LED OR CFL BULBS



Install more LED's or CFL's in non-dimmed light fixtures. LED and CFL bulbs consume 1/4 the power of incandescent lights, and often last up to 10 times longer. This will help to reduce your overall electric energy consumption. For more information visit [here](#).

For information on an affordable LED bulb that I recommend, visit [this link](#).

Recommendation

Contact a handyman or DIY project



#### 14.6.2 LIGHTING-APPLIANCE RECOMMENDATIONS

##### WASH-DRYER NOT PRESENT



There are no washer/dryer units in the home. Consider installing Energy Star rated units when moving in. Visit the following sites for more information:

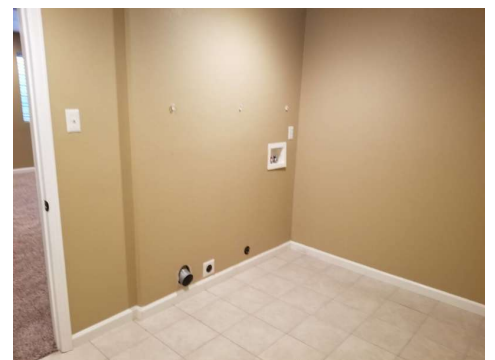
<https://energy.gov/energysaver/laundry>

[https://www.energystar.gov/products/appliances/clothes\\_washers](https://www.energystar.gov/products/appliances/clothes_washers)

[https://www.energystar.gov/products/appliances/clothes\\_dryers](https://www.energystar.gov/products/appliances/clothes_dryers)

Recommendation

Recommended DIY Project



# 15: INFRARED (IR) SCANS

## Information

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### Infra-Red (IR) Scan Service Overview:

Infra-red (IR) scanning was performed on the home, as a separate add-on service to the home inspection. The intention of the IR scans is to observe issues that may not be detectable with standard visual inspection. Infra-red technology is not without limitations and is not perfect. The images presented need to be interpreted, and often further investigation is needed to verify the findings. The technology does not see through walls, but merely displays the surface temperature of the area being scanned. However, wet areas are usually colder, insulation gaps are colder or warmer, and electric concerns tend to be warmer. As a tool available to a home inspector, infra-red technology provides another unique way to inspect a home. When combined with the experience of home systems and building science, and the knowledge of how to interpret the images being displayed, IR scanning can aid the home inspector in finding potentially concerns not visible to the naked-eye.

