



RESIDENTIAL INSPECTION

1300 34th Ave SW
Minot ND 58701

Cory Gibbons & Heather Schoenborn

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Inspector

Shane Hillman

InterNACHI Certified Professional Inspector

701.720.9260

shane@minotinspections.com

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SUMMARY



MINOR MAINTENANCE

RECOMMENDATION

-  4.4.1 Exterior - Doorbell: Doorbell (Inoperable)
-  4.7.1 Exterior - Exterior Doors: Exterior Door (Light Damage)
-  8.4.1 Garage / Carport - Garage Door: Panel(s) (Minor Damage)
-  9.3.1 Interior - Bathrooms: Bathroom Exhaust Fan (Noisy)
-  9.3.2 Interior - Bathrooms: Sink (Slow to Drain)
-  9.4.1 Interior - Bedrooms: Ceiling (Nail Pops/Framing/Settling)
-  9.4.2 Interior - Bedrooms: Closet(Shelf Missing)
-  9.8.1 Interior - Countertops & Cabinets: Cabinet Hinge Loose
-  9.9.1 Interior - Doors: Door Doesn't Latch
-  9.9.2 Interior - Doors: Jamb Binding (Difficult to Close)
-  9.9.3 Interior - Doors: Missing Stop (Specific)
-  9.17.1 Interior - Windows: Window Cranks Missing
-  11.5.1 Plumbing - Fixtures / Faucets: Stopper Inoperable
-  11.5.2 Plumbing - Fixtures / Faucets: Toilet Loose
-  14.4.1 Appliances - Range/Oven/Cooktop: Range Hood (Inoperable Fan)

1: INSPECTION DETAILS

Information

Overview

Magic City Inspections, LLC strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the International Association of Certified Home Inspectors (InterNACHI) (<https://www.nachi.org/sop.htm>). As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. Once again, the statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure. Refer to the Standards of Practice (<https://www.nachi.org/sop.htm>), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH.** This inspection is a tool to assist you in your buying decision, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.

Some warranties are provided to you as a courtesy and are done so by a third party. These warranties do have limitations which can be read in the policies themselves. These warranties should not be viewed as an Inspection warranty provided by Magic City Inspections, LLC. A comprehensive one year warranty is highly recommended, and sometimes is provided by the seller.

Notice to Third Parties

Notice to Third Parties: This report is the property of Magic City Inspections, LLC (<https://minotinspections.com>) and the Client named herein and is **non-transferrable** to any and all third-parties or subsequent buyers **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances,

statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual or company whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES OF DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting InterNACHI (<https://www.nachi.org/life-expectancy.htm>)

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading the report. At that time I will be happy to answer any questions you may have, or provide clarification.

Comment Key - Definitions

This report divides deficiencies into three categories; Significant Defects (**in red**), Recommendations (**in orange**), and Maintenance Items/FYI/Minor Defects (**in blue**). Safety Hazards or concerns will be listed in the **Red** or **Orange** categories depending on their perceived danger, but should always be addressed ASAP.

- **Significant Defects** - Items or components that were not functional and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a **Qualified Contractor**.
- **Recommendations** - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a **Handyman** or **Qualified Contractor** and are not considered routine maintenance or DIY repairs.
- **Maintenance Items/FYI/Minor Defects** - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically

these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a **Homeowner** or **Handyman**. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.

Inspection Start Time 9:00am	Inspection End Time 12:00pm	Occupancy: Furnished, Occupied
In Attendance Inspector	Temperature (approximate): 65 Fahrenheit (F)	Weather Conditions Clear
Ground Conditions Dry	Type of Building Single Family	Style: Split-Level
Year Built: 2003	Approximate Square Footage: 3022	

Orientation

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

Property Specifications: 6BR, 3 Bath	Decks/Patio/Porches Deck(s)	Number of Outbuildings 2
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Outbuildings
Shed

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition. Consider having these structures inspected by a qualified inspector for safety reasons.

Visible Limitations

The inspection is limited to visible and accessible components and areas only.

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



Present Condition

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

Report Photos

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Inversely the included photos may not show all problem areas or conditions. A representative example of photos may be used.

2: ORIENTATION DETAILS

		IN	NI	NP	O
2.1	General	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

General: Orientation

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

General: Front of Property

South

General: Back of Property

North

General: Street View



General: Outbuildings



3: GROUNDS

		IN	NI	NP	O
3.1	General	X			
3.2	Grading/Lot Drainage	X			
3.3	Boundary Walls			X	
3.4	Driveway	X			
3.5	Fences/Gates	X			
3.6	Sidewalk/Walkway	X			
3.7	Retaining Walls			X	
3.8	Vegetation	X			X
3.9	Pests			X	

IN = Inspected

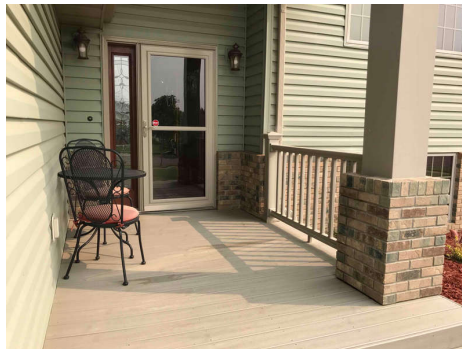
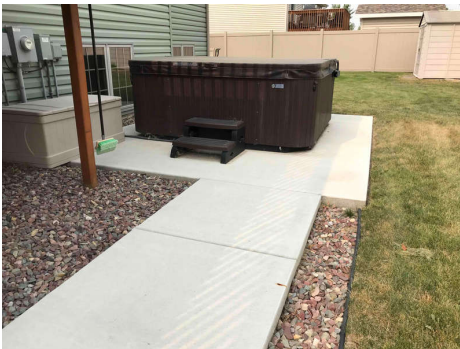
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Information

General: Photos



Grading/Lot Drainage: Grading (OK)

Inspected with no obvious signs of defects observed at the time of inspection.

Grading/Lot Drainage: Grading/Lot Drainage:

Slopes Away From House

Grading is inspected to determine that it allows rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). Any flat or low areas around the home should be back-filled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Driveway: Material

Concrete

Driveway: Condition

Satisfactory

Driveways and walkways are inspected to determine their effect on the structure of the home. I will also report on any visual deficiencies that may be present such as cracking, displacement, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Driveway: Driveway (OK)

The Inspector observed no deficiencies the driveway condition at the time of the inspection.

Fences/Gates: Material

Vinyl

Fences/Gates: Condition

Satisfactory

Fences/Gates: Gates

Vinyl

Fences/Gates: Fences (OK)

The inspector observed no deficiencies in the condition of the fences at the time of the inspection.

Fences/Gates: Gates (OK)

The Inspector observed no deficiencies in the condition of the gates at the time of the inspection.

Sidewalk/Walkway: Material

Concrete

Sidewalk/Walkway: Condition

Satisfactory

Driveways and walkways are inspected to determine their effect on the structure of the home. I will also report on any visual deficiencies that may be present such as cracking, displacement, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Sidewalk/Walkway: Walkways (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walkways.

Vegetation: Types

Flowers, Bushes

Vegetation: Condition

Satisfactory

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No deficiencies were observed unless otherwise noted in this report.

Vegetation: OK

Inspected with no obvious signs of defects observed at the time of inspection.

Limitations

4: EXTERIOR

		IN	NI	NP	O
4.1	Chimney			X	
4.2	Crawl Space			X	
4.3	Decks & Balconies	X			X
4.4	Doorbell	X			X
4.5	Eaves, Soffits & Fascia	X			
4.6	Exterior Electrical	X			
4.7	Exterior Doors	X			X
4.8	Flashing, Siding & Trim	X			X
4.9	Landscape Irrigation	X			
4.10	Exterior Plumbing	X			
4.11	Patios	X			
4.12	Porches			X	
4.13	Exterior Stairs & Steps	X			
4.14	Exterior Windows	X			
4.15	Exterior Walls	X			
4.16	Bridge			X	
4.17	Water Features			X	

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Information

What's Inspected

Inspection of the exterior walls typically includes the following: - exterior wall structure (material identification and condition); - exterior wall-covering material (material identification and condition); - window and door exterior condition; - penetration integrity; and - vegetation encroachment.

Construction Type

Wood Frame

Appurtenance

Deck with Steps

Anything attached to a piece of land or building such that it becomes a part of that property, and is passed on to a new owner when the property is sold. It may be something tangible like a garage, septic system, water tank, or something abstract such as an easement or right of way.

Read more: <http://www.businessdictionary.com/definition/appurtenance.html>

Decks & Balconies: Deck Location

Rear

Decks & Balconies: Balcony Location

None

Decks & Balconies: Condition

Satisfactory

Decks & Balconies: Structural Material

Wood

Balconies, decks, patios, porches and steps are inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Decks & Balconies: Foundation

Concrete

Decks & Balconies: Finish Coating

Penetrating Stain

Decks & Balconies: Guardrails

Wood

Eaves, Soffits & Fascia: Soffit/Fascia Information

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Eaves, Soffits & Fascia: Soffit Material

Aluminum

Eaves, Soffits & Fascia: Fascia Material

Aluminum

Eaves, Soffits & Fascia: Soffit Vents

Present

Eaves, Soffits & Fascia: Soffit Condition

Satisfactory

Eaves, Soffits & Fascia: Fascia Condition

Satisfactory

Eaves, Soffits & Fascia: Corner Trim (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the corner trim.

