



NOOKS & CRANNIES PROPERTY INSPECTIONS LLC

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PROPERTY INSPECTION

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APRIL 6, 2021



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Nooks & Crannies Property Inspection LLC

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Discoloration
- ⊖ 2.1.2 Roof - Coverings: Lifted ridge cap
- ⊖ 2.3.1 Roof - Flashings: Loose/Separated
- ⊖ 2.3.2 Roof - Flashings: Missing
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Crown Cracked
- ⊖ 2.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Repoint Needed
- 🔧 2.4.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Vent boot
- ⊖ 4.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Fence Defect
- ⊖ 4.4.2 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Underground drainage system not connected
- 🔧 4.9.1 Exterior - Railings, Guards & Handrails: Loose Railing Component
- 🔧 4.11.1 Exterior - Exterior Doors: Wood Rot at Door
- 🔧 4.11.2 Exterior - Exterior Doors: Void in concrete near door
- ⊖ 5.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- 🔧 5.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Open hole
- 🔧 8.3.1 Plumbing - Hot Water Source: Missing Catch Pan Under Tank
- ⊖ 8.3.2 Plumbing - Hot Water Source: Defect at Vent Connection Pipe
- ⊖ 8.5.1 Plumbing - Water Supply & Distribution Systems: Active Water Leak at Water Shut-Off Valve
- ⚠️ 8.5.2 Plumbing - Water Supply & Distribution Systems: Faucet handle not operational
- ⊖ 8.5.3 Plumbing - Water Supply & Distribution Systems: Improper Shut off value
- ⚠️ 8.5.4 Plumbing - Water Supply & Distribution Systems: WSSC Disapproved Notice Found
- ⚠️ 9.1.1 Electrical - Electric Meter & Base: Major Defect
- ⚠️ 9.2.1 Electrical - Service-Entrance Conductors: Major Defect
- ⚠️ 9.4.1 Electrical - Electrical Wiring: Major Defect
- ⊖ 9.5.1 Electrical - Panelboards & Breakers: Missing Identification of Disconnects at Panel
- ⊖ 9.9.1 Electrical - Electrical Defects: Closet Light Defect
- ⊖ 9.9.2 Electrical - Electrical Defects: Undersized Junction Box
- ⊖ 9.9.3 Electrical - Electrical Defects: Wires not terminated in proper junction box

- ⊖ 9.9.4 Electrical - Electrical Defects: Loose / Improper Outlet box install
- ⊖ 12.3.1 Bathrooms - Bathroom Exhaust Fan / Window: Improperly Exhausting
- ⊖ 12.4.1 Bathrooms - GFCI & Electric in Bathroom: GFCI Improperly Wired
- ⊖ 13.2.1 Laundry - Clothes Dryer: Dryer Not Exhausting Outside

1: INSPECTION DETAILS

Information

In Attendance Client's Agent	Occupancy Furnished, Vacant	Style Multi-level
Temperature (approximate) 72 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Clear

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X
2.5	Roofing Underlayment	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Ladder, Roof

Roof Type/Style
Shed, Hip, Combination, Gable

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Gutters
All gutters in good shape with gutter covers installed.

Flashings: Material
Aluminum

Coverings: Material
Asphalt

Roof has two different aged shingles. Older on main house. Newer on shed roof of addition. Both in within its typical life span.



Deficiencies

2.1.1 Coverings

DISCOLORATION

Recommendation

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.



2.1.2 Coverings

LIFTED RIDGE CAP

Ridge Cap has come disconnect.

Recommendation

Contact a qualified handyman.



Recommendation



2.3.1 Flashings

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



Recommendation



2.3.2 Flashings

MISSING

Kick out flashings were missing at time of inspection also missing J channel is several places. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation

Contact a qualified gutter contractor



Recommendation



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CROWN CRACKED

The chimney crown had one or more cracks, which can lead to further damage to the chimney structure as well as water infiltration. Recommend a qualified contractor repair.

Recommendation

Contact a qualified chimney contractor.



Recommendation



2.4.2 Skylights, Chimneys & Other Roof Penetrations



Recommendation

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

Recommendation

Contact a qualified chimney contractor.



