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Deck joists have been remediated by seller



Read Your Operations and Maintenance Manuals

Your property systems and appliances likely came with operation and maintenance booklets. They include information on how your systems work, how to maintain them, and in some cases, how to save energy. Please be sure to gather these and your inspectors' contact information in one centralized location so that you can always reference them and contact your AQI inspector.

We are your neighbor! So, feel free to reach out whenever you have a question about your property.

Things To Know After Your Inspection

Now that you've bought your property and had your inspection, you may still have some questions about your new property and the items revealed in your report.

Maintenance is a primary responsibility for every owner, whether you've owned several or have just purchased your first one. Staying on top of a seasonal maintenance schedule is important, and your AQI Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection (not to mention the seller's disclosure and what you noticed yourself) it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the property if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No property is perfect. Keep things in perspective as you move into your new property.

And remember that ownership is both a joyful experience and an important responsibility, so be sure to call on your AQI inspector to help you devise an annual maintenance plan that will keep your property safe and in good condition for years to come.

Schedule a Maintenance Inspection

Even the most vigilant property owner can, from time to time, miss small problems or forget about performing some routine building repairs and seasonal maintenance. That's why an Annual Maintenance Inspection will help you keep your property in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new owner is that your property requires care and regular maintenance. As time goes on, parts of your building will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Maintenance Inspection as part of the cost of upkeep for your most valuable investment: your property.

Your Licensed Inspector can show you what you should look for so that you can be an informed property owner. Protect your health and safety, and enjoy your property for years to come by having an Annual Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your inspector today!

Every property should be inspected every year as part of routine property maintenance plan. Catch problems before they become major defects.

Limitations

General Inspection Info

THE CLIENT DID NOT ATTEND

We invited the client to attend their home inspection. Unfortunately, my client was unable attend the home inspection. We are always available after the inspection to answer any questions you may have. Please feel free to reach out any time!

2: ROOF

Information

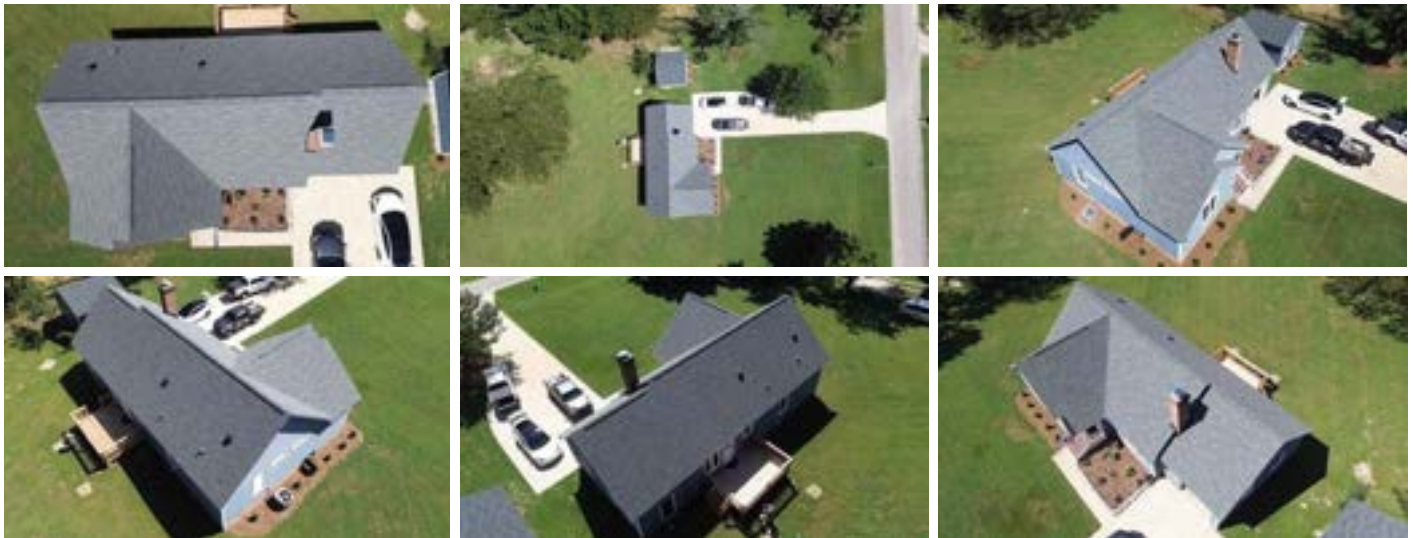
Roof Covering: Roof Type/Style Gable	Flashing: Material Metal	Flashing: Wall Intersections 
Gutters & Downspouts: Gutter Material None	Flashing Details	
Roof Covering: Inspection Method Ground, Drone	We attempted to inspect the roof from various locations and methods. The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof.	

Roof Covering: Owner's Responsibility

Your job as the owner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of shingles, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of an owner's routine maintenance plan. Catch problems before they become major defects.



Roof Covering: Roof-Covering

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



Limitations

Owner is actively working with the company that installed the roof in attempt to remediate issues

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. I utilized a drone to closely inspect the roof system. This was a restriction to my inspection of the roof system.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Recommendations

Owner is actively working with
the company that installed the
roof to remediate issues

2.1.1 Roof Covering RAISED SHINGLES

Observed raised shingles at the time of inspection. Likely due to under-driven fasteners. Prone to wind damage and moisture intrusion. Recommend repair.

Recommendation

Contact a qualified roofing professional.

MinorDefect



2.1.2 Roof Covering CRACKED AND DAMAGED SHINGLES

Cracked and damaged shingles were observed during the roof covering inspection. Damaged shingles compromise the roof's ability to shed water effectively, potentially allowing moisture to penetrate the underlying structure. Have a roofing professional evaluate the extent of the damage and recommend repair or replacement of affected shingles to prevent water intrusion and structural damage.