Exterior Electrical: Condition

Satisfactory

Exterior Electrical: GFCI Protection (Response OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior GFCI-protected electrical receptacles.

Exterior Doors: Material

Steel

Exterior Doors: Condition

Satisfactory

Exterior Doors: Door Trim (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the door trim.

Flashing, Siding & Trim: Siding: Material

Vinyl

Flashing, Siding & Trim: Siding: Style

Lap Siding

Flashing, Siding & Trim: Siding: Condition

Satisfactory

Flashing, Siding & Trim: Trim: Material

Vinyl

Flashing, Siding & Trim: Trim: Condition

Satisfactory

Flashing, Siding & Trim: Wall Membrane

Not Visible

Landscape Irrigation: Control Panel: Location

Garage

Exterior Plumbing: Condition

Satisfactory

Exterior Plumbing: Exterior Faucets (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

Patios: Location Rear	Patios: Material Concrete	Patios: Condition Satisfactory
Patios: Covering Type No Cover	Patios: Covering Condition Not Present	

Patios: Patio Slab (OK)
At the time of the inspection, the Inspector observed no deficiencies in the condition of the patio slab surface.

Porches: Location
N/A
Inspection of the porch typically includes visual evaluation of the: - foundation; - structure; - floor surfaces; - guardrails; and - stair assembly.

Porches: Materials N/A	Porches: Condition Satisfactory	Exterior Stairs & Steps: Locations Rear
Exterior Stairs & Steps: Material Wood	Exterior Stairs & Steps: Foundation Wood	Exterior Stairs & Steps: Condition Satisfactory

Exterior Stairs & Steps: Stringers: Material & Condition Pressure-treated (PT) Wood	Exterior Stairs & Steps: Treads: Material & Condition Wood
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Exterior Stairs & Steps: Exterior Stairs (OK)
At the time of the inspection, the Inspector observed no deficiencies in the condition of these exterior stairs.

Exterior Windows: Condition
Satisfactory

Exterior Windows: Exterior Windows (OK)
The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

Exterior Windows: Window Trim (OK)
At the time of the inspection, the Inspector observed no deficiencies in the condition of the window trim.

Exterior Walls: Type
Wood Stud

Exterior Walls: Exterior Walls (OK)
The Inspector observed no deficiencies in the condition of the exterior walls.

Exterior Walls: 2 x 6 Walls
Exterior walls appeared to framed with 2x6 providing cavities for thermal insulation approximately 5? inches thick. Typically this would provide an R-value of R-19.

Limitations

Observations

4.4.1 Doorbell

DOORBELL (INOPERABLE)

The doorbell was inoperable at the time of the inspection. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a qualified professional.



4.7.1 Exterior Doors

EXTERIOR DOOR (LIGHT DAMAGE)

A door at the west exterior of the garage exhibited light damage. The door operated when tested. This is for your information.

Recommendation

Contact a qualified professional.



West Garage Exterior

5: STRUCTURAL COMPONENTS

		IN	NI	NP	O
5.1	Attic (Structure)	X			
5.2	Ceiling (Structure)	X			
5.3	Columns/Piers (Structure)	X			
5.4	Floor (Structure)	X			
5.5	Foundation (Structure)	X			
5.6	Roof (Structure)	X			
5.7	Wall (Structure)	X			

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Information

Attic (Structure): What's Inspected

Inspection of the roof structure from inside the attic typically includes:

- roof structure (typically conventional framing or manufactured trusses);
- roof sheathing (boards, plywood or oriented strand board [OSB]);
- ventilation methods; and - installation and level of thermal insulation that may affect the lifespan or performance of the roofing materials, home energy efficiency, or comfort levels.

Attic (Structure): Inspection

Method

From Entry

Attic (Structure): Access

Attic Hatch



Attic (Structure): Location

Bedroom Closet, Garage

Attic (Structure): Limitations

Limited Access

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

Attic (Structure): Attic (OK)

Inspected with no obvious signs of defects observed at the time of inspection.

Ceiling (Structure): Type

Limited Visibilty

Because of interior ceiling coverings, not all structural members were able to be fully inspected. At the time of inspection the ceiling structure and material appeared to be in good condition. Any specific defects will be listed in the report.

Ceiling (Structure): Material

Drywall

Ceiling (Structure): Condition

Satisfactory

Ceiling (Structure): OK

Inspected with no obvious signs of defects observed at the time of inspection.

**Columns/Piers (Structure):
Material**

Supporting Walls

**Columns/Piers (Structure):
Condition**

Satisfactory

Columns/Piers (Structure): OK

Inspected with no obvious signs of defects observed at the time of inspection.

Floor (Structure): Basement

Wood

Floor (Structure): Material

Engineered Floor Joists

Floor (Structure): Sub-floor

OSB

Because of interior floor and ceiling coverings, not all floor structural members were able to be inspected. At the time of inspection, the floor structure and material appeared to be in good condition. Any specific defects will be listed in the report.

Floor (Structure): OK

Inspected with no obvious signs of defects observed at the time of inspection.

Foundation (Structure): Type

Basement

Foundation (Structure): Material

Concrete

Foundation (Structure): Foundation Walls (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the poured concrete foundation walls.

**Foundation (Structure):
Basement (Finished)**

Foundation construction included a finished basement.

**Roof (Structure): Method of
Inspection**

Walked the Roof

Roof (Structure): Type

Gable

Roof (Structure): Slope

6:12

Roof (Structure): Material

Wood

**Roof (Structure): Sheathing
Thickness**

Not Visble

Roof (Structure): Exterior Structure (OK)

The Inspector observed no deficiencies in the condition of the exterior roof structure.

Roof (Structure): Roof Structure Venting (OK)

Roof structure ventilation appeared to be satisfactory at the time of the inspection.

Wall (Structure): Type	Wall (Structure): Material
Wood Frame, 2 X 6	Wood

Wall (Structure): Exterior Wall Structure (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the exterior wall structures.

6: ROOFING

		IN	NI	NP	O
6.1	Chimney			X	
6.2	Coverings	X			
6.3	Underlayment		X		
6.4	Flashings	X			
6.5	Roof Drainage Systems	X			
6.6	Roof Penetrations	X			
6.7	Skylights			X	
6.8	Ventilation	X			

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NP = Not Present

O = Observations

Information

What's Inspected

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Inspection Method

Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Style

Gable

Materials

Composition

Condition

Satisfactory

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles, and any other signs of damage or excessive age. The shingles appeared to be in satisfactory condition, allowing for normal wear and tear, at the time of inspection. No deficiencies were observed unless otherwise noted in this report.

Roof View



Coverings: Material
Asphalt

Coverings: Layers
1 Layer

Coverings: Condition
Satisfactory

Coverings: Fasteners
Nails

Flashings: Material
Metal

Visible portions of the flashing's were inspected looking for installation related deficiencies or damage (drip edge, sidewall, head-wall, counter, etc - if applicable). Typically most areas of flashing's are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic or ceilings where the flashing was presumed to be in place. No deficiencies were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Flashings: Condition
Satisfactory

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Flashings: Flashing (OK)
The inspector observed no deficiencies roof flashing.

Flashings: Sidewall Flashing (OK)
At the time of the inspection, the Inspector observed no deficiencies in the condition of sidewall flashing.

Flashings: Valley Flashing (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of valley flashing.

Flashings: Roof Edge Flashing (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of roof edge flashing.

Roof Drainage Systems: Gutter Material

Aluminum

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection. If leaks are noticed after taking ownership of the home, sealing may be needed at seams or end-caps. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Roof Drainage Systems: Downspout Material

Aluminum

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Roof Drainage Systems: Roof Drainage System (OK)

The Inspector observed no deficiencies in the condition of the roof drainage system.

Roof Drainage Systems: Gutters (OK)	Roof Drainage Systems: Downspouts (OK)
The Inspector observed no deficiencies in the condition of the gutters.	The Inspector observed no deficiencies in the condition of the downspouts.

Roof Penetrations: Types

Plumbing Vent Pipe(s), Roof Vents

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ventilation: Ventilation Type

Soffit Vents, Roof Vents

Limitations

Underlayment

DISCLAIMER: COMPLETELY HIDDEN

The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

7: FUEL STORAGE/DISTRIBUTION

		IN	NI	NP	O
7.1	General	X			
7.2	Main Gas Shut-off	X			
7.3	Gas Meter	X			
7.4	Gas Supply Lines	X			
7.5	Gas Regulator	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

General: Type

Public, Natural Gas

Main Gas Shut-off: Main Fuel Shut-Off (Location)

At Meter



Main Gas Shut-off: Main Fuel Shut-Off (Condition)

Satisfactory

Although the main water supply shut-off valve was not operated at the time of the inspection it was visually inspected and appeared to be in serviceable condition.

Gas Meter: Gas Meter Condition

Satisfactory

Gas Supply Lines: Fuel Distribution Material

Black Steel



Gas Supply Lines: Distribution Pipes (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

**Gas Supply Lines: Distribution
Pipe (Black Steel)**

The home gas distribution pipes
were black steel.