2.4.3 Skylights, Chimneys & Other Roof Penetrations



Maintenance Item

VENT BOOT

Vent boot shows signs of wear and pushed in, this could allow water to settle and make it's way down the pipe into the walls.

Recommendation

Contact a qualified professional.



3: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
3.1	Structural Components & Observations in Attic		X		
3.2	Insulation in Attic		X		
3.3	Ventilation in Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Mechanical ventilation in attic was running at time of inspection.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect the attic space. The access is restricted and my inspection is limited.

4: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Brick, Aluminum

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Wall-Covering, Flashing & Trim: Worn Out Areas of Exterior Wall-Covering

I observed minor indications of worn out areas, delayed maintenance, or aging.

Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

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

GFCIs & Electrical: Inspected GFCIs

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

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas did show signs of age but still serviceable.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Windows: Windows Inspected

A representative number of windows from the ground surface was inspected. Missing screens in multiple windows. Screens found in basement.



Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

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

At the time of inspections no outside power receptacles were noted.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Deficiencies

4.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading



Recommendation

FENCE DEFECT

I observed that the condition of the fence in front gate area was in decay.

Recommendation

Contact a qualified fencing contractor



4.4.2 Vegetation, Surface Drainage, Retaining Walls & Grading



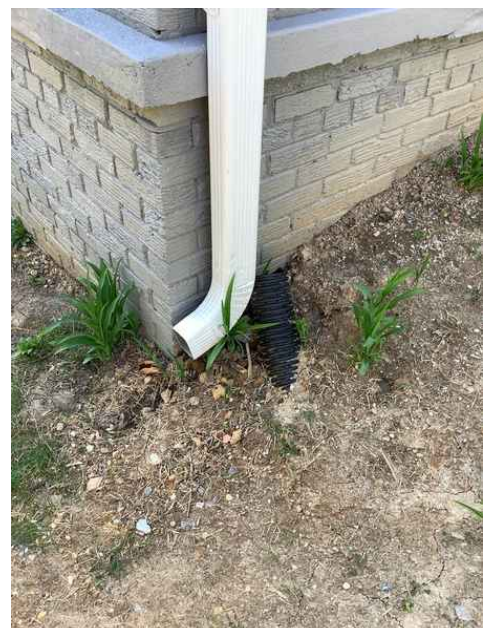
Recommendation

UNDERGROUND DRAINAGE SYSTEM NOT CONNECTED

All underground drainage system is not connected. Some of the downspouts were connected. However one area was not. Consult owner for further details and exit point of system.

Recommendation

Contact a qualified professional.



4.9.1 Railings, Guards & Handrails

LOOSE RAILING COMPONENT

I observed a loose railing component. This condition is a safety hazard. Correction and further evaluation is recommended.

Recommendation

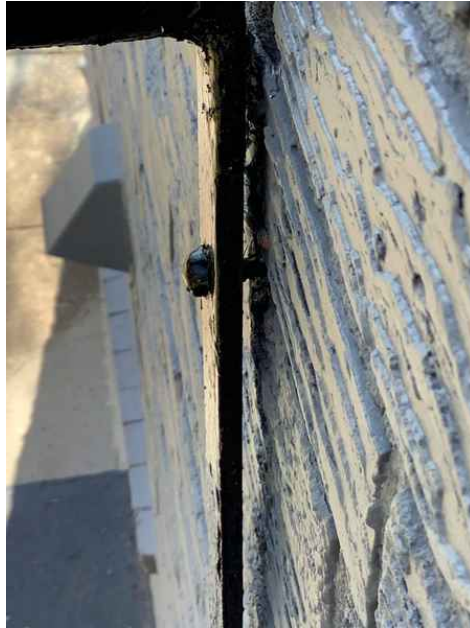
Contact a qualified handyman.



Maintenance Item



Front door. Rail not connected to house



Right side door

4.11.1 Exterior Doors

WOOD ROT AT DOOR

I observed wood rot at the exterior door.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.



Maintenance Item



Office front door above window

4.11.2 Exterior Doors

VOID IN CONCRETE NEAR DOOR

Maintenance Item

Void in concrete at threshold could allow pest and water to infiltrate and damage wood floor.