Recommendation

Contact a qualified roofing professional.

MinorDefect





2.1.3 Roof Covering

LOOSE ROOF SHINGLES



Minor Defect

Loose shingles were observed during the roof inspection. This condition allows water infiltration beneath the shingle layer, potentially leading to leaks, wood rot, and structural damage. A roofing professional should evaluate the extent of the looseness and secure or replace affected shingles as needed.

Recommendation

Contact a qualified roofing professional.



2.2.1 Flashing

MISSING KICKOUT FLASHING



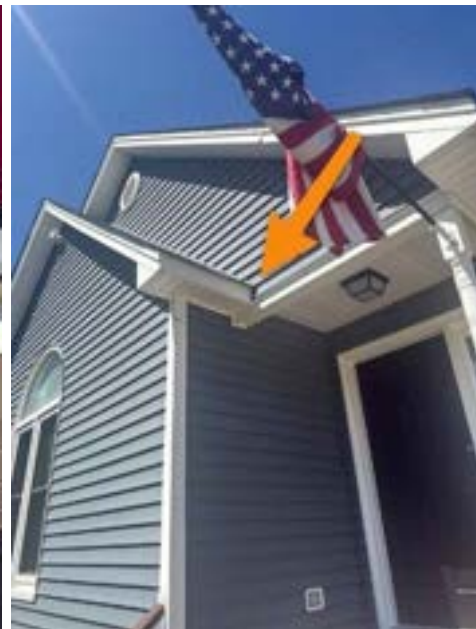
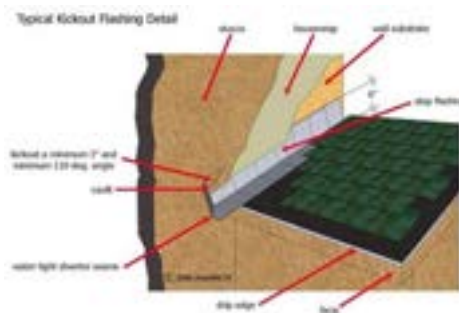
Minor Defect

I observed a defect at the flashing area called a "kickout." It's missing. Not installed. A kickout flashing "kicks" the roof water away from the house structure and diverts it into a gutter. This missing flashing could lead to hidden moisture intrusion and water damage issues that I would not be able to observe during a visual-only home inspection. A roofing professional is needed to further evaluate and make necessary corrections.

Recommendation

Contact a qualified roofing professional.

Owner is actively working with the company that installed the roof in attempt to remediate issues



2.4.1 Gutters & Downspouts

GUTTERS MISSING

Gutters are necessary to properly collect rain water from the roof, control it, divert it, and discharge that water away from the house and its foundation. A missing gutter is a defect. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor



Minor Defect



3: EXTERIOR

Information

General: Exterior Was Inspected
I inspected the exterior of the property.

Siding, Flashing & Trim: Siding
Style
Panels

Walkways, Patios & Driveways:
Driveway Material
Concrete

Exterior Doors: Exterior Doors
Inspected
I inspected the exterior doors.

Decks, Balconies, Porches:
Material
Wood

Exterior Doors: Exterior Entry
Door
Fiberglass



Exhaust Hoods: Observed

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.



Walkways, Patios & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.



Walkways, Patios & Driveways: Driveway Slope Towards The Home

In general, I noted if the driveways sloped towards or away from the structure.

Decks, Balconies, Porches: Appurtenance

Deck with Steps, Front Porch



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 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.

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

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

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

Vinyl

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

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



Eaves, So ts & Fascia: Eaves, So ts and Fascia Were Inspected

I inspected the eaves, so ts and fascia. I was not able to inspect every detail, since an inspection is limited in its scope.



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.



Windows: Windows Inspected

A representative number of windows from the ground surface were inspected.



Limitations

Siding, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. An 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.

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 an inspection. An 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.

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 inspection. I inspected the electrical system as much as I could.

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.

Recommendations

3.2.1 Vegetation, Surface Drainage, Retaining Walls & Grading



NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.
Recommendation

Contact a qualified landscaping contractor

Owner had grading evaluated by professional landscaping company and grading was deemed acceptable



Owner had grading evaluated by professional landscaping company and grading was deemed acceptable

3.3.1 Walkways, Patios & Driveways
DRIVEWAY CRACKING - MINOR

 Cosmetic Defect or Maintenance Item

Minor, typical cracks observed in driveway. Recommend monitoring and/or have concrete contractor patch/seal if the cracks widen.
Recommendation

Recommend monitoring.



3.4.1 Decks, Balconies, Porches
JOIST HANGERS

 Minor Defect

Joist hanger(s) are missing or improperly installed. This could cause the deck structure to be unstable.
Recommend that joist hangers be properly installed by qualified contractor.

Owner had deckers install joist hangers on deck

Recommendation
Contact a qualified deck contractor.

Owner had deckers install joist hangers on deck, picture on page one



3.5.1 Stairs, Steps, Stoops, Stairways & Ramps
DAMAGED TREAD BOARD

Minor Defect

A tread board on the stairs shows visible damage. This deterioration can create a tripping hazard and compromise the structural integrity of the stairway. The damaged board should be inspected by a carpentry contractor and replaced or repaired to restore safe passage.
Recommendation
Contact a qualified deck contractor.



3.6.1 Railings, Guards & Handrails
MISSING HANDRAIL

Minor Defect

I observed indications of a missing handrail. While this may not be required by local code, since there is more than one step here, I recommend installing a handrail for enhanced safety.
Recommendation

Recommendation
Contact a qualified deck contractor.



3.7.1 Siding, Flashing & Trim

Minor Defect

DAMAGED WALL-COVERING MATERIAL

I observed indications of a defect at the exterior wall-covering material.