Gas Regulator: Gas Regulator Condition

Satisfactory

The photo shows the gas pressure regulator that controls the pressure under which gas is supplied to the home. Gas regulators leak small amounts of gas occasionally. If gas smell is strong and persists, contact your local gas utility provider.

8: GARAGE / CARPORT

		IN	NI	NP	O
8.1	Automatic Opener	X			
8.2	Ceiling/Firewalls	X			
8.3	Electrical	X			
8.4	Garage Door	X			X
8.5	Floor	X			
8.6	Stairs	X			
8.7	Occupant Doors	X			
8.8	Ventilation	X			
8.9	Walls/Firewalls	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Type

Attached

Whats inspected?

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways
- proper firewall separation from living space; and
- proper floor drainage

Automatic Opener: Manufacturer

Overhead Door

Automatic Opener: Number of Openers

2

Automatic Opener: Safety Devices

Photo Electronic Sensor

Automatic Opener: Auto Reverse Sensors

Present

Automatic Opener: Both Openers (OK)

Both automatic garage door openers responded to the controls at the time of the inspection.

Automatic Opener: Manual Disconnect (OK)

At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

Automatic Opener: Photoelectric Sensor (OK)

The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

Automatic Opener: Switches (OK)

The push-button switches for the automatic garage door openers were operable and safely located at the time of the inspection.

Ceiling/Firewalls: Material

Finished, Drywall

Ceiling/Firewalls: Condition

Satisfactory

Ceiling/Firewalls: Garage Ceiling (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

Electrical: GFCI/AFCI Protection

ground fault circuit interrupter (GFCI), Present

At the time of the inspection, the garage had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection. Any individual GFCI receptacle defects will be listed separately.

Electrical: GFCI Outlets (OK)

Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

Garage Door: Type

Automatic Opener

What's inspected?

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

Garage Door: Material

Metal

Garage Door: Condition

Satisfactory

Garage Door: Vehicle Door(s) (Mostly OK)

At the time of the inspection, the Inspector observed few deficiencies in the condition of the overhead vehicle doors. Notable exceptions will be listed in this report.

Floor: Floor

Concrete

Floor: Condition

Satisfactory

Floor: Floors (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

Stairs: Tread Material

Wood

Stairs: Tread Condition

Satisfactory

Stairs: Stairs (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the stairs from the garage to the living space.

Occupant Doors: Type

Metal

The occupant door is the door between your attached garage and your living space. The door from the garage should lead to a non-sleeping area of the house.

In addition to providing easy access to your garage, the occupant door should provide a barrier between your (usually) unheated garage and the rooms of your home. Poorly-installed, an occupant door can cause heated air to leak from your house, wasting energy and adding to your heating bill. In addition, since combustible gasoline is stored in most vehicle gas tanks, an occupant door should be part firewall, not just a decorative, wooden door.

Occupant Doors: Condition

Satisfactory

Ventilation: Vent Devices

Soffit

Ventilation: Roof Framing

Truss

Ventilation: Condition

Satisfactory

Walls/Firewalls: Garage Walls:

Finished, Drywall

Walls/Firewalls: Walls (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of The garage walls.

Observations

8.4.1 Garage Door

PANEL(S) (MINOR DAMAGE)

One or more overhead garage door panels had minor damage visible at the time of the inspection. The door operated as intended using operating controls. This is for your information.

Recommendation

Contact a qualified garage door contractor.

 Recommendation



West Garage Door

9: INTERIOR

		IN	NI	NP	O
9.1	Attic	X			
9.2	Basement	X			
9.3	Bathrooms	X			X
9.4	Bedrooms	X			X
9.5	Carbon Monoxide Detectors	X			
9.6	Ceilings	X			
9.7	Ceiling Fans	X			
9.8	Countertops & Cabinets	X			X
9.9	Doors	X			X
9.10	Floors	X			
9.11	Kitchen	X			
9.12	Laundry Room	X			
9.13	Lights	X			
9.14	Smoke Detectors	X			
9.15	Steps, Stairways & Railings	X			
9.16	Walls	X			X
9.17	Windows	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

What's Inspected

Inspection of the home interior does not include testing for radon, mold, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes:

ROOMS

- interior wall, floor and ceiling coverings and surfaces;
- doors: condition, hardware, and operation;
- windows: condition, hardware, and operation;
- permanently-installed furniture, countertops, shelving, and cabinets; and
- light fixtures.

ELECTRICAL

- switches;
- receptacles; and
- light fixtures.

INTERIOR TRIM

- door casing;
- window casing, sash, and sills;
- baseboard; and
- Molding (crown, wainscot, chair rail, etc.)

Attic: Entry

From Access Hatch

Attic: Entry Location

Ceiling Hatch, Bedroom Closet

Attic: Electrical (OK)

The Inspector observed no deficiencies in the condition of electrical components visible in the attic.

Basement: Type

Full, Finished

Crawlspace

Houses with a crawlspace have enough room underneath to crawl or stoop, but certainly not stand up. This is so that you can get access to plumbing pipes or other utilities usually and also to provide a more stable foundation for the house than having no basement. Crawlspaces are fully enclosed, but may or may not be heated. Some crawlspaces are large enough and have a decent enough height to make for reasonable storage spaces although you might not want to store anything down there you will need often.

Full

Full basements are the most common basement type. Full basements are high enough that you can stand up in them. They usually form good living spaces provided the ceiling height is high enough for comfort and they aren't too damp. Some older homes have full basements that are not high enough for taller people to walk around in comfortably they would still be full basements, though. Full basements are actually defined not only by height, but by how far they extend. That is a full basement is the full footprint of the house. Another way of saying it is that a full basement will have about the same square footage as the main floor of a house minus a bit for the thick foundation walls.

Walkout

Walkout basements are just that basement that you can walk out of. This designation should be reserved for true walk out basements and not basements that just have a staircase out of them. A walkout basement house is almost always built into a hill. Sometimes this is a natural situation and sometimes a developer will artificially build a hill to place the foundations into often around a pond or lake. Walkout basements are considered valuable to buyers. Walkout basements are sometimes called walk-in basements. They are considered opposite from a conventional closed basement where there are no doors to the outside.

Walk-up

Walk-up basements are those that are just like walkout basements, but turned around. That is, the front of the house has a basement entry. These are built into hills as well.

None

Almost all homes have some sort of basement. If it is labelled as none, it really should have no basement at all often this label is incorrectly applied on the MLS system. No basement means that the home is built on a concrete slab (like a garage is) or the floor rests directly on the ground (like a shed would) or sits on pilings like a cabin or mobile home might. Many condos and almost all commercial buildings do not have basements and are sitting on a concrete slab these buildings will be no basement structures.

**Basement: Floor**

Concrete

Basement: Flooring Insulation

None

Basement: Finished (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the finished basement.

Basement: Electrical (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical components visible in the basement.

Basement: Slab (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the basement concrete floor slab. Most of the slab was not directly visible due to floor coverings.

Bathrooms: Bathtub(s)

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage, looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Bathrooms: Cabinets & Countertops

The cabinets and counter-tops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Bathrooms: Exhaust Fans & Vents

Fan Only, Fan w/ Light

The bath ventilation fan(s) were tested by operating the switch and listening for proper air flow. Ventilation fans are recommended for all bathrooms containing a shower or tub. A window in a bathroom can substitute for a fan, but a fan is still recommended due to not utilizing fans in colder winter months. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Bathrooms: HVAC Supply Register(s)

Conditioned air supply was present at the register(s) as seen with thermal imaging. CFM air flow is not inspected for. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Bathrooms: Mirror(s)

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Bathrooms: Shower(s)

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Bathrooms: Shower Wall(s)

Fiberglass, Tile

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Bathrooms: Sink(s)

Single Sink

The sink(s) were inspected by operating the faucet valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Bathrooms: Toilet(s)

Two-Piece

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Bathrooms: Ventilation

Ventilation Fan

Bathrooms: Visible Plumbing

Satisfactory

Visible portions of sink plumbing is inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Bathrooms: Undersink Condition

Satisfactory

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of under-sink plumbing in this bathroom.

Bathrooms: Functional Flow

Satisfactory

The bathroom sink(s), shower(s) and bathtub(s) had functional flow at the time of the inspection. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Bathrooms: Functional Drainage

Satisfactory

The bathroom sink(s), shower(s) and bathtub(s) had functional drainage at the time of the inspection. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Bathrooms: Bathroom OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom.

Bedrooms: Condition

Satisfactory

Inspection of bedrooms typically includes examination of the following:

- floor, wall and ceiling surfaces;
- switches and outlets;
- room heat;
- door and condition and operation; and
- window and skylight condition and operation

Bedrooms: HVAC Supply Register(s)

Conditioned air supply was present at the register(s) as seen with thermal imaging. CFM air flow is not inspected for. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Bedrooms: Ceilings (All OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in this bedroom.

Bedrooms: Floors (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.

Bedrooms: Walls (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of this bedroom walls.

Carbon Monoxide Detectors:	Carbon Monoxide Detectors:	Ceilings: Material
Location(s)	Condition	Drywall
All Bedrooms, Lower Hallway, Upper Hallway, Basement, Living Room	Sufficient	

Ceilings: Condition-OK

At the time of inspection the ceilings appeared to be in good condition. Any defects will be listed separately in the report.

Ceiling Fans: Locations	Ceiling Fans: Condition
All	Satisfactory

Ceiling Fans: Ceiling Fan(s) (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of ceiling fans in the home.