Recommendation

Contact a handyman or DIY project



5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
5.1	Foundation	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method


Visual

Foundation: Material

Brick, Concrete

Deficiencies


5.1.1 Foundation

 Recommendation

FOUNDATION CRACKS - MINOR
Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.
[Here is an informational article](#) on foundation cracks.
Recommendation
Recommend monitoring.



5.1.2 Foundation

 Maintenance Item

OPEN HOLE
Open hole to outside will allow water and pest to enter.
Recommendation
Contact a handyman or DIY project



6: HEATING

		IN	NI	NP	D
6.1	Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution Systems	X			
6.4	Presence of Installed Heat Source in Each Room	X			
6.5	Whole House Humidifier		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Brand

Rheem

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

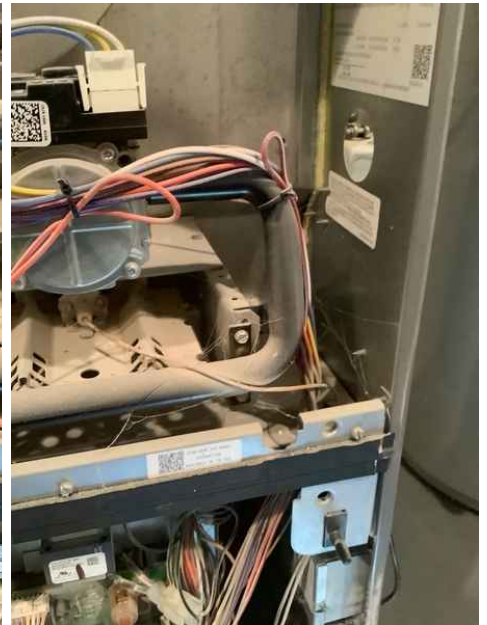
Forced Air

Normal Operating Controls: Operating Controls

Distribution Systems: Ductwork Non-insulated

Monthly Filter replacement

Changing filter on a regular basis will keep the system running better and for a longer period. Recommend having ducts cleaned on a regular basis. Also recommend have furnace professionally cleaned before turning on. Lots of dust and cobwebs were noted.



Limitations

Whole House Humidifier

WHOLE HOUSE HUMIDIFIER

BASEMENT WITH FURNACE

Recommend further inspection for serviceability. When unmaintained they become a source of possible mold and mildew growth



7: COOLING

		IN	NI	NP	D
7.1	Cooling Equipment	X			
7.2	Normal Operating Controls	X			
7.3	Distribution System	X			
7.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