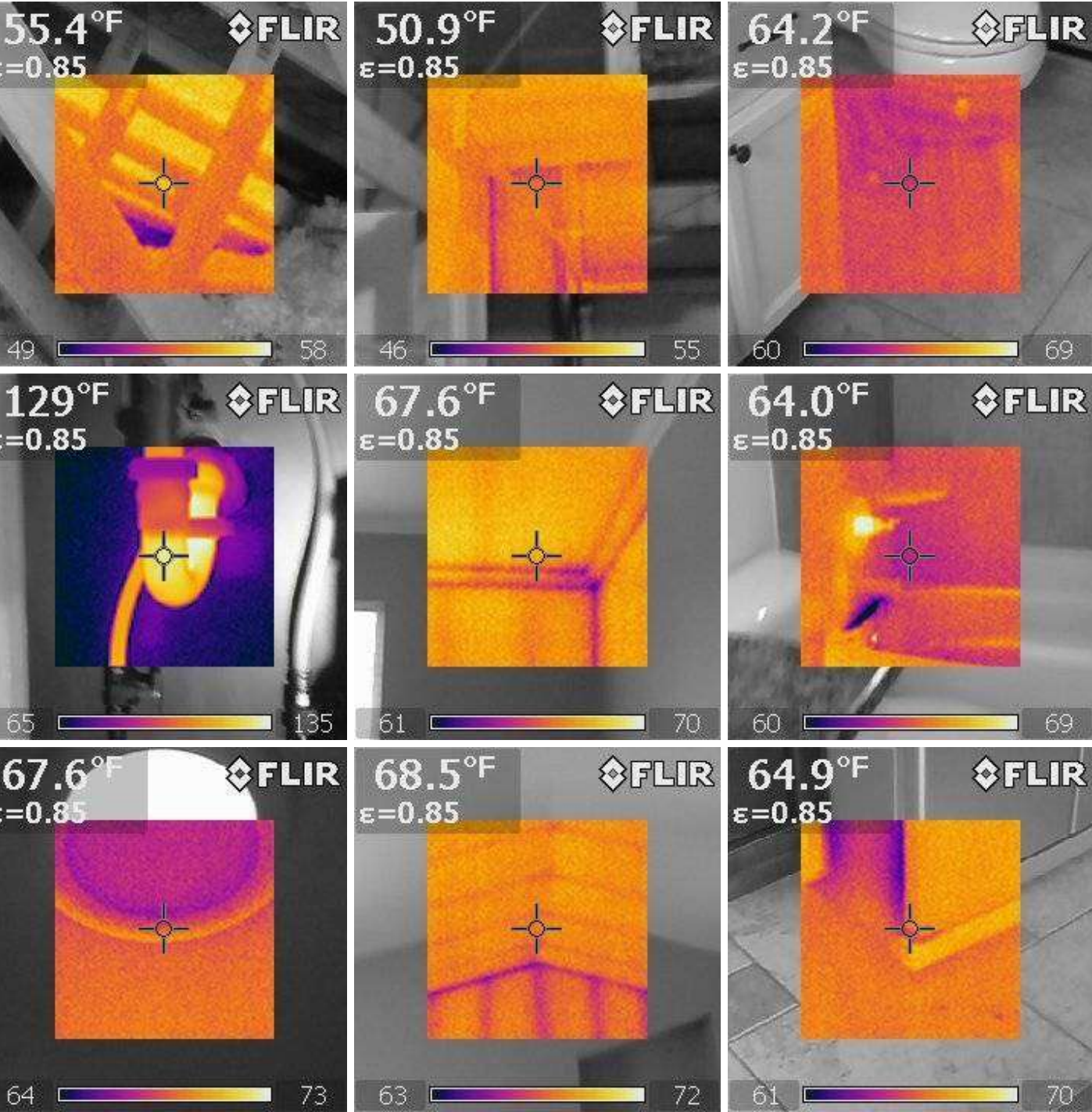
### Outside Temperature

55-70F

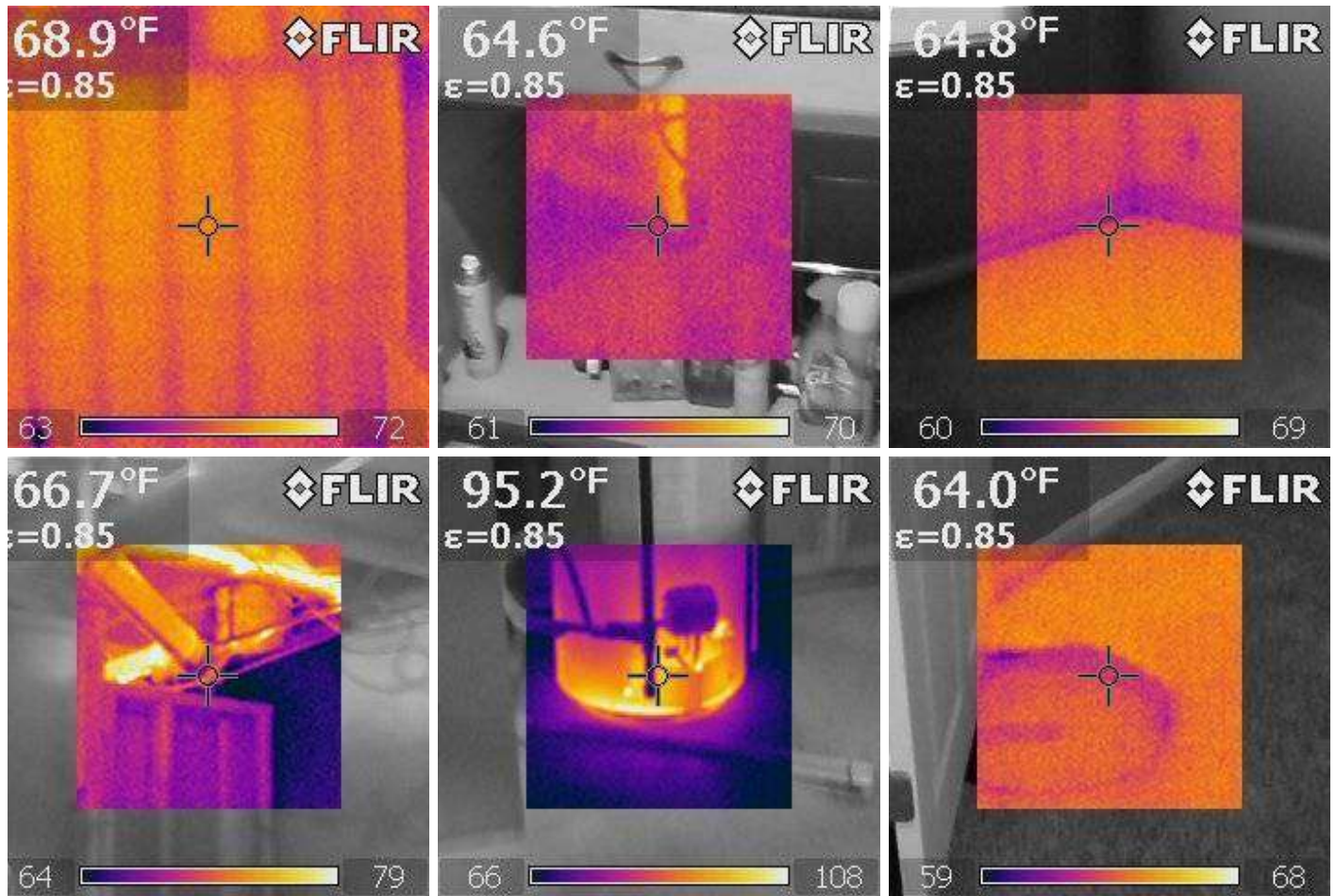


INFRA-RED (IR) SCANS: No Immediate Concerns Noted

Infrared scans were conducted throughout the home, to look for evidence of hidden moisture. Special attention was given to areas where potential moisture intrusion, plumbing or mechanical leaks, or roof leaks commonly occur. No evidence of the presence of moisture was noted or observed at the time of the inspection.







# 16: SEWER SCOPE INSPECTION

## Information

### Sewer Scope Overview:

A sewer scope inspection is a video camera inspection to inspect the main sewer line from the house to the street or septic tank for the property. The line is accessed through an access point in the home, which could include a basement/crawlspace clean out, a toilet drain line, or a roof vent. The inspector will determine the best access point, and the report will outline where the line was entered. The camera inspection does not scope every drain line in the home or all the drain lines running underneath the basement slab, for example. The intent is to inspect the line that runs from the house to the final service point, and to inspect this buried line for defects. The results of the inspection are outlined below.