Countertops & Cabinets:	Countertops & Cabinets: Cabinet
Countertop Material	Material
Granite	Wood

Countertops & Cabinets: Cabinets & Countertops

The cabinets and counter-tops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Doors: Locations	Doors: Material
All	Solid Wood

Doors: Condition-OK

At the time of inspection the interior doors appeared to be in good condition. Any recommendations will be listed separately in the report.

Floors: Locations	Floors: Coverings
All	Carpet, Tile, Laminate

Floors: Condition

At the time of inspection the floors appeared to be in good condition. Any defects will be listed separately in the report.

Kitchen: Kitchen View



Kitchen: Exhaust Fan

Island

Kitchen: HVAC Supply Register(s)

Conditioned air supply was present at the register(s) as seen with thermal imaging. CFM air flow is not inspected for. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Kitchen: Sink(s)

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Kitchen: Visible Plumbing

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Kitchen: Functional Flow

Satisfactory

The kitchen sink(s) had functional flow at the time of the inspection. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Kitchen: Functional Drainage

Satisfactory

The kitchen sink(s) had functional drainage at the time of the inspection. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Kitchen: Ceilings (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the kitchen.

Kitchen: Floors (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the kitchen.

Kitchen: Faucet (OK)

The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.

Kitchen: Functional Flow/Drainage (OK)

The kitchen sink had functional flow and functional drainage at the time of the inspection.

Kitchen: Lighting (OK)

At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the kitchen lights. Notable exceptions will be listed in this report.

Kitchen: Sink (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

Kitchen: Under Sink (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of under-sink plumbing in the kitchen.

Kitchen: Walls (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen walls.

Laundry Room: Vent Material

Smooth Metal

Laundry Room: Laundry Room (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room.

Laundry Room: Countertop (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the countertops.

Laundry Room: Dryer Vent (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer vent.

Laundry Room: Dryer 240V (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the 220-volt dryer electrical receptacle.

Lights: Switches (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of switches throughout the home.

Smoke Detectors: Location(s)

Lower Hallway, Upper Hallway,
Living Room, All Bedrooms,
Basement

Smoke Detectors: Condition

Sufficient

Smoke Detectors: Smoke Detectors (OK)

Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.

Steps, Stairways & Railings: Type

Straight Stairs

Steps, Stairways & Railings: Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase. Inspection of staircases typically includes visual examination of the following: - treads and risers; - landings; - angle of staircase; - handrails; - guardrails; - lighting; - headroom; - windows; and - walls and ceilings.

Walls: Material

Drywall

Walls: Condition

At the time of inspection the walls appeared to be in good condition. Any defects will be listed separately in the report.

Windows: Locations	Windows: Type	Windows: Manufacturer
All	Casement	Unknown

Windows: Condition

At the time of inspection the windows appeared to be in good condition. Any defects will be listed separately in the report.

Observations

9.3.1 Bathrooms

BATHROOM EXHAUST FAN (NOISY)

 Recommendation

The exhaust fan was excessively noisy at the time of the inspection and may need to be replaced soon. This is for your information.

Recommendation
Contact a qualified professional.



9.3.2 Bathrooms

SINK (SLOW TO DRAIN)

 Minor Maintenance

This bathroom sink was slow to drain. The blockage should be located and cleared by a qualified plumbing contractor.

Recommendation
Contact a handyman or DIY project



9.4.1 Bedrooms

 Minor Maintenance

CEILING (NAIL POPS/FRAMING/SETTLING)

Protruding nail heads visible in ceilings in this bedroom appeared to be the result of framing members shrinking after original construction was complete. Framing lumber is often installed with a relatively high moisture content and typically shrinks as it dries. Once framing has reached moisture equilibrium with the homesite environment, framing will become stable and nail pops can be repaired without concern that they will reappear. The time required to reach stability depends on the moisture content of framing materials at the time of original construction and humidity levels at the homesite. The time frame may vary between one and two years in many environments. The Inspector recommends repair by a qualified drywall or painting contractor once the condition appears stable.

Recommendation
Contact a handyman or DIY project



Basement



1st Floor North Bedroom Closet

9.4.2 Bedrooms

 Recommendation

CLOSET(SHELF MISSING)

Recommendation

Contact a handyman or DIY project



1st Floor Northwest Bedroom Closet

9.8.1 Countertops & Cabinets

CABINET HINGE LOOSE

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

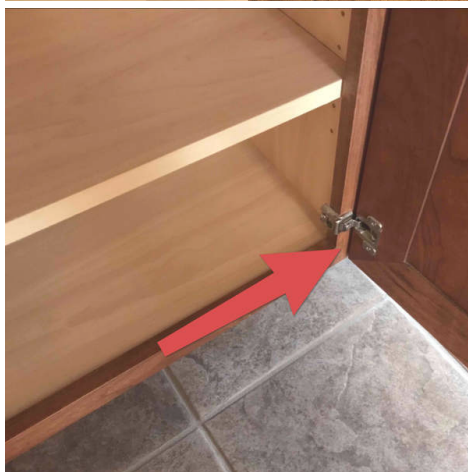
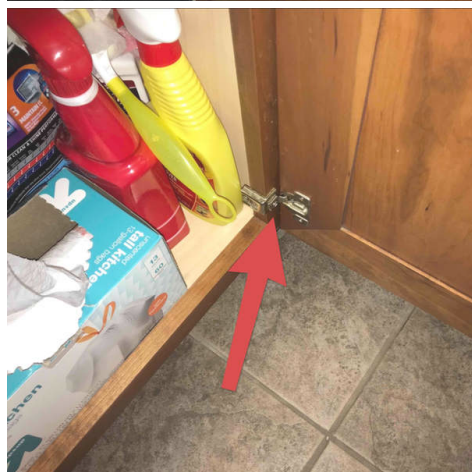
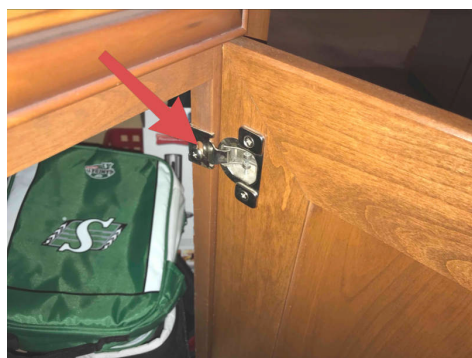
[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a handyman or DIY project



Minor Maintenance



Kitchen Island

Kitchen Island



Basement Bathroom

9.9.1 Doors



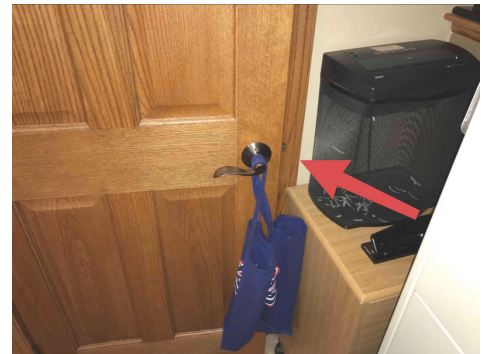
Minor Maintenance

DOOR DOESN'T LATCH

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

Recommendation

Contact a handyman or DIY project



Southwest Basement Bedroom Closet

9.9.2 Doors



Minor Maintenance

JAMB BINDING (DIFFICULT TO CLOSE)

An interior door in the house was binding on the jamb and was difficult to close. The Inspector recommends service by a qualified contractor as needed.

Recommendation

Contact a handyman or DIY project



Northwest Basement Bedroom

9.9.3 Doors



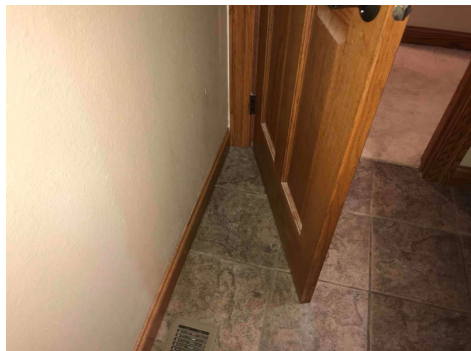
Minor Maintenance

MISSING STOP (SPECIFIC)

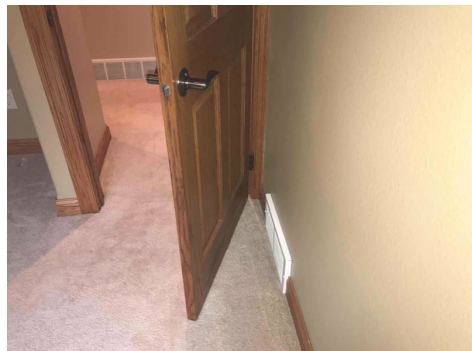
One or more doors on the Interior were missing stops. This condition may result in wall damage. The Inspector recommends that a stop be installed to protect the walls.