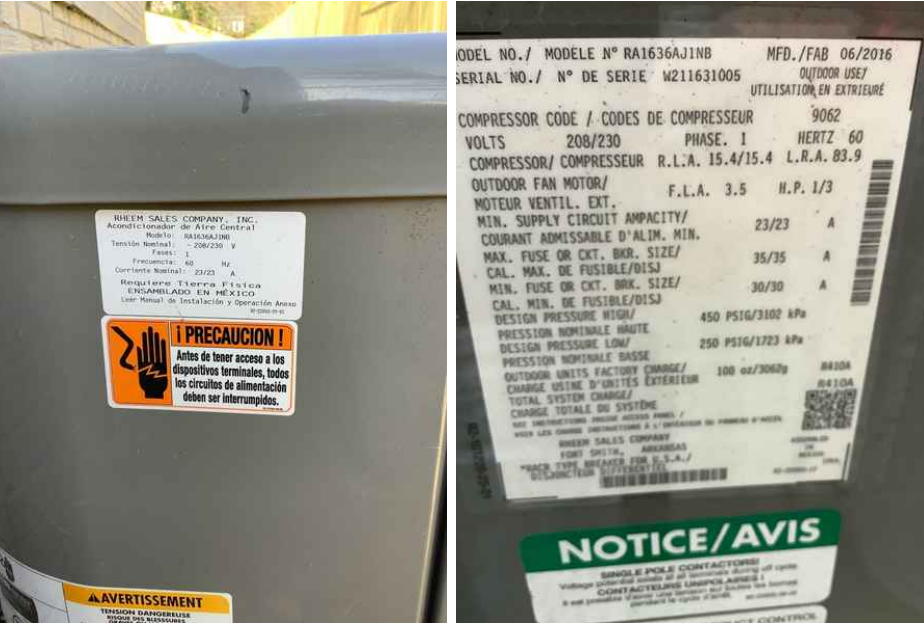
Information

Cooling Equipment: Brand
Rheem

Cooling Equipment: Energy
Source/Type
Central Air Conditioner

Distribution System:
Configuration
Central

Compressor/Condenser



8: PLUMBING

		IN	NI	NP	D
8.1	Main Water Shut-Off Valve	X			
8.2	Water Supply	X			
8.3	Hot Water Source	X			X
8.4	Drain, Waste, & Vent Systems	X			
8.5	Water Supply & Distribution Systems	X			X
8.6	Radon System			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Main Water Shut-Off Valve:

Location of Main Shut-Off Valve

Basement

Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.



Water and gas shut offs. Laundry room in basement

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Deficiencies

8.3.1 Hot Water Source

MISSING CATCH PAN UNDER TANK

I observed that the hot water tank is missing a water leak catch pan.

Recommendation

Contact a qualified professional.



Maintenance Item

8.3.2 Hot Water Source

DEFECT AT VENT CONNECTION PIPE

I observed suspect vent connection pipe of the hot water source. Recommend contacting plumber who installed it for further guidance.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



8.5.1 Water Supply & Distribution Systems

ACTIVE WATER LEAK AT WATER SHUT-OFF VALVE

I observed an active water leak at a water shut-off valve on the front right exterior of house.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



8.5.2 Water Supply & Distribution Systems

FAUCET HANDLE NOT OPERATIONAL

Water in upstairs bathroom tub would not shut off. I eventually shut the water off at service valves in access panel in closet. Needs to be replaced or adjusted. This is a safety hazard.

Recommendation

Contact a qualified plumbing contractor.



Safety Hazard



2nd Floor



2nd Floor

8.5.3 Water Supply & Distribution Systems

IMPROPER SHUT OFF VALVE

Recommendation

Contact a qualified plumbing contractor.



Recommendation



8.5.4 Water Supply & Distribution Systems

WSSC DISAPPROVED NOTICE FOUND

Contact owners for further investigation

Recommendation

Contact the seller for more info



Safety Hazard



9: ELECTRICAL

		IN	NI	NP	D
9.1	Electric Meter & Base	X			X
9.2	Service-Entrance Conductors	X			X
9.3	Main Service Disconnect	X			
9.4	Electrical Wiring	X			X
9.5	Panelboards & Breakers	X			X
9.6	Service Grounding & Bonding	X			
9.7	AFCIs			X	
9.8	GFCIs	X			
9.9	Electrical Defects	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Main Service Disconnect: Inspected Main Service Disconnect

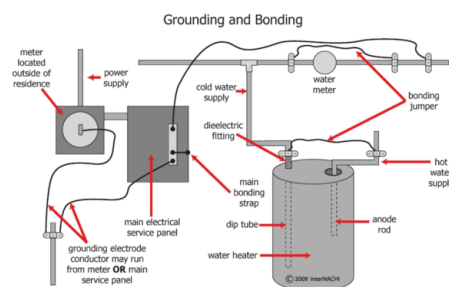
I inspected the electrical main service disconnect.

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex), Old cloth wiring

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect: Homeowner's Responsibility

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

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



Main Service Disconnect: Main Disconnect Rating, If Labeled

200

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

Panelboards & Breakers: Inspected Main Panelboard & Breakers

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

Panelboards & Breakers: Inspected Subpanel & Breakers

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

AFCIs: Inspected AFCIs

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

GFCIs: Inspected GFCIs

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

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

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

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

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

AFCIs

UNABLE TO INSPECT EVERYTHING

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

GFCIs

UNABLE TO INSPECT EVERYTHING

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

Deficiencies

9.1.1 Electric Meter & Base

**Safety Hazard****MAJOR DEFECT**

I observed indications of a major defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended. Inquire with current owner where they are in the permitting process for better understanding.

Recommendation

Contact a qualified electrical contractor.



9.2.1 Service-Entrance Conductors

**Safety Hazard****MAJOR DEFECT**

I observed indications of a major defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended. Service cable is in close proximity to operable window. Contact local permitting for better clarity.

Recommendation

Contact a qualified electrical contractor.