Recommend repair to prevent water intrusion.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified siding specialist.



3.7.2 Siding, Flashing & Trim

Minor Defect

GAP Gaps noted in some areas of the siding. Recommend siding contractor evaluate the areas and install correctly to prevent water intrusion.

Recommendation

Contact a qualified siding specialist.



Rear Deck Door trim has been remediated by seller.

3.7.3 Siding, Flashing & Trim

UNSEALED PENETRATIONS

Unsealed exterior penetrations were located. Recommend evaluation of all penetrations and sealing properly to prevent water and pest intrusion.

Recommendation

Contact a qualified handyman.





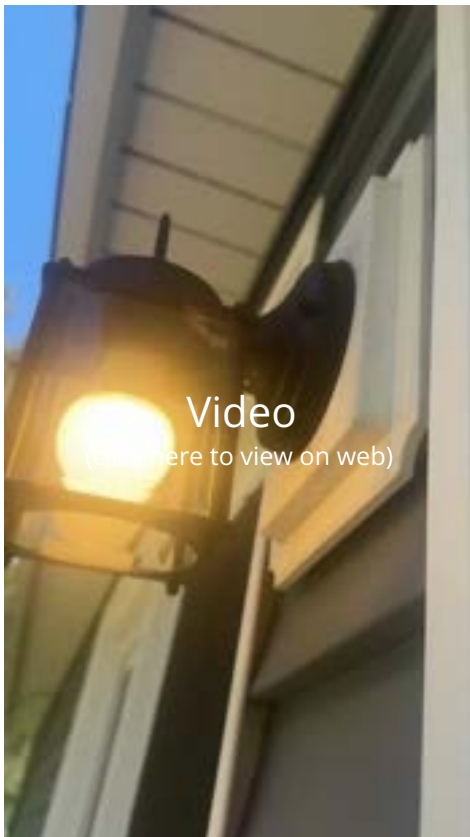
3.9.1 GFCIs & Electrical

LOOSE LIGHT FIXTURE

Light fixture on exterior was loose and missing protective sealant at time of inspection. Recommend securing and adding sealant and further evaluation by qualified contractor to prevent damage to electrical components.

Recommendation

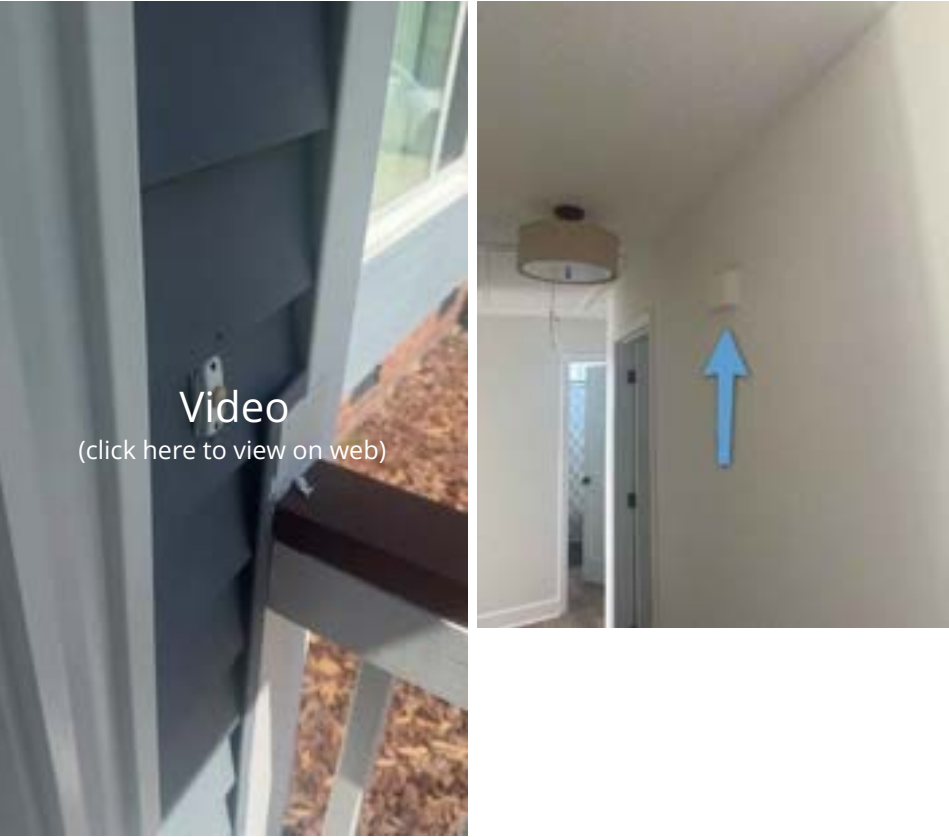
Contact a qualified handyman.



3.10.1 Exterior Doors
DOORBELL DOES NOT RING

 Cosmetic Defect or Maintenance Item

I observed the doorbell does not ring from the exterior entry door. Correction and further evaluation is recommended.
Recommendation
Contact a qualified electrical contractor.



3.10.2 Exterior Doors
HARDWARE MISSING
Recommend installing all hardware.
Qualified handyman.

 Minor Defect



Owner has remediated

3.10.3 Exterior Doors

MISSING THRESHOLD SUPPORT MEMBER

Threshold support member was not installed at time of inspection. Recommend installation of threshold support member to prevent damage to threshold.

Recommendation

Contact a qualified carpenter.



3.10.4 Exterior Doors

MISSING OR POORLY INSTALLED DOOR SEALANT

Missing or poorly installed sealant was observed around the exterior door during inspection. Inadequate sealant allows water infiltration, which can lead to wood rot, mold growth, and structural damage over time. The sealant should be removed, the area cleaned and dried, and new weatherproof caulk or sealant applied around the entire door frame perimeter.