Recommendation

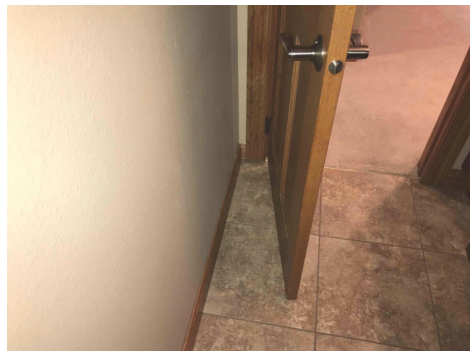
Contact a handyman or DIY project



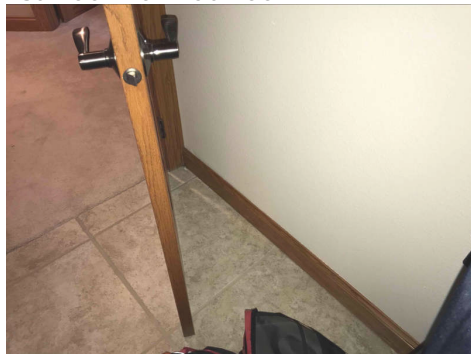
1st Floor Hall Bathroom



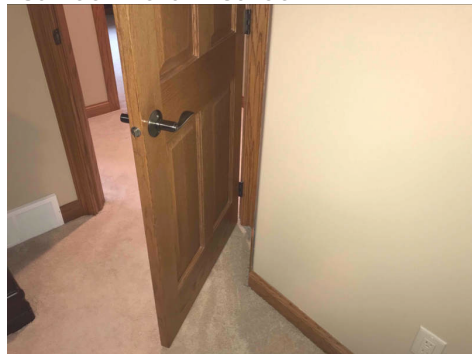
1st Floor North Bedroom



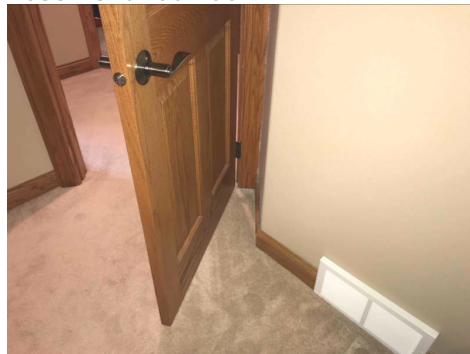
Basement Bathroom



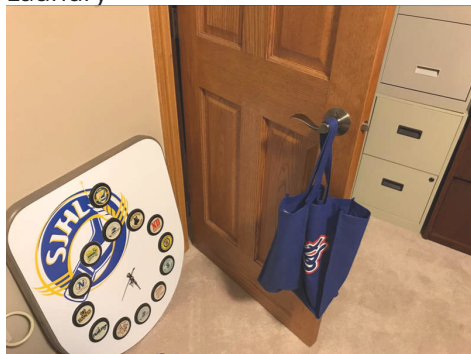
Laundry



Master Bedroom



Southwest Basement Bedroom

Southwest Basement Bedroom
Closet Door

9.17.1 Windows

WINDOW CRANKS MISSING

One or more window cranks were missing at the time of the inspection. Recommend asking homeowner about this condition and repairing as needed by a qualified professional.

Recommendation

Contact a handyman or DIY project



10: ELECTRICAL

		IN	NI	NP	O
10.1	Service Information	X			
10.2	Service Entrance & Drop	X			
10.3	Branch Wiring	X			
10.4	Main & Sub Panels	X			
10.5	Breakers & Fuses	X			
10.6	Receptacles/Switches	X			
10.7	GFCI/AFCI	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Service Information: Service Type

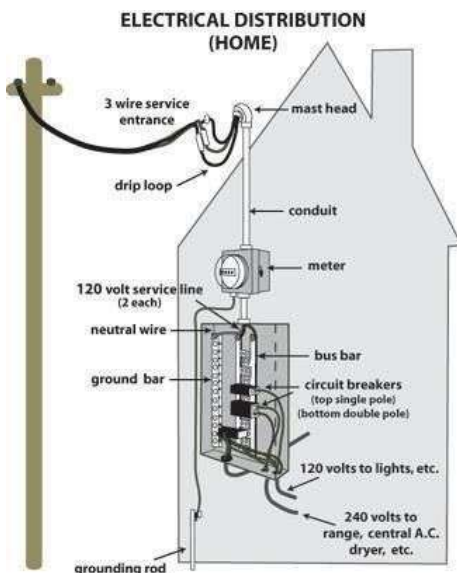
120/240 Volt

Service Information: Service Entry

Underground

Service Information: Service Entry Conductors

Inspected At Panel



Residential Electrical Distribution

Service Entrance & Drop: Service Entrance Cable Ampacity

4/0 aluminum rated at 200 amps

Article 338 of the National Electrical Code (NEC) covers the use, installation and construction specifications of service-entrance (SE) cable. Electricians commonly use these cables for service conductors and for feeders and branch circuits in residential and small commercial installations. There were some very subtle changes in Article 338 in the 2008 NEC that are not readily obvious, so care must be taken to analyze these changes.

According to 338.2, there are two types of service-entrance cables: Type SE or service entrance cable having a flame-retardant, moisture-resistant covering or Type USE which is service entrance cable, identified for underground use, having a moisture-resistant covering, but not required to have a flame-retardant covering. All service-entrance cable is rated at 600V and is listed in sizes 14 AWG and larger for copper and 12 AWG and larger for aluminum or copper-clad aluminum.

Service Entrance & Drop: Main Disconnect Location

At Panel

Service Entrance & Drop: Main Disconnect Amperage

200 AMP

Service Entrance & Drop: Main Disconnect (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

Service Entrance & Drop: Breaker Type Disconnect

The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

Branch Wiring: Branch Wiring

Copper

Branch Circuits: The portion of the wiring system extending past the final over-current device. These circuits usually originate at a panel and transfer power to load devices. Any circuit that extends beyond the final over-current protective device is called a branch circuit.

Branch Wiring: Wiring Method

Romex

Main & Sub Panels: Panel

Manufacturer

Cutler Hammer

Main & Sub Panels: Panel

Protection

Circuit Breaker

Main & Sub Panels: Panel

Amperage Rating

200 AMP

Main & Sub Panels: Panel

Location

Basement, Laundry Room

Main & Sub Panels: Subpanel

Location

N/A

Main & Sub Panels: Service

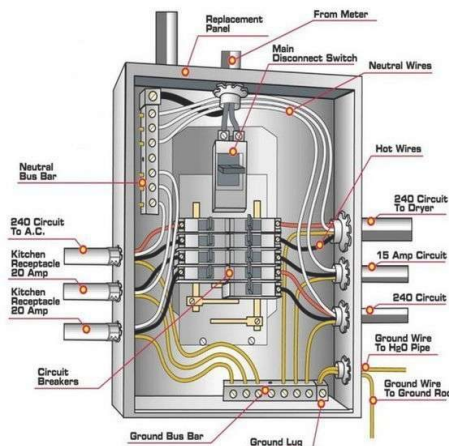
Conductors

Aluminum

Main & Sub Panels: Cabinet

Exposure Type

Type 1



Typical Home Breaker Box
use caution when troubleshooting your breaker box

Typical Home Panel Box

Main & Sub Panels: Cabinet (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the service panel cabinet.

Breakers & Fuses: Breakers -OK

Receptacles/Switches: Receptacles & Switches

Satisfactory

At the time of inspection the receptacles and switches appeared to be in good condition. Any defects will be listed separately in the report.

Receptacles/Switches: Locations

All

GFCI/AFCI: GFCI/AFCI: Locations

Kitchen, Bathroom(s), Garage,
Exterior

GFCI/AFCI: GFCI/AFCI: Protection

Present, Ground Fault Circuit Interrupter (GFCI)

At the time of the inspection, the home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection. Any individual GFCI receptacle defects will be listed separately.

11: PLUMBING

		IN	NI	NP	O
11.1	General	X			
11.2	Distribution Pipes	X			
11.3	Drain, Waste, & Vent Systems	X			
11.4	Fire Suppression System			X	
11.5	Fixtures / Faucets	X			X
11.6	Septic System			X	
11.7	Sump Pumps / Sewage Ejectors	X			
11.8	Water Heater	X			
11.9	Water Softener			X	
11.10	Well			X	

IN = Inspected

NI = Not Inspected

NP = Not Present

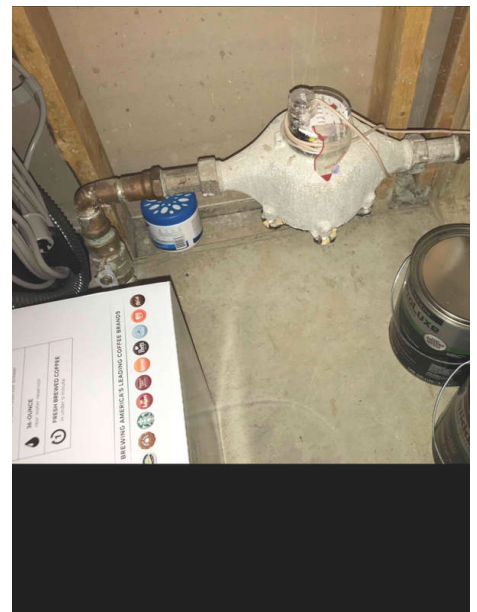
O = Observations

Information

General: Main Water Source
Public

General: Main Water Supply Material
Black Poly

General: Main Water Shut-Off Device (Location)
Basement, Mechanical Room



Basement Mechanical Room

General: Main Water Shut-Off (Condition)
Main Valve OK

Although the main water supply shut-off valve was not operated at the time of the inspection it was visually inspected and appeared to be in serviceable condition.