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

#### Type of Sewer Pipe Material

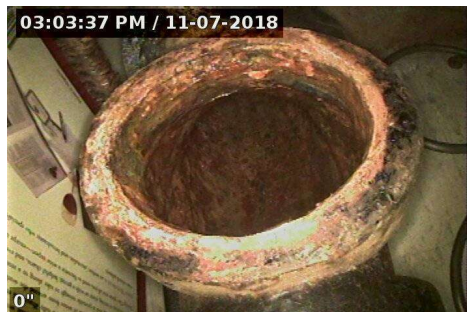
ABS Plastic, PVC Plastic

### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### LOCATION OF CAMERA ENTRY: Basement Clean Out Present

A clean out was present in the basement. The camera inspection was performed through this location.



#### LENGTH OF SEWER LINE: Line Changes Material

The material of the sewer line changes type at 11 ft from cast iron to clay.



#### VIDEO OF SEWER LINE: YouTube Link

A video of your sewer line has been uploaded for viewing and reference. Access your video by visiting the following link: [https://youtu.be/1l0K8Y1M\\_Bg](https://youtu.be/1l0K8Y1M_Bg)



LOCATION OF AREA OF CONCERN: Location of Problem Area

The approximate location of the area of concern was determined using specialized locating equipment. The area was marked for future reference and for assistance in repair quotations. It is strongly recommended that this location be verified prior to excavating, as locating equipment can be affected by various factors, such as power lines, buried electrical lines and other items of interference, making the exact location difficult to determine.