Recommendation

Contact a qualified handyman.





Front door trim has been remediated by seller

3.12.1 Exhaust Hoods

DRYERE XHAUSTHOOD HAS A SCREEN

I observed that the clothes dryer exhaust hood has a screen. This will clog and create a re hazard.

Recommendation

Contact a quali ed handyman.



Minor Defect



3.12.2 Exhaust Hoods

LOOSE EXHAUST HOOD

I observed an exhaust hood that was loose at the time of inspection. Recommend securing to prevent pest and water intrusion.

Recommendation

Contact a quali ed handyman.



Cosmetic Defect or Maintenance Item



4: FIREPLACE, CHIMNEY / STOVE

Information

Fireplace: Type of Fireplace

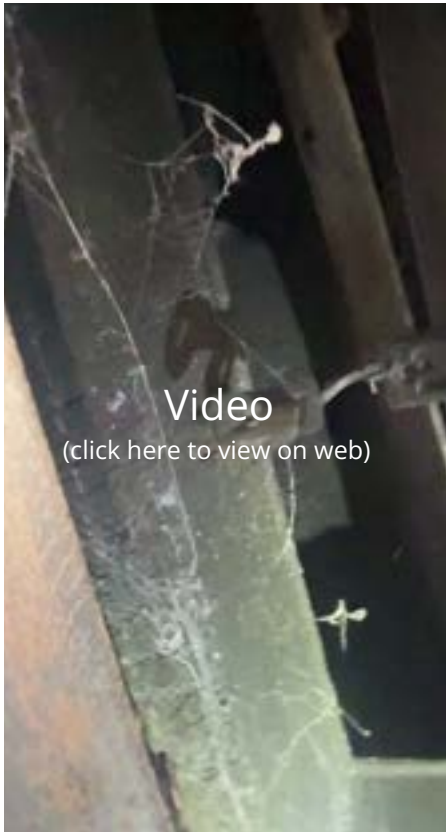
Masonry, Gas Fireplace Insert

I tried to describe the type of replace.



Fireplace: Damper Door

I inspected the replace damper doors by opening and closing them, if they were readily accessible and manually operable.



Masonry Chimney: Masonry Chimney Exterior Was Inspected

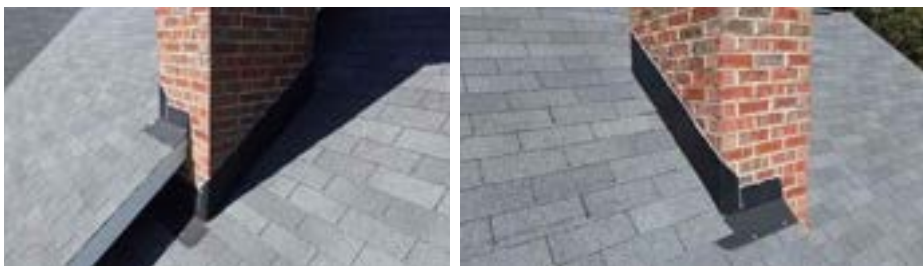
The chimney exterior was inspected during my inspection.



Masonry Chimney: Masonry Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.



Masonry Chimney: Masonry Chimney Hood or Cap Installed

Masonry chimneys without hoods should have stone or reinforced concrete caps at the top. Some masonry chimneys have hoods over the flues. Hoods on masonry chimneys consist of stone or reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.



Limitations

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Recommendations

4.2.1 Masonry Chimney

CROWNED CAP WAS DAMAGED



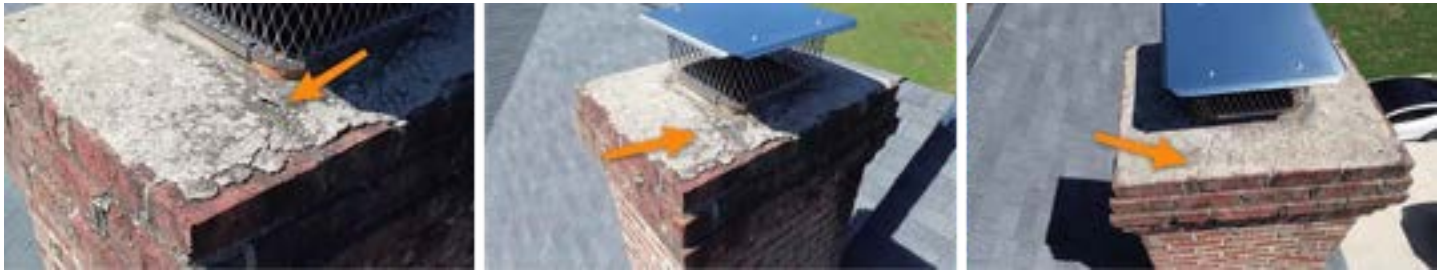
Minor Defect

I observed indications of damage at the chimney wash or crowned cap. This is the top of the chimney that is shaped or "crowned" to divert water away from the top of the chimney stack.

If a wash or crown on top of the chimney is not properly sloped or is extensively cracked, defective, spalled, or displays rust stains, it should be replaced. Sheet metal caps/crowns with minor rust or corrosion should be repaired, but if rust or corrosion is extensive, replacement is recommended.

Recommendation

Contact a qualified chimney contractor.



5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Crawlspace Access



Foundation: Material
Brick, Masonry Block

Foundation: Columns / Piers
Masonry Block

I observed structural columns and/or piers underneath the home.