General: Filter Type
None

Distribution Pipes: Size :
Street/Meter
1 1/4

Distribution Pipes: Size: Supply & Branches

1/2", 3/4"

SIZING FOR WATER DISTRIBUTION PIPES							
Maximum Length for Total Fixture Units (46 to 60 PSI)							
Meter & Street Service	Size of Main Supply Pipe & Branches						
		40'	60'	80'	100'	150'	200'
3/4"	1/2"	7	7	6	5	4	3
3/4"	3/4"	20	20	19	17	14	11
3/4"	1"	39	39	36	33	28	23
1"	1"	39	39	39	36	30	25
1"	1-1/4"	78	78	76	67	52	44

SIZING FOR WATER SUPPLY RISERS					
Minimum Pipe Diameter:			Minimum Pipe Diameter:		
Water Temp: Cold		Hot	Water Temp: Cold		Hot
Toilet	3/8"		Bar sink	3/8"	3/8"
Bathtub	1/2"	1/2"	Dishwasher		3/8" to 1/2"
Lavatory (sink)	3/8"	3/8"	Washing machine	1/2"	1/2"
Shower	1/2"	1/2"	Laundry sink	1/2"	1/2"
Bar sink	3/8"	3/8"	Water heater	3/4"	
Kitchen sink	1/2"	1/2"	Hose bibb	1/2" to 3/4"	

Supply Pipe Size Chart

Distribution Pipes: Material

PEX, Copper

Distribution Pipes: Functional Flow (All Flow Functional)

All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

Distribution Pipes: Main Water Pipe (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.

Distribution Pipes: Distribution Pipes (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water distribution pipes.

Distribution Pipes: Plastic Main (Approved)

The main water supply was an approved plastic typical of this area for this use.

Drain, Waste, & Vent Systems:

Drain Size

3"

Drain, Waste, & Vent Systems:

Material

PVC

Drain, Waste, & Vent Systems: DWV (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

Drain, Waste, & Vent Systems: Drainage (OK)

All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

Fixtures / Faucets: Locations

Bathroom, Kitchen

Sump Pumps / Sewage Ejectors:

Sump Pump: Type

Submersible

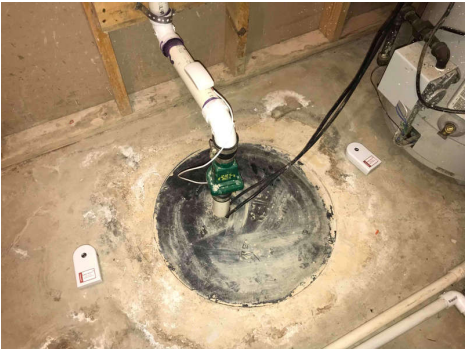
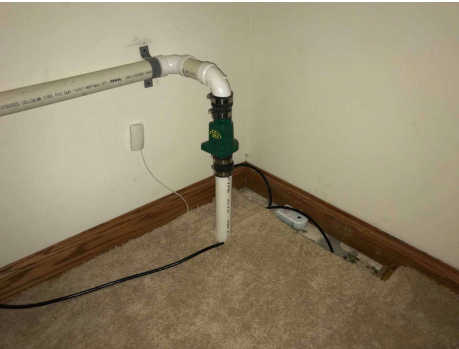
Sump Pumps / Sewage Ejectors:

Sewage Ejector Pump:Type

Not Present

Sump Pumps / Sewage Ejectors: Sump Pump (Installed)

The home had a sump pump installed in a pit in the basement floor. Sump pumps are designed to pump rising groundwater to the home exterior before it reaches and floods the finished floor. They require regular testing and service if they are to be relied upon when they are needed. The Inspector recommends regular service by a qualified contractor to ensure that the pump will work when needed. You should have this sump pump serviced upon or before purchase of this home.



Water Heater: Manufacturer
Bradford-White

Water Heater: Capacity
40 Gallons

Water Heater: Location
Basement, Mechanical Room



Water Heater: Power Source
Gas-Fired

Water Heater: Model Number
MITW40L6BN12

Water Heater: Serial Number
ZM4049941

Water Heater: Manufacture Date
2003

Water Heater: Water Heater (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

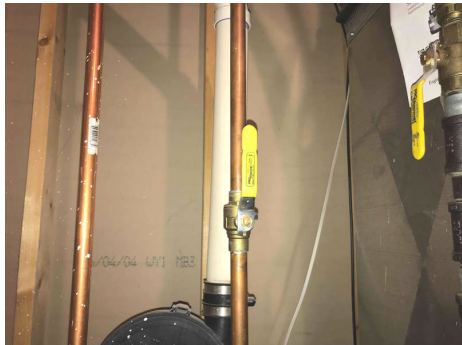
Water Heater: Gas-Fired

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

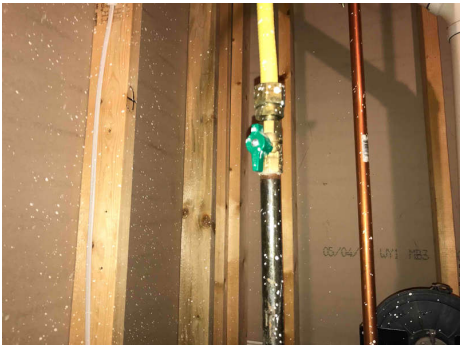
Water Heater: Natural Gas

This gas-fired water heater was equipped to burn natural gas.

Water Heater: Water Shut Off



Water Heater: Gas Shut Off



Limitations

Observations

11.5.1 Fixtures / Faucets

STOPPER INOPERABLE



Minor Maintenance

A sink had an inoperable stopper at the time of the inspection. Recommend repair as needed by a qualified plumbing contractor.

Recommendation

Contact a handyman or DIY project



1st Floor Hall Bathroom

11.5.2 Fixtures / Faucets

TOILET LOOSE

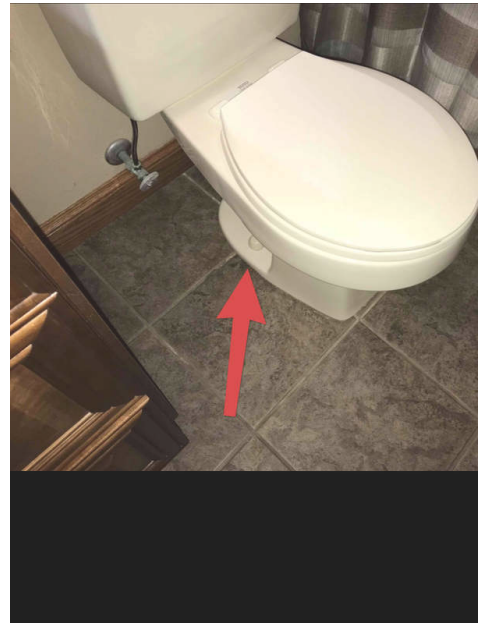


Minor Maintenance

Either connections that secure the toilet base to the flange or the flange itself are loose which could allow wax seal to be broken and water to leak. Recommend tightening bolts at base of toilets to secure to floor; if this does not work then there is a problem with the flange and must be repaired.

Recommendation

Contact a handyman or DIY project



1st Floor Hall Bathroom

12: AIR CONDITIONING

		IN	NI	NP	O
12.1	Cooling Equipment	X			
12.2	Distribution System	X			
12.3	Wall-Mounted AC			X	
12.4	Whole House Fan			X	
12.5	Window Mounted AC			X	

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O = Observations

Information

Cooling Equipment: Brand

Amana

Cooling Equipment: Data Plate

Information from the air-conditioner label/data plate is shown in the photo.



Cooling Equipment: Energy Source/Type

Nartural Gas

Cooling Equipment: Location

Exterior West

Cooling Equipment: Date Of Manufacturer

2004

Cooling Equipment: Disconnect Location

Panel, Subpanel

Cooling Equipment: AC (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning (cooling) system.

Cooling Equipment: Enclosure (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the enclosure protecting the air-conditioner compressor housing.

Cooling Equipment: Pad (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the pad supporting the air-conditioner compressor housing.

Cooling Equipment: Refrigerant Lines (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

Cooling Equipment: Condensate Disposal (OK)

Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.

Cooling Equipment: Model #	Cooling Equipment: Serial #
RCB30C2B	0404532365

Cooling Equipment: System Response (OK)

At the time of the inspection, the system responded to the call for cool air.

Cooling Equipment: AC Disconnect (OK)

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.

**Distribution System:
Configuration**
Split System

Distribution System: Split System

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.