Recommendations

16.2.1 LENGTH OF SEWER LINE

Immediate Action Recommendation

LENGTH NOT DETERMINED (ROOTS)

The overall length of the sewer line from the entry point to the sewer main could not be found due to a root intrusion. Rooting and cleaning of the line is needed at this time. Then we recommend a re-inspection of the sewer line be done at that time to verify the condition. An associated re-inspection fee will apply for re-scope services.

Recommendation

Contact a qualified plumbing contractor.



16.3.1 CONDITION OF SEWER LINE

Repair Recommendation

ROOT INTRUSION - ACTION NEEDED

Significant root intrusion was noted at the time of the sewer scope inspection. The roots prevented the camera from passing beyond this section. The camera inspection could not be completed, and the sewer line was not completely inspected. Repair is needed by a plumber or rooting company, to attempt to cut out the root intrusion present, allowing for complete inspection of the sewer line. Cracking or damage to the line can be present that is obstructed by the roots. After root cutting, a re-inspection of the line is strongly recommended to ensure all roots were removed from the line and to confirm the condition of the line. An associated re-inspection fee will apply for re-scope services.

Recommendation

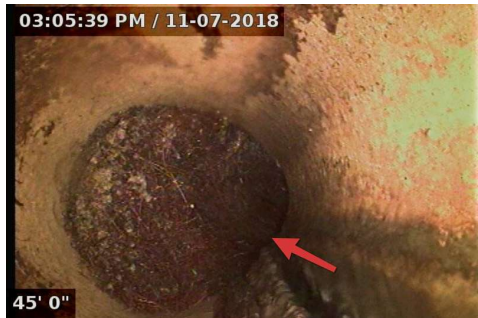
Contact a qualified plumbing contractor.



Root Intrusion



Root Intrusion



Significant Root Intrusion





# 17: PEST INSPECTION

## Information

### Pest Inspection Overview:

For the purposes of this Pest Inspection, wood destroying organisms include: termites, carpenter ants, carpenter bees, and wood boring beetles. Pests include mice, rats, squirrels, raccoons, birds, bats, and non wood destroying insects such as wasps, spiders, roaches, and common ants and flies. This Pest Inspection does not include inspecting for mold, mildew, or other non-insect wood destroying organisms.

The inspector will access and inspect all readily accessible areas where wood destroying organisms or pests may be a concern, and will document any evidence of wood destroying organisms and pests as well as conditions that may be conducive to infestation. We are unable to inspect in areas that would require the dismantling or removal of moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions. We cannot inspect in areas that are obstructed or inaccessible on the date of inspection. Significant inaccessible areas will be noted in the "Limitations and Inaccessible Areas" section of this report. Crawl spaces, attics, and other areas may be deemed inaccessible if the opening to the area is not large enough to provide access for the inspector. Portions of the structure such as crawl spaces and attics may also be deemed inaccessible if there is less than 24 inches of clearance, or if unsafe conditions exist.

### WOOD DESTROYING ORGANISMS: EVIDENCE AND OBSERVATIONS: General Pest Inspection Photos

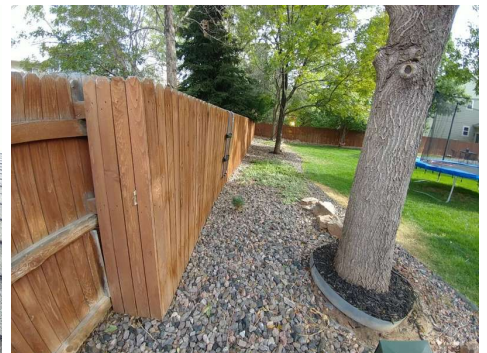
The areas of the home inspected for concerns included a review of the exterior, basement/crawlspace areas, attic areas where readily accessible, garage areas, and a general interior review. Specific areas of concern are noted below.



Basement



Roof Soffit



Exterior Fence Line and Surrounding Plant Life



Main Living Area

### LIMITATIONS AND INACCESSIBLE AREAS: No Significant Limitations

We are unable to inspect in areas that would require the dismantling or removal of mouldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions. No concerns were noted in the areas of the home that were visible at the time of the inspection.