Under-Floor Crawlspace: Under-Floor Crawl Access Location
Exterior

Insulation in Crawlspace: Type of Floor Structure:
Insulation Observed
Batt, Fiberglass

Basement/Crawlspace Floor
Vapor Barrier

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
OSB, Plywood

Under-Floor Crawlspace: Under-Floor Crawlspace Inspected

The under-floor crawlspace area was inspected.
The crawlspace can be a revealing area in the house and often provides a general picture of how the entire structure works. In many crawlspaces, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.



Under-Floor Crawlspace: Structural Components Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Insulation in Crawlspace: Insulation Was Inspected

During an inspection, I inspect for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure and crawlspace / foundation areas.

Insulation in Crawlspace: Approximate Average Depth of Insulation

3-6 inches

Determining how much insulation should be installed depends upon where a home is located. Proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

Ventilation in Crawlspace: Ventilation Inspected

During an inspection, I inspect for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas.



Floor Structure: Crawlspace Moisture Reading

15

I measured the moisture at a surface in the crawlspace. This is for reference and does not indicate the entire crawlspace moisture content level.



Moisture is from a previous leak that has been repaired. Professional Crawl Space company is scheduled to make Crawl Space repairs in late October

Wall Structure: Observed/ Wood

I inspected some visible areas of the wall structure. Most of the walls are covered and inaccessible. The wall structure is standard wood, stud construction.

Recommendations

5.1.1 Foundation

EFFLORESCENCE OBSERVED

Efflorescence observed in crawlspace. This white, powdery residue on masonry surfaces is an indication of moisture intrusion, which may lead to elevated humidity levels and potential material deterioration over time. Recommend further evaluation to identify the moisture source and implement corrective measures, such as improving drainage, sealing, or enhancing ventilation.

Recommendation

Contact a foundation contractor.



Cosmetic Defect or Maintenance Item



Professional Crawl Space company is scheduled to make Crawl Space repairs in late October

5.2.1 Under-Floor Crawlspace

ACTIVE WATER PENETRATION OBSERVED

Indications of active water penetration observed in crawlspace. Standing water, staining, or elevated moisture levels suggest ongoing intrusion. Recommend evaluation and correction by a qualified contractor to address drainage or waterproofing issues and protect the structure.

Recommendation

Contact a foundation contractor.



Major Defect



5.2.2 Under-Floor Crawlspace

LIGHT INOPERABLE



Cosmetic Defect or Maintenance Item

Lighting was inoperable in the crawlspace. Most likely a new bulb is needed.

Recommendation: Contact a qualified handyman.



5.3.1 Insulation in Crawlspace

INSULATION INSTALLED UPSIDE DOWN



Minor Defect

IN CRAWLSPACE

I observed that the insulation installed on the floor joists above the crawlspace is installed upside down. This can cause moisture and energy efficiency issues.

Recommendation: Contact a qualified insulation contractor.



5.3.2 Insulation in Crawlspace

INSULATION HANGING LOOSELY / DETERIORATED



Minor Defect

I observed that the insulation installed on the floor joists above the crawlspace is hanging loosely, falling off or appears to be deteriorated in areas. Recommend further evaluation of crawlspace insulation.

Recommendation

Contact a qualified insulation contractor.

Professional Crawl Space
company is scheduled to make
Crawl Space repairs in late
October



5.5.1 Floor Structure

SIGNS OF POSSIBLE BIOLOGICAL GROWTH

I observed signs of possible biological growth in some areas of the flooring structure. Recommend cleaning the areas and monitoring frequently. Maintaining a low moisture level in the crawlspace is important to prohibit the growth from reoccurring. In North Carolina, it is very typical for crawlspaces have moisture levels that are high enough to allow growths to begin.

Recommendation

Contact a qualified cleaning service.

 Cosmetic Defect or Maintenance Item



Moisture is from a previous leak
that has been repaired.
Professional Crawl Space company
is scheduled to make Crawl Space
repairs in late October

6: ATTIC, INSULATION & VENTILATION

Information

Structural Components & Observations in Attic: Material OSB, Wood	Structural Components & Observations in Attic: Access Type Pull-Down Ladder	Structural Components & Observations in Attic: Access Location 1st Floor, Garage
Insulation in Attic: Type of Insulation Observed Fiberglass, Blown, Batts	Ventilation in Attic: Ventilation Type Gable Vents, Ridge Vents, So t Vents	

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.



Insulation in Attic: Insulation Was Inspected

During the inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.



Insulation in Attic: Approximate Average Depth of Insulation

9-12 inches

Determining how much insulation should be installed depends upon where a property is located. The amount of insulation that should be installed at a particular area is dependent upon which climate zone the house is located and the local building codes.

Ventilation in Attic: Ventilation Inspected

During the inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas.



Exhaust Systems: Exhaust Systems
Observed Vents



Limitations

COULD NOT SEE EVER Observations in Attic

Recommendations

6.1.1 Structural Components & Observations in Attic
PRIOR WATER PENETRATION OBSERVED

Minor Defect

I observed indications that sometime in the past there was a minor water penetration or intrusion into the attic. Water marks were observed. For now, I recommend monitoring the area for continued water intrusion. After a heavy rainfall, check the area for dampness. If the area is wet, correction and further evaluation is recommended.
Recommendation

Recommend monitoring.



6.1.2 Structural Components & Observations in Attic



Cosmetic Defector Maintenance Item

MISSING WEATHERSTRIPPING

Missing Weatherstripping around attic access door. Recommend adding weatherstripping for enhanced efficiency.

Recommendation

Contact a qualified handyman.

Owner has remediated
improperly secured attic
access



6.1.3 Structural Components & Observations in Attic

ATTIC ACCESS NOT PROPERLY SECURED

ATTIC

The attic access hatch is not secured with appropriate fasteners. Proper 16d nails should be used to ensure the access point remains safely closed and sealed. Without adequate fastening, the hatch may come loose, creating gaps that compromise insulation effectiveness and allow air infiltration.