9.4.1 Electrical Wiring

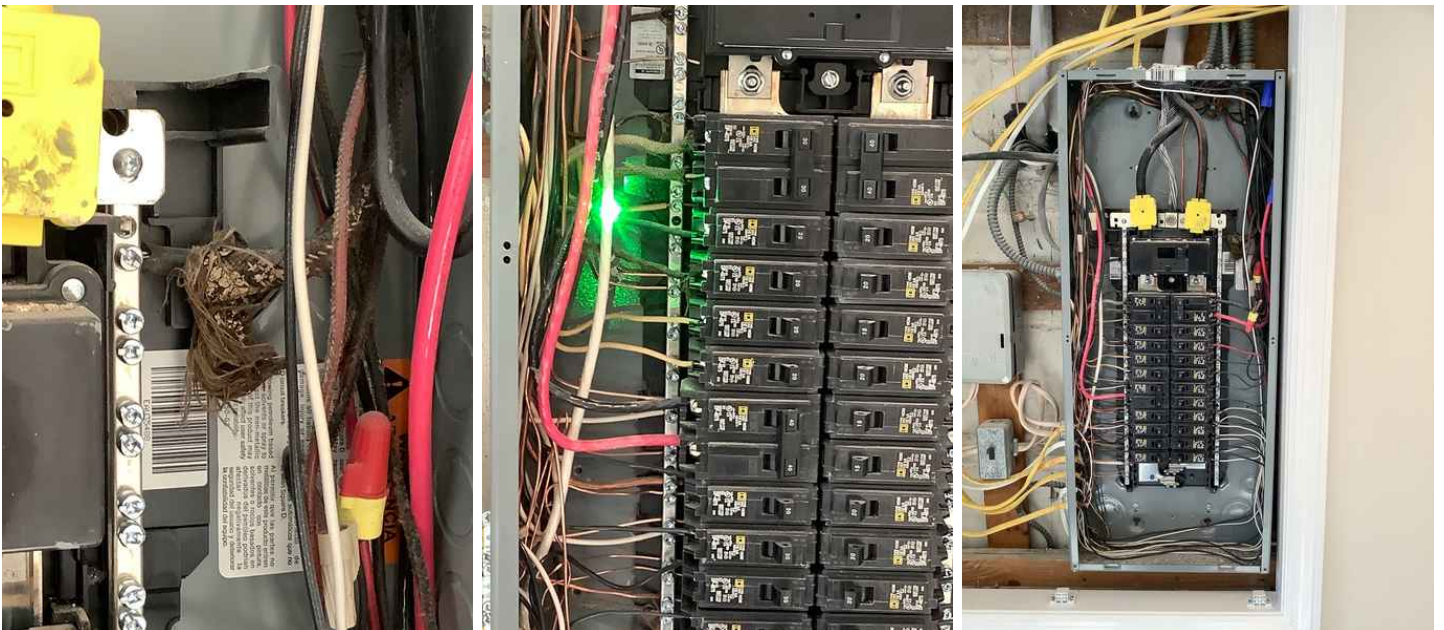
MAJOR DEFECT

Safety Hazard

I observed indications of a major defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended. Cloth cover wire is extremely flammable. Contact a License electrical contractor for further evaluation

Recommendation

Contact a qualified electrical contractor.





9.5.1 Panelboards & Breakers

MISSING IDENTIFICATION OF DISCONNECTS AT PANEL

I observed missing/inadequate identification of each circuit.

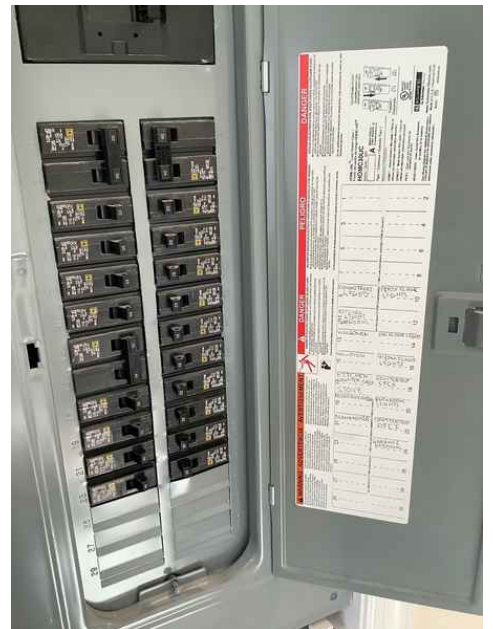
Each circuit must be clearly identified as to its purpose. No two circuits should be labeled the same.