## Recommendations

### 17.2.1 PESTS: EVIDENCE AND OBSERVATIONS

**Immediate Action Recommendation**

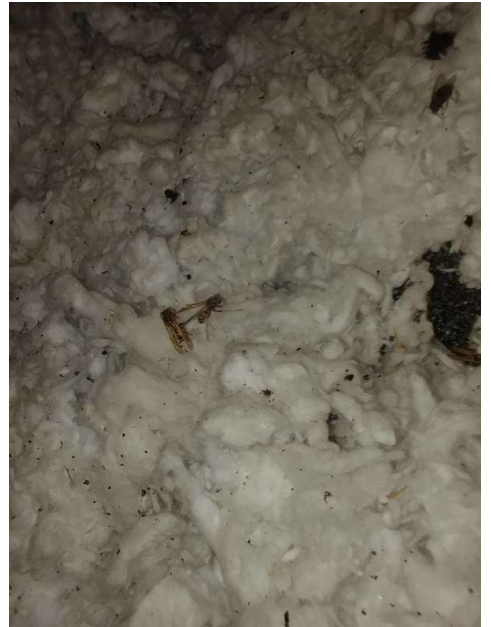
## INTERIOR WASP NESTING

### ATTIC

Dead wasps and evidence of wasp nesting were noted at the attic space. It appears likely that there is an ongoing pest intrusion concern. It is recommended to have remediation by a qualified pest control professional, to remove all pests and to seal any potential points of entry.

#### Recommendation

Contact a qualified pest control specialist.



### 17.3.1 RECOMMENDATIONS FOR PREVENTATIVE ACTION

**Maintenance item**

## FIREWOOD PILE AGAINST HOME

Fire-wood is being stored against the exterior of the home, which can promote insect and pest infestation in and around the structure. It is recommended that the fire-wood be stored away from the home, and that the areas currently obstructed be evaluated when the wood has been removed.

#### Recommendation

Contact a handyman or DIY project



### 17.3.2 RECOMMENDATIONS FOR PREVENTATIVE ACTION

**Maintenance item**

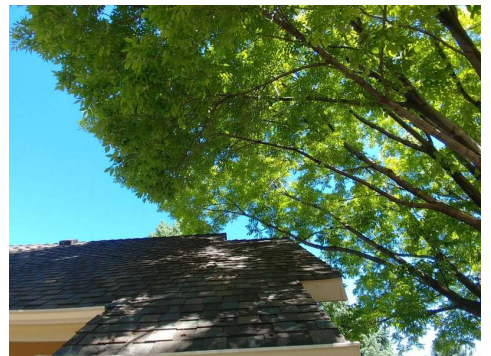
## TREE LIMBS

### ROOF

Tree branches are in contact with the exterior of the home and/or roof in areas, which can promote insect and pest access and infestation in and around the structure. It is recommended that these limbs be trimmed away from the home.

#### Recommendation

Contact a qualified tree service company.



### 17.3.3 RECOMMENDATIONS FOR PREVENTATIVE ACTION

**Repair Recommendation**

## GARAGE DOOR GAPS

The garage overhead door does not close evenly or uniformly, and there are gaps where pest entry can occur. Pests such as mice commonly enter homes through poorly sealed garage doors. The door will need adjustment or weather stripping replaced to properly seal and to prevent pest entry. A garage door professional should repair this item.



Recommendation

Gap at bottom right of garage door

Contact a qualified garage door contractor.



# 18: MOLD AIR SAMPLE TESTING

## Information

### Mold Air Sample Testing Overview:

During a general home inspection of a house, we typically rely on what we can visually see and observe. And while we can often see signs of moisture damage or mold, we can't know what amount of mold may be present in the air when no visual indication of concerns are present. Performing mold air sample testing is a very effective method of determining the mold spore counts present in the air, providing valuable information about potential hidden moisture damage present in a home. Typically mold growth can only occur where water or moisture is present. Mold spores are everywhere in the air, but do not reach elevated levels that are harmful to people unless elevated moisture levels are present. Controlling water/moisture is the key to controlling mold growth. Construction materials provide the food source for mold, but water is the trigger to mold growth. And if any hidden moisture or water leaks are present that are not readily visible to a home inspector, then mold air sample testing can be an effective way to test the mold spore counts in the air, and alert the inspector and buyer to the need to investigate further if elevated results come back from the lab.