Recommendation

Contact a qualified handyman.



Minor Defect



7: HEATING

Information

Heating System Information: Energy Source Electric	Heating System Information: Service Switch Inspected I observed a service switch for the heating system.	Heating System Information: Heating Method Heat Pump System
Heating System Information: Method of Inspection Cover Not Removed, Visual	Thermostat and Normal Operating Controls: Thermostat Location Hallway	Distribution Systems: Ductwork Insulated
Distribution Systems: Presence of Installed Heat Source in Each Room		
Heating System Information: Brand Goodman		



Heating System Information: Unit older than 10 years old

For any Unit older than 10 years old, Recommend a licensed HVAC contractor evaluate further for standard Maintenance.

Limitations

Heating System Information: No restriction

Because the outside temperature was too hot to operate the heating system without the possibility of damaging the system, I did not operate the heating system. Inspection restriction. Ask the homeowner about the system, including past performance.

8: COOLING

Information

Cooling System Information: Energy Source Electric	Cooling System Information: Service Disconnect Observed I observed a service disconnect within sight of the cooling system.	Cooling System Information: System Type Central Air Conditioner
Cooling System Information: Location Left Side	Thermostat and Normal Operating Controls: Thermostat Location Hallway	Distribution System: Con guration Central, Single Zone



Distribution System: Presence of
Installed Cooling Source in Each
Room

Cooling System Information: Brand American Standard



Cooling System Information: Delta T Higher Than 22°F

The return and supply air temperature was measured for reference.

While there isn't any perfect temperature you should set your HVAC system to, there is an ideal temperature difference between the supply and return air, which should be typically between 16 and 22 degrees Fahrenheit. This difference in temperature is the evaporator Delta T.



Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.

Please note thermostat was set at holding temperature of 80 degrees as it was unoccupied at time of inspection. Youngsville high temperature on date of inspection was 91 degrees.

Distribution System: Ductwork Installed

Insulated

Observed ductwork in the house. Air conditioning (cooling) systems, including heat pump systems, use ductwork to distribute the cooled, conditioned air throughout the house. I will attempt to determine if each room has a cooling source or conditioned-air supply, but I may not be able to find every duct register.



Recommendations

8.1.1 Cooling System Information

HIGH TEMP DIFFERENTIAL

During the inspection, I noticed indications that the air conditioning system temperature difference may be higher than normal. 16-22 degrees is the normal range that we are looking for. If temperatures fall outside of that range, it means your AC may have some issues and needs to be further evaluated by a licensed HVAC technician to prevent damage to the system and prevent air quality issues.

Recommendation

Contact a qualified HVAC professional.



Minor Defect



8.1.2 Cooling System Information

REFRIGERANT LINE INSULATION MISSING OR DAMAGED

I observed missing or damaged foam insulation at the cooling system's refrigerant line, which can cause energy loss and excess condensation.

Recommendation

Contact a qualified HVAC professional.



Cosmetic Defect or Maintenance Item

**CONDENSATE DISCHARGE SHOULD BE EXTENDED**

Minor Defect

The condensate discharge pipe should be extended so that the water is diverted far enough away from the house foundation. The discharge could cause deterioration of the soil near the foundation.

Recommendation

Contact a qualified handyman.



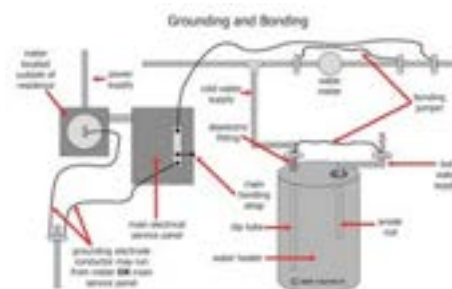
Service Entrance Conductors:
Electrical Service Conductors
Below Ground, 240 Volts

Service Entrance Conductors:
Inspected Service-Entrance
Conductors

I inspected the electrical service-entrance conductors.

Service Grounding & Bonding:
Inspected the Service Grounding
& Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect:
Inspected Main Service
Disconnect

I inspected the electrical main service disconnect.

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Panelboards & Breakers: Main
Panel Location
Garage



Panelboards & Breakers: Panel Capacity
Unknown

Panelboards & Breakers: Panel
Manufacturer
Westinghouse

Panelboards & Breakers: Panel
Type
Circuit Breaker

Branch Wiring & Circuits: Branch Wire 15 and 20 AMP Copper	Branch Wiring & Circuits: Type of Wiring, If Visible NM-B (Romex)

Main Service Disconnect: Owner'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 should hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem.

Main Service Disconnect: Main Disconnect Rating, If Labeled

200

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

Panelboards & Breakers: Inspected Main Panelboard & Breakers

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



GFCI & AFCI: Inspected GFCIs

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

Switches, Fixtures & Receptacles: Inspected Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.



Limitations

Service Entrance Conductors

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.

Branch Wiring & Circuits

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.

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the electrical 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.

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the 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.

Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

9.5.1 Panelboards & Breakers



Minor Defect

MISSING LABELSONPANEL

At the time of inspection, panel was missing easily identifiable labeling. Recommend a qualified electrician or person identify, map out locations and clearly identify each circuit for safety.

Recommendation

Contact a qualified electrical contractor.



Electrical contractor confirmed
electrical systems are consistent
with building code at time of
home's construction

9.5.2 Panelboards & Breakers
INCORRECT TYPE OF SCREWS AT PANEL COVER

 Minor Defect

I observed the use of incorrect types of screws / fasteners at the electrical panel cover. This could be potentially hazardous if the screws puncture a live electrical wire.
Recommendation
Contact a quali ed electrical contractor.