Recommendation

Contact a qualified electrical contractor.



Recommendation



9.9.1 Electrical Defects

CLOSET LIGHT DEFECT

I observed indications of an improper location of a lighting fixture inside a clothes closet. Potential fire hazard.

An open incandescent light bulb is not allowed in a clothes closet.

The light bulb must have an adequate clearance between it and storage space.

Recommendation

Contact a qualified electrical contractor.



Recommendation



9.9.2 Electrical Defects

UNDERSIZED JUNCTION BOX

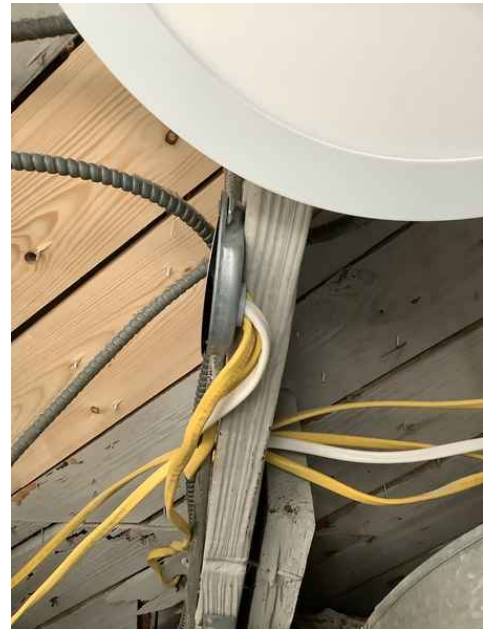
Junction box too small to hold the amount of wire entering it. Would not close properly. Potential fire and safety hazard. Contact Licensed electrical contractor for further evaluation.

Recommendation

Contact a qualified electrical contractor.



Recommendation



9.9.3 Electrical Defects

WIRES NOT TERMINATED IN PROPER JUNCTION BOX

Potential shock/fire hazard

Recommendation

Contact a qualified professional.



Recommendation



9.9.4 Electrical Defects

LOOSE / IMPROPER OUTLET BOX INSTALL

Several outlets in basement are loose and or possible installed incorrectly. Contact electrical contractor for further evaluation. Possible shock hazard.

Recommendation

Contact a qualified electrical contractor.



Recommendation



10: FIREPLACE

		IN	NI	NP	D
10.1	Vents, Flues & Chimneys	X			
10.2	Lintels	X			
10.3	Damper Doors			X	
10.4	Cleanout Doors & Frames			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type
Wood

New Chimney Liner noted

New chimney liner noted. However recommend cleaning before use. Have it looked at when the crown is being repaired.



11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
11.1	Doors	X			
11.2	Windows	X			
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Steps, Stairways & Railings	X			
11.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer

Unknown

Windows: Window Type

Double-hung

Floors: Floor Coverings

Hardwood

Walls: Wall Material

Drywall, Tile

Ceilings: Ceiling Material

Gypsum Board, Unfinished

Countertops & Cabinets:
Cabinetry

Laminate, Wood

Countertops & Cabinets:

Countertop Material

Quartz

12: BATHROOMS

		IN	NI	NP	D
12.1	Bathroom Toilets	X			
12.2	Sinks, Tubs & Showers	X			
12.3	Bathroom Exhaust Fan / Window	X			X
12.4	GFCI & Electric in Bathroom	X			X
12.5	Heat Source in Bathroom	X			
12.6	Cabinetry, Ceiling, Walls & Floor	X			
12.7	Door	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Deficiencies

12.3.1 Bathroom Exhaust Fan / Window

IMPROPERLY EXHAUSTING

I observed that the bathroom fan is improperly exhausting air from the bathroom.