### How Mold Air Sample Testing is Performed:

A home inspector will use a pump and sample collection system that will take a sample of the air present in the home. There are small cartridges that have a tiny slide within them, and when air is pulled at a steady rate by a pump through the opening in the cartridge, samples of the particles in the air stick to the internal slide. The inspector will run each sample for a designated amount of time and at a designated air flow rate. This provides consistency in the sample collection. One sample is taken outside and acts as a control sample to provide a reference for what levels of mold spores are present in the air at this time. Then indoor samples are taken in common living areas, or in the area of concern. The location of the sample areas will be identified in this report.

### Evaluation of Results:

Once the mold air samples are taken, each cartridge is sealed and the samples are shipped overnight to a lab. The lab analyzes each cartridge and prepares a report outlining the mold spore types present and the count of mold spore types for each sample. A written report is prepared showing the breakdown of mold counts per type and is attached to this inspection report as a PDF attachment, once available. The lab will make a determination on whether the spore counts are within a normal or elevated/problem range. If results have come back in an elevated or problem state, it means the mold spore counts as compared to the outside reference sample are elevated to a point where exposure could represent a concern to occupants. Based upon the results, further action can be taken to investigate that specific area of the home to try to determine where a moisture or water concern may be present, and recommendations for action are noted within this report.

Note: the lack of elevated mold spore counts does not mean that mold is not present in the home. Mold may be in hidden locations or behind walls that is not in high enough concentrations that would cause room spore counts to be elevated.

### MOLD AIR SAMPLE LOCATIONS: Sample Locations

Basement, Master Bedroom, Outside

Mold air samples were taken at the time of this inspection. An outdoor reference was taken, as well as 2 indoor samples. The air samples will help to determine whether or not there are elevated levels of mold spores present in the indoor air.



Exterior



Basement



Master Bedroom



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**LAB RESULTS AND RECOMMENDATIONS: No concerns noted**

The mold air sample lab results show no elevated levels of mold spores present in the house air. Indoor air quality is considered compromised if the individual mold spore count is significantly greater indoors than outdoors. No concerns are noted at this time. See attached lab report for further information.

# 19: WATER QUALITY TESTING

## Information

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### Water Quality Testing Overview:

The quality of the water supplied to your home, whether it be from a public water system or a private well, is an important consideration. Water quality can affect the health of the occupants from exposure through drinking or washing with the water. Secondly, the taste and appearance of the water is also a consideration. Further, water quality can affect the plumbing and fixtures in your home, resulting in scaling or corrosion to pipes and plumbing fixtures. Nearly all water quality concerns that can be identified are treatable. This Water Quality Test includes testing for the 7 following water quality parameters:

**Lead:** High exposure to lead is primarily a concern for young children and pregnant women. High levels of lead in drinking water can result in delays in physical or mental development in infants and children, and for adults it can result in cognitive issues, kidney damage, and increased blood pressure. Lead can get into drinking water through the use of lead in materials from the utility water supply, lead water supply piping in the home, lead solder on piping, or lead at faucets, fixtures, and fittings in the home.

**Copper:** In small amounts, copper is necessary in the human diet. However, too much copper can cause adverse health effects, including vomiting, diarrhea, stomach cramps, and nausea. It has also been linked with liver damage and kidney disease.

**Total Dissolved Solids (TDS):** Total dissolved solids refers to any minerals, salts, metals, and traces of organic compounds that are dissolved in water, which can affect taste, smell, and appearance. This test is used as an indicator to determine the general drinking quality of the water.

**Free Chlorine:** The level of free or residual chlorine present in drinking water helps to determine that a sufficient amount of chlorine to prevent bacteria growth and viruses was added to the water supply initially. It also indicates that the water is protected from recontamination during storage. The level of free chlorine in drinking water is important in determining the potability of the water.

**Hardness:** The hardness of water can affect the ability to use the water for washing. Laundry can come out stiff, and dishes/glassware can show spottiness from excessive mineral deposits. When showering or bathing with hard water, it can also result in dry, itchy skin or unmanageable hair. For the house plumbing system, it can result in scale deposits at sinks, tubs, fixtures, and appliances in the home. A water softener may be recommended to help treat hardness concerns.