9.5.3 Panelboards & Breakers
BREAKER COMPATIBILITY

 Minor Defect

Possible breaker compatibility issue. Some breaker brands are not safe to install in other brand panelboards due to tment issues. We recommend further evaluation by a licensed electrician for enhanced safety.
Recommendation
Contact a quali ed electrical contractor.



Electrical contractor confirmed electrical systems are consistent with building code at time of home's construction

9.5.4 Panelboards & Breakers

POSSIBLE SCORCHING INSIDE ELECTRICAL PANEL

Signs of Possible scorching was observed inside the electrical panel during inspection. Scorching indicates heat damage and potential arcing or overheating within the panel, which creates a serious fire and electrical hazard. A licensed electrical contractor should evaluate the panel immediately to identify the cause and determine if repairs or replacement is necessary.

Recommendation

Contact a qualified electrical contractor.



10: PLUMBING

Information

Water Supply & Distribution
Systems: Water Supply &
Distribution Material
Pex, Poly

Main Water Shut-O Valve:
Location of Main Shut-O Valve
Crawlspace



Drain, Waste, & Vent Systems:
Drain Size
Various

Drain, Waste, & Vent Systems:
Material
PVC

Hot Water Source: Location
Crawlspace

Hot Water Source: Capacity
38 gallons



Hot Water Source: Inspected TPR
Valve

I inspected the temperature and
pressure relief valve.

Hot Water Source: Inspected Hot Water Source



Water Supply & Distribution Systems: Water Supply Is Private

The water supply to the appeared to be from a private water supply source based upon the observed indications at the time of the inspection. To con rm and be certain, I recommend asking the owner for details.



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 owner about water supply, problems with water supply, and water leaks in the past.

Main Water Shut-O Valve: Owner's Responsibility

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

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 owner about water and sewer leaks or blockages in the past.



Hot Water Source: Manufacturer

AO Smith

I recommend using & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Source: Type of Hot Water Source

Electric 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 owner for details about the hot water equipment and past performance.

Limitations

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.

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.

Recommendations

10.1.1 Water Supply & Distribution Systems

WATER SUPPLY PIPE CORRODED

Water supply pipe was corroded. This can lead to shortened lifespan of the pipe. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



Minor Defect

10.1.2 Water Supply & Distribution Systems

POLYBUTYLENE SUPPLY PIPES

I observed indications that the water supply pipes were made from polybutylene material. This material can be prone to fail without warning, causing damage to the property. Recommend a qualified plumber inspect the pipe further and consider replacing pipes and fittings with an approved material.

You can read more about polybutylene piping at www.nachi.org/pb.

Recommendation

Contact a qualified plumbing contractor.

Minor Defect



10.1.3 Water Supply & Distribution Systems

BROWN WATER

Minerals, sediment, or rust that accumulates in the water lines and water heater over time is the cause of brown or discolored water. When the water from your tap is brown, this indicates a disturbance in the water main or distribution that stirs up these deposits. You also might have a rusted pipe, and if left unattended to might create a leak. Recommend further evaluation by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Minor Defect



10.1.4 Water Supply & Distribution Systems

CRACKED/DAMAGED WELLHEAD HOUSING

The concrete wellhead housing is cracked or damaged. This protective structure shields the well opening and can compromise water system integrity if not addressed. A qualified well service contractor should evaluate the damage and recommend repair or replacement to prevent contamination and ensure proper well function.

Recommendation

Contact a qualified well service contractor.



10.1.5 Water Supply & Distribution Systems

EXPOSED WIRING AT WELLHEAD



An open electrical box with exposed wiring was observed at the wellhead during inspection. Exposed wiring creates a serious electrical hazard, including risk of shock, electrocution, and potential fire. The electrical box should be closed and secured, and all wiring should be properly protected and insulated by a qualified electrician.

Recommendation

Contact a qualified well service contractor.



10.1.6 Water Supply & Distribution Systems

WELLCAP LOOSE

A loose seal was observed on the wellhead container during inspection.

A compromised wellhead seal can allow contaminants to enter the water supply system, potentially affecting water quality and safety. The seal should be inspected by a well service contractor and tightened or replaced as needed to ensure proper protection of the water supply.

Recommendation

Contact a qualified well service contractor.



Minor Defect



10.1.7 Water Supply & Distribution Systems

DIRTY WATER FILTER

The water supply filter is clogged with sediment and debris, restricting

water flow throughout the home's plumbing system. A dirty filter reduces water pressure, increases strain on pipes and fixtures, and may allow contaminants to bypass filtration. The filter should be replaced promptly to restore proper water quality and system performance.

Recommendation

Contact a qualified plumbing contractor.



Minor Defect



10.1.8 Water Supply & Distribution Systems

MISSING WELL DATA PLATE

The data plate for the well system is missing. This plate typically

contains important information such as well depth, pump specifications, and system capacity. Without this documentation, it may be difficult to service the well or verify system specifications. Contact a well service contractor to document the system details and obtain replacement documentation.



Cosmetic Defect or Maintenance Item



Recommendation: Contact a qualified well service contractor.

10.3.1 Drain, Waste, & Vent Systems

INADEQUATE PIPE SUPPORT

A section of plumbing pipe was observed with inadequate support. This can lead to sagging, joint stress, or leaks over time. Recommend securing the pipe properly in accordance with standard plumbing practices.

Recommendation: Contact a qualified plumbing contractor.



Minor Defect



10.3.2 Drain, Waste, & Vent Systems

EXPOSED DRAIN PIPE

Drain pipe was exposed at the exterior during inspection. Recommend further evaluation to prevent damage to material and to prevent trip hazard.

R

Recommendation: Contact a qualified plumbing contractor.



Minor Defect



10.4.1 Hot Water Source

DEFECT AT TPR VALVE DISCHARGE

Minor Defect

I observed a defect at the TPR (temperature, pressure, and relief) valve.