Limitations

13: HEATING

		IN	NI	NP	O
13.1	Heating Equipment	X			
13.2	Boiler/Hydronic Heating			X	
13.3	Blower	X			
13.4	Condensate Drain	X			
13.5	Fuel Pipes	X			
13.6	TPR/Discharge Pipe (Boiler)			X	
13.7	Thermostat	X			
13.8	Venting & Flues	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Heating Equipment: HVAC Introduction

The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

Heating Equipment: Type

Gas-Fired (High Efficiency)



Heating Equipment: Energy Source

Gas

Heating Equipment: Filter Size

16x25x1

Heating Equipment: Date of Manufacture

2003

Heating Equipment: Brand

Amana

Heating Equipment: Filter Type

Disposable

Heating Equipment: Filter Location

Side Compartment

Heating Equipment: Serial Number

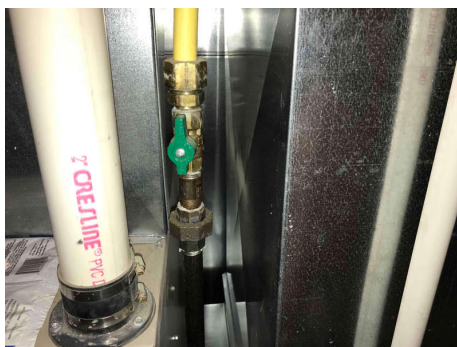
0308122767

Heating Equipment: Model Number

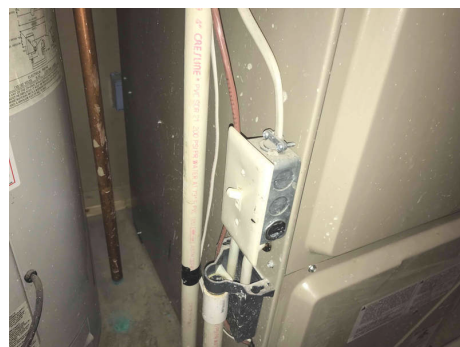
GUCA090BX40

Heating Equipment: Shut-Off Valve

Satisfactory

**Heating Equipment: Electrical Disconnect**

Satisfactory

**Heating Equipment: Filter Location**

Satisfactory

**Blower: Blower (OK)**

The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

Condensate Drain: Condensate Discharge (OK)

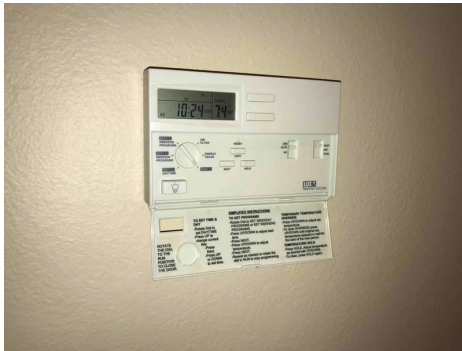
The high-efficiency furnace exhaust produced condensate fluid that must be discharged to a proper location. Conditions appeared to be acceptable at the time of the inspection.

Fuel Pipes: Gas Supply Lines (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.

Thermostat: Programmable Thermostat (Heating/Cooling)

The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

**Venting & Flues: Configuration**

Non-insulated

Venting & Flues: Materials

PVC

Venting & Flues: Venting (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust flue of this furnace.

Limitations

14: APPLIANCES

		IN	NI	NP	O
14.1	Dishwasher	X			
14.2	Garbage Disposal	X			
14.3	Microwave Ovens	X			
14.4	Range/Oven/Cooktop	X			X
14.5	Refrigerator	X			
14.6	Trash Compactor			X	
14.7	Washer & Dryer		X		

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Appliances Present

Dishwasher, Garbage Disposal,
Microwave (Built-In), Refrigerator,
Cooktop, Built In Oven

About Conveyance

Some appliances may not "convey" or be included with the home. This should be spelled out in your contract. Typically appliances that are permanently installed and directly wired to the electrical or plumbing system may be considered as "fixtures". Your home inspector doesn't determine what should be included with the sale of the home. If you are not certain about what is include or "conveys" check the contract or ask your agent.

Owner's Manuals

An owner's manual is very useful for learning how to operate an appliance, order parts and for general maintenance. If the owner's manual isn't provided by the seller it may be available online at the manufacturer's website. You would need the model number to select the correct manual.

Dishwasher: Brand

General Electric (GE)

Dishwasher: Condition

Satisfactory



Dishwasher: Dishwasher (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

Dishwasher: High Loop (OK)

The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.

Garbage Disposal: Disposal Unit

The garbage disposal was inspected to determine it was functional while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garbage Disposal: Brand	Garbage Disposal: Condition
Barracuda	Satisfactory



Garbage Disposal: Disposal (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

Microwave Ovens: Brand	Microwave Ovens: Condition
General Electric (GE)	Satisfactory, Built-In



Microwave Ovens: Microwave (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

Range/Oven/Cooktop: Anti-Tip
Access Unavailable

Range/Oven/Cooktop:
Range/Oven Brand
GE

Range/Oven/Cooktop:
Range/Oven Type
Built-In Oven

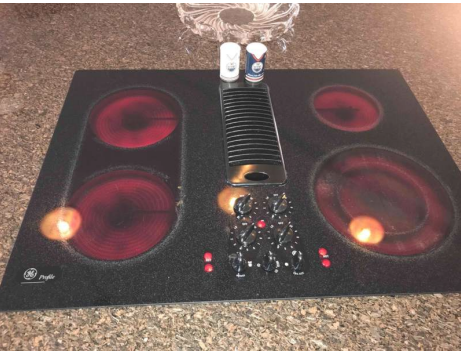


Range/Oven/Cooktop: Range/Oven Condition
Satisfactory

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Range/Oven/Cooktop: Range/Oven: Heating Units

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.



Range/Oven/Cooktop: Range
Hood: Type
Vented

Range/Oven/Cooktop: Range
Hood: Mounting
Island

Range/Oven/Cooktop: Range
Hood: Condition
Satisfactory

Range/Oven/Cooktop: Electric Cooktop (OK)

The home was equipped with an electric cooktop and separate built-in oven instead of a range. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the cooktop.



Range/Oven/Cooktop: Electric Built-In Oven (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the electric built-in oven.

Refrigerator: Brand

General Electric (GE)

Refrigerator: Type

Side-By-Side

**Refrigerator: Condition**

Satisfactory

The refrigerator was functional at the time of inspection. No leaks or water was present at the base of the unit. No deficiencies were observed with the unit unless otherwise noted in this report.

Refrigerator: Operable

The refrigerator was operational, at time of inspection. The efficiency of the appliance was not tested.

Washer & Dryer: Dryer Power**Source**

220 Electric

Limitations

Washer & Dryer

WASHER & DRYER

At the time of inspection there was a washer and dryer present. Inspecting washer and dryer operation is not within the scope of a home inspection.

Observations

14.4.1 Range/Oven/Cooktop

RANGE HOOD (INOPERABLE FAN)

The exhaust fan ducting was inoperable and loose at the time of the inspection. Repairs should be made by a qualified technician.

Recommendation

Contact a qualified professional.



Recommendation



Kitchen Island

15: INSULATION & VENTILATION

		IN	NI	NP	O
15.1	Attic Insulation	X			
15.2	Attic Ventilation Fans/Thermostatic Controls	X			
15.3	Vent Terminations	X			
15.4	Vapor Diffusion Retarders	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Attic Insulation: Insulation Type

Blown

Attic Insulation: R-Value

R-38

Attic Insulation: Flooring Insulation

None

Attic Insulation: Insulation (OK)

The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.

Attic Ventilation

Fans/Thermostatic Controls:

Ventilation Type

Soffit Vents, Roof Vents

Vapor Diffusion Retarders: Vapor Barrier (Diffusion Retarder)

Not Visible

In most U.S. climates, vapor barriers, or -- more accurately -- vapor diffusion retarders, should be part of a moisture control strategy for a home. A vapor barrier or vapor diffusion retarder is a material that reduces the rate at which water vapor can move through a material. The older term "vapor barrier" is still used even though "vapor diffusion retarder" is more accurate.

The ability of a material to retard the diffusion of water vapor is measured in units known as "perms" or permeability. The International Residential Code describes three classes of water vapor retarders:

Limitations

General

SOME ATTIC AREAS ARE NOT ACCESSIBLE

The home has multiple attic spaces or areas. Some of the attic spaces do not have an access point or the access point was blocked.

16: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
16.1	Fireplaces, Stoves & Inserts	X			
16.2	Fuel-burning Accessories	X			
16.3	Chimney & Vent Systems	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

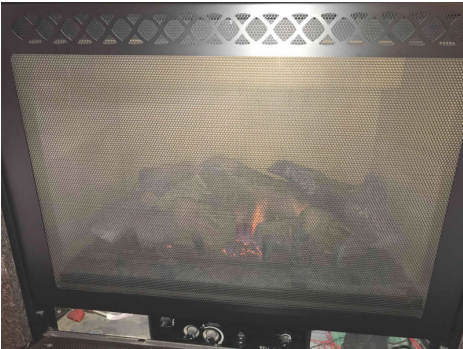
Information

Type

Gas-Burning

Fireplaces, Stoves & Inserts: Gas Fireplace (OK)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas-fueled fireplace in the [[insert_InteriorFeatureLocation]]. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>



STANDARDS OF PRACTICE

Inspection Details

1. Definitions and Scope

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

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

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

I. An inspection is not technically exhaustive. II. An inspection will not identify concealed or latent defects. III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc. IV. An inspection will not determine the suitability of the property for any use. V. An inspection does not determine the market value of the property or its marketability. VI. An inspection does not determine the insurability of the property. VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. VIII. An inspection does not determine the life expectancy of the property or any components or systems therein. IX. An inspection does not include items not permanently installed. X. This Standards of Practice applies only to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

A. property boundary lines or encroachments. B. the condition of any component or system that is not readily accessible. C. the service life expectancy of any component or system. D. the size, capacity, BTU, performance or efficiency of any component or system. E. the cause or reason of any condition. F. the cause for the need of correction, repair or replacement of any system or component. G. future conditions. H. compliance with codes or regulations. I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests. J. the presence of mold, mildew or fungus. K. the presence of airborne hazards, including radon. L. the air quality. M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall. N. the existence of electromagnetic fields. O. any hazardous waste conditions. P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes. Q. acoustical properties. R. correction, replacement or repair cost estimates. S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

A. any system that is shut down.

B. any system that does not function properly.

C. or evaluate low-voltage electrical systems, such as, but not limited to:

1. phone lines; 2. cable lines; 3. satellite dishes; 4. antennae; 5. lights; or 6. remote controls.