**pH:** This is a measure of where the water falls on a scale from acidic (low pH) to basic (high pH). The acidity of water (low pH) can result in increased corrosion to the plumbing pipes and fixtures in your home, while high pH can cause a bitterness of taste and can reduce the effectiveness of the chlorine in the water.

**Alkalinity:** The alkalinity of water is a measure of its capacity to resist or neutralize acid. In general, alkalinity in water comes from calcium carbonate ( $\text{CaCO}_3$ ) that is introduced as the water is leached through soil or rock, or from acid rain or snow. Alkalinity is an important consideration in the treatment of water because it influences the cleaning process. Suitability of water for use in irrigation can also be affected if the alkalinity level in the water is higher than the natural level of alkalinity in the soil. Drinking alkaline water is generally considered safe. There is no medical evidence that proves that higher alkalinity in water is beneficial to health.

ppm = parts per million

ppb = parts per billion

### Sample location(s)

Kitchen sink

**LEAD - Recommended Limit = 15 ppb: Below Limit**

Measured Level : **<2 ppb** - This is **BELOW** the acceptable limit, and no action is needed.

**COPPER - Recommended Limit = 1.3 ppm: Below Limit**

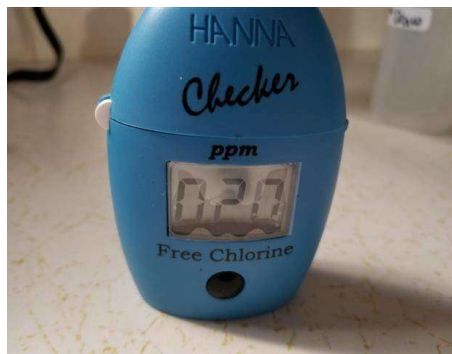
Measured Level : **.016 ppm** - This is **BELOW** the acceptable limit, and no action is needed.

**TOTAL DISSOLVED SOLIDS - Recommended Limit = 500 ppm: Below Limit**

Measured Level : **58 ppm** - This is **BELOW** the acceptable limit, and no action is needed.

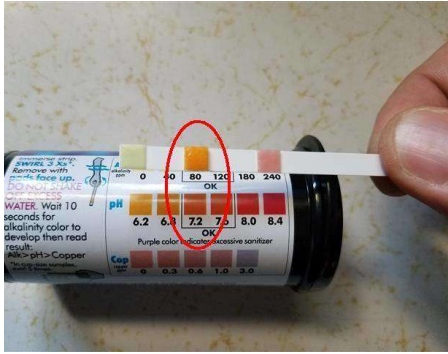
**FREE CHLORINE - Recommended Range = 0.2-0.5 ppm: Within Range**

Measured Level : **0.2 ppm** - This is **WITHIN** the recommended range, and no action is needed.



## pH - Recommended Range = 6.5-8.5 pH scale: Within Range

Measured Level : **7.0 pH** - This is **WITHIN** the acceptable range, and no action is needed.



## ALKALINITY - Recommended Range = 20-200 ppm: Within Range

Measured Level : **40 ppm** - This is **WITHIN** the acceptable range, and no action is needed.



## Recommendations

19.5.1 TOTAL HARDNESS - Measured in ppm

 Repair Recommendation

### WATER SOFTENER RECOMMENDED

Measured Level : **120 ppm**

The degree of hardness standard as established by the Water Quality Association (WQA) is:

Soft: **< 17 ppm** Slightly hard: **17.1-60 ppm** Moderately hard: **60-120 ppm** Hard: **120-180 ppm** Very Hard: **> 180 ppm**

This falls into the **Hard** category on the hardness scale. The term "hardness" was originally used to describe water that is hard to wash in, as hard water will waste a lot of soap and make it difficult to form lathering. This can result in laundry coming out stiff, and dishes/glassware can show spottiness from excessive mineral deposits. When showering or bathing with hard water, you may also experience dry, itchy skin or unmanageable hair. For the house plumbing system, it can result in scale deposits at sinks, tubs, fixtures, and appliances in the home. It is recommended that you consider installing a whole house filtration and water softener system. See this [useful link](#) for more info on water softener systems. Consult with a plumber or filtration system expert for options and costs.

Recommendation

Contact a qualified plumbing contractor.