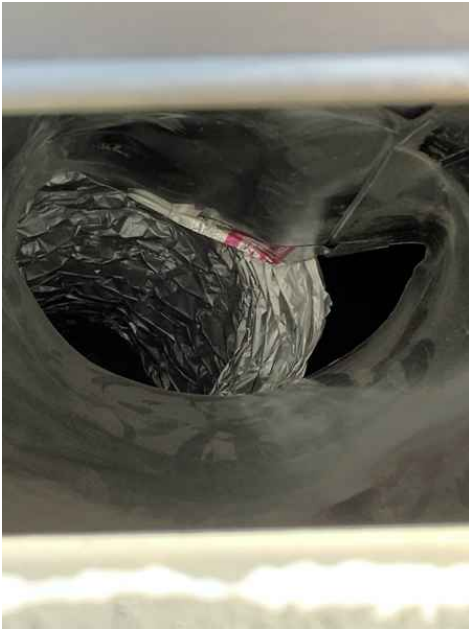
Exhaust air from bathrooms, toilet rooms, water closet compartments, and other similar rooms shall not be:

Venting has become crushed and detached going to the outside.

Recommendation

Contact a qualified general contractor.





bathroom off downstairs office

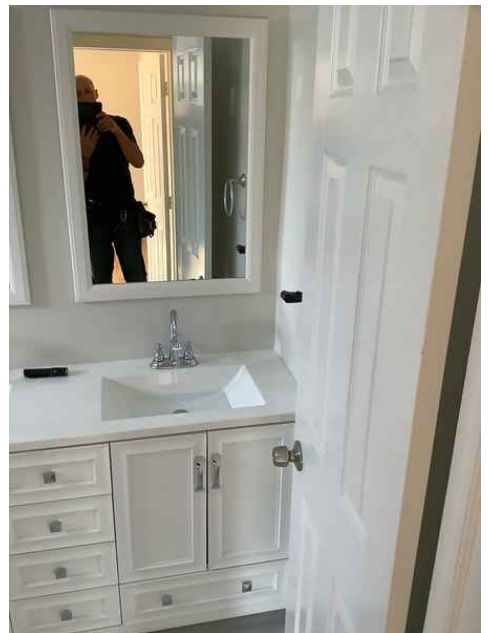
12.4.1 GFCI & Electric in Bathroom

GFCI IMPROPERLY WIRED

I observed a defect at the GFCI in the bathroom. It was not properly wired.

Recommendation

Contact a qualified electrical contractor.



13: LAUNDRY

		IN	NI	NP	D
13.1	Clothes Washer	X			
13.2	Clothes Dryer	X			X
13.3	Laundry Room, Electric, and Tub	X			
13.4	Laundry Room Floor	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Laundry Room Floor: Hook ups

Hook up for were present

Limitations

Clothes Washer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Deficiencies

13.2.1 Clothes Dryer

DRYER NOT EXHAUSTING OUTSIDE



Recommendation

I observed indications that the clothes dryer is not exhausting outside due to disconnected pipe. Venting into floor cavity. This is a fire and potential mold hazard

Recommendation

Contact a qualified handyman.



14: BUILT-IN APPLIANCES

		IN	NI	NP	D
14.1	Dishwasher	X			
14.2	Refrigerator	X			
14.3	Range/Oven/Cooktop	X			
14.4	Garbage Disposal	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Brand

Samsung

Refrigerator: Brand

Samsung

Range/Oven/Cooktop: Exhaust
Hood Type

Vented

Range/Oven/Cooktop:
Range/Oven Brand

Samsung

Range/Oven/Cooktop:
Range/Oven Energy Source

Gas

Refrigerator: Water supply for refrigerator

basement bathroom ceiling

No leaks were detected at the time of inspection. However the use of saddle valves are common practice but need to be monitored from time to time as they are notorious for leaks.



Basement bathroom ceiling

15: KITCHEN

		IN	NI	NP	D
15.1	Kitchen Sink	X			
15.2	GFCI	X			
15.3	AFCI			X	
15.4	Countertops & Cabinets	X			
15.5	Floors, Walls, Ceilings	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen. All were responsive however the overuse of them on every outlet is suspect.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

STANDARDS OF PRACTICE

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 inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Attic, Insulation & Ventilation

The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

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

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

Basement, Foundation, Crawlpace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlpace; 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.

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 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 or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, 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.

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.

Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

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.

Bathrooms**The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Laundry**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.