D. any system that does not turn on with the use of normal operating controls.

E. any shut-off valves or manual stop valves.

F. any electrical disconnect or over-current protection devices.

G. any alarm systems.

H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice,

debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.

B. dismantle, open or uncover any system or component.

C. enter or access any area that may, in the inspectors opinion, be unsafe.

D. enter crawlspaces or other areas that may be unsafe or not readily accessible.

E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.

F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.

G. inspect decorative items.

H. inspect common elements or areas in multi-unit housing.

I. inspect intercoms, speaker systems or security systems.

J. offer guarantees or warranties.

K. offer or perform any engineering services.

L. offer or perform any trade or professional service other than general home inspection.

M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.

N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.

O. determine the insurability of a property.

P. perform or offer Phase 1 or environmental audits.

Q. inspect any system or component that is not included in these Standards.

Exterior

3.2. Exterior

I. The inspector shall inspect:

A. the exterior wall-covering materials;

B. the eaves, soffits and fascia;

C. a representative number of windows;

D. all exterior doors;

E. flashing and trim;

F. adjacent walkways and driveways;

G. stairs, steps, stoops, stairways and ramps;

H. porches, patios, decks, balconies and carports;

I. railings, guards and handrails; and

J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

A. the type of exterior wall-covering materials.

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

A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.

B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.

C. inspect or identify geological, geotechnical, hydrological or soil conditions.

D. inspect recreational facilities or playground equipment.

E. inspect seawalls, breakwalls or docks.

F. inspect erosion-control or earth-stabilization measures.

G. inspect for safety-type glass.

H. inspect underground utilities.

I. inspect underground items.

J. inspect wells or springs.

K. inspect solar, wind or geothermal systems.

L. inspect swimming pools or spas.

M. inspect wastewater treatment systems, septic systems or cesspools.

N. inspect irrigation or sprinkler systems.

O. inspect drainfields or dry wells.

P. determine the integrity of multiple-pane window glazing or thermal window seals.

Structural Components**3.3. Basement, Foundation, Crawlspace & Structure****I. The inspector shall inspect:**

- A. the foundation;
- B. the basement;
- C. the crawlspace; and
- D. structural components.

II. The inspector shall describe:

- A. the type of foundation; and
- B. the location of the access to the under-floor space.

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

- A. observed indications of wood in contact with or near soil;
- B. observed indications of active water penetration;
- C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
- D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- B. move stored items or debris.
- C. operate sump pumps with inaccessible floats.
- D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

Roofing**3.1. Roof****I. The inspector shall inspect from ground level or the eaves:**

- A. the roof-covering materials;
- B. the gutters;
- C. the downspouts;
- D. the vents, flashing, skylights, chimney, and other roof penetrations; and
- E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

- A. the type of roof-covering materials.

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

- A. observed indications of active roof leaks.

IV. The inspector is not required to:

- A. walk on any roof surface.
- B. predict the service life expectancy.
- C. inspect underground downspout diverter drainage pipes.
- D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. move insulation.
- F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
- G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe.
- H. walk on any roof areas if doing so might, in the inspectors opinion, cause damage.

- I. perform a water test.

- J. warrant or certify the roof.

- K. confirm proper fastening or installation of any roof-covering material.

Interior**3.10. Doors, Windows & Interior****I. The inspector shall inspect:**

- A. a representative number of doors and windows by opening and closing them;
- B. floors, walls and ceilings;
- C. stairs, steps, landings, stairways and ramps;
- D. railings, guards and handrails; and

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

II. The inspector shall describe:

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

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

A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;

B. photo-electric safety sensors that did not operate properly; and

C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

A. inspect paint, wallpaper, window treatments or finish treatments.

B. inspect floor coverings or carpeting.

C. inspect central vacuum systems.

D. inspect for safety glazing.

E. inspect security systems or components.

F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.

G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.

H. move suspended-ceiling tiles.

I. inspect or move any household appliances.

J. inspect or operate equipment housed in the garage, except as otherwise noted.

K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.

L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.

M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.

N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

O. inspect microwave ovens or test leakage from microwave ovens.

P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

Q. inspect elevators.

R. inspect remote controls.

S. inspect appliances.

T. inspect items not permanently installed.

U. discover firewall compromises.

V. inspect pools, spas or fountains.

W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.

X. determine the structural integrity or leakage of pools or spas.

Electrical

3.7. Electrical

I. The inspector shall inspect:

A. the service drop;

B. the overhead service conductors and attachment point;

C. the service head, gooseneck and drip loops;

D. the service mast, service conduit and raceway;

E. the electric meter and base;

F. service-entrance conductors;

G. the main service disconnect;

H. panelboards and over-current protection devices (circuit breakers and fuses);

I. service grounding and bonding;

J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;

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

L. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

A. the main service disconnect's amperage rating, if labeled; and

B. the type of wiring observed.

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

- A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
- B. any unused circuit-breaker panel opening that was not filled;
- C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
- D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
- E. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
- B. operate electrical systems that are shut down.
- C. remove panelboard cabinet covers or dead fronts.
- D. operate or re-set over-current protection devices or overload devices.
- E. operate or test smoke or carbon-monoxide detectors or alarms.
- F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.
- G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- H. inspect ancillary wiring or remote-control devices.
- I. activate any electrical systems or branch circuits that are not energized.
- J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices.
- K. verify the service ground.
- L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- M. inspect spark or lightning arrestors.
- N. inspect or test de-icing equipment.
- O. conduct voltage-drop calculations.
- P. determine the accuracy of labeling.
- Q. inspect exterior lighting.

Plumbing**3.6. Plumbing**

- I. The inspector shall inspect:
 - A. the main water supply shut-off valve;
 - B. the main fuel supply shut-off valve;
 - C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
 - D. the interior water supply, including all fixtures and faucets, by running the water;
 - E. all toilets for proper operation by flushing;
 - F. all sinks, tubs and showers for functional drainage;
 - G. the drain, waste and vent system; and
 - H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

- A. whether the water supply is public or private based upon observed evidence;
- B. the location of the main water supply shut-off valve;
- C. the location of the main fuel supply shut-off valve;
- D. the location of any observed fuel-storage system; and
- E. the capacity of the water heating equipment, if labeled.

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

- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
- B. deficiencies in the installation of hot and cold water faucets;
- C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
- D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did

not operate.

IV. The inspector is not required to:

- A. light or ignite pilot flames.
- B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
- C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
- D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- E. determine the water quality, potability or reliability of the water supply or source.
- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections.
- H. operate any valve.
- I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices.
- L. determine whether there are sufficient cleanouts for effective cleaning of drains.
- M. evaluate fuel storage tanks or supply systems.
- N. inspect wastewater treatment systems.
- O. inspect water treatment systems or water filters.
- P. inspect water storage tanks, pressure pumps, or bladder tanks.
- Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. evaluate or determine the adequacy of combustion air.
- S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- U. determine the existence or condition of polybutylene, polyethylene, or similar plastic plumbing.
- V. inspect or test for gas or fuel leaks, or indications thereof.

Air Conditioning

3.5. Cooling

- I. The inspector shall inspect:
 - A. the cooling system, using normal operating controls.
- II. The inspector shall describe:
 - A. the location of the thermostat for the cooling system; and
 - B. the cooling method.
- III. The inspector shall report as in need of correction:
 - A. any cooling system that did not operate; and
 - B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

- A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. inspect portable window units, through-wall units, or electronic air filters.
- C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating

3.4. Heating

- I. The inspector shall inspect:
 - A. the heating system, using normal operating controls.
- II. The inspector shall describe:
 - A. the location of the thermostat for the heating system;
 - B. the energy source; and make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
 - C. the heating method.

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

- A. any heating system that did not operate; and
- B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

- A. inspect, measure or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
- B. inspect fuel tanks or underground or concealed fuel supply systems.
- C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. light or ignite pilot flames.
- E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F. override electronic thermostats.
- G. evaluate fuel quality.
- H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

Appliances

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

Insulation & Ventilation

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

- A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

- A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
- B. move, touch or disturb insulation.
- C. move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- E. identify the composition or R-value of insulation material.
- F. activate thermostatically operated fans.
- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- H. determine the adequacy of ventilation.

Fireplaces and Fuel-Burning Appliances

3.8. Fireplace

I. The inspector shall inspect:

- A. readily accessible and visible portions of the fireplaces and chimneys;
- B. lintels above the fireplace openings;

- C. damper doors by opening and closing them, if readily accessible and manually operable; and
- D. cleanout doors and frames.

II. The inspector shall describe:

A. the type of fireplace.

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

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravitycontrolled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Protection Association (NFPA)-style inspection.
- P. perform a Phase I fireplace and chimney inspection.