Recommend further evaluation by plumber to ensure proper install.

The discharge pipe that serves a temperature pressure relief valve must:

- Not be connected to the drainage system.
- Discharge through an air gap located in the same room as the water heater.
- Not be smaller than the diameter of the outlet of the valve.
- Serve a single relief device.
- Discharge to the floor.
- Discharge in a manner that does not cause personal injury or structural damage.
- Discharge to a termination point that is readily observable.
- Not be trapped.
- Be installed so as to flow by gravity.
- Terminate no more than 6 inches above the floor or flood level rim of the waste receptor. And not less than 2 times the discharge pipe diameter.
- Not have valves or fittings.
- Be constructed of materials listed or rated for such use.
- Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings.



Recommendation

Contact a qualified plumbing contractor.

10.4.2 Hot Water Source

WATER TEMP LOW

Minor Defect

Water temperature was not as hot as expected. 120 degrees is ideal

and standard temperature. Recommend adjustment of heater and contacting a plumber if the temperature will not rise.

Recommendation

Contact a qualified plumbing contractor.



11: INTERIOR, DOORS & WINDOWS

Information

Doors: Doors Inspected
I inspected a representative number of doors.



Windows: Windows Inspected
I inspected a representative number of windows.

Floors, Walls, Ceilings: Ceiling Material
Popcorn



Floors, Walls, Ceilings: Floor Coverings
Engineered Wood



Floors, Walls, Ceilings: Wall Material
Gypsum Board

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected
I inspected the readily visible surfaces of doors, walls and ceilings.

Limitations

Windows

WINDOW TINT

Window tint installed at some windows. This is a restriction of the inspection and a limitation. I cannot tell if the seals are in tact or if windows are fogged.



Recommendations

11.1.1 Doors

Cosmetic Defect or Maintenance Item

DOOR DOESN'T LATCH

I observed that a door does not latch and close properly. Recommend adjustment and further evaluation of all doors to ensure proper functionality.
Recommendation

Contact a qualified handyman.



11.1.2 Doors

Cosmetic Defect or Maintenance Item

DOOR STICKS

I observed that the door sticks. Recommend minor adjustment to ensure proper functionality and prevent wear on materials.
Recommendation
Contact a qualified handyman.

Improperly closing doors have been remediated by seller



11.2.1 Windows

CRACKED GLASS

CRACKED GLASS - windowpane glass. Hazardous. Recommend replacement of damaged glass.
Contact a qualified window repair/installation contractor.

Major Defect



Window is double-paned, one pane had cracked before current owner moved in, there has been no additional window cracking or damage since she has owned the home

11.2.2 Windows

FOGGED / BROKEN SEALS



Cosmetic Defect or Maintenance Item

I observed a fogged window which indicates a broken seal. Recommend monitoring windows for this symptom and obtaining an evaluation by a window contractor to replace as needed. Visible condensation is the most common sign of a broken window seal. When a window seal fails, humid air can seep between the panes and create the fog you're seeing. If you do nothing, the fog may lessen or worsen in conjunction with weather changes and fluctuating outdoor humidity levels. It is important to have window seals in place to ensure the effectiveness of the thermal insulation.

Recommendation

Contact a qualified window repair/installation contractor.



11.3.1 Floors, Walls, Ceilings

MINOR CORNERCRACKS



Cosmetic Defect or Maintenance Item

Minor cracks at the corners of trim, doors, windows and walls. Appeared to be the result of settling. Some settling is not unusual in a home of this age. Recommend further evaluation of the interior walls and trim by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.



12: BATHROOMS

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.



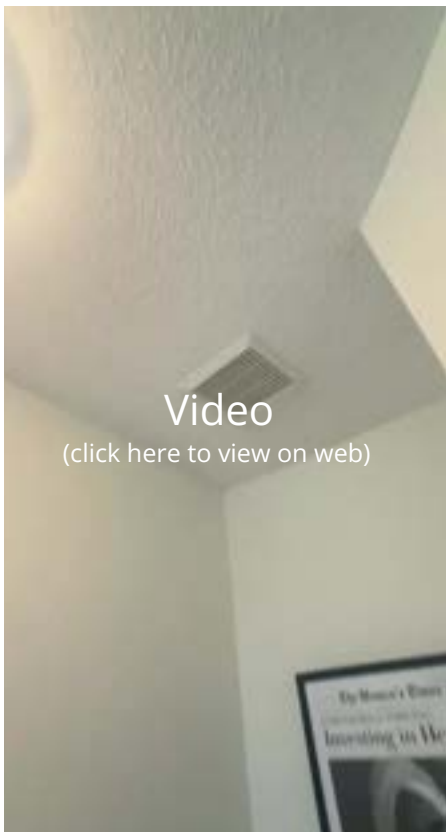
Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

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.



Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



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.



Electrical contractor confirmed
electrical systems are consistent
with building code at time of
home's construction

Cabinetry, Ceiling, Walls & Floor: Inspected

I inspected the cabinets, walls, ceilings, and floors in the bathrooms according to the standards of practice.



Recommendations

SEALANTS / TUBS & SHOWERS

Minor Defect

Caulking / sealant was poor or missing in wet locations during inspection. Recommend properly installing sealant in all wet locations to prevent deterioration of material due to water intrusion.

Recommendation

Contact a qualified handyman.



Owner has remediated caulking in bathroom

12.2.2 Sinks, Tubs & Showers

DAMAGED TUB

The bathtub was damaged. Recommend replacement or repair prior to usage to prevent water intrusion and further damage.

Recommendation

Contact a qualified plumbing contractor.



Minor Defect



13: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



Dishwasher: Brand Samsung

Range/Oven/Cooktop: Range/Oven Brand GE

Range/Oven/Cooktop: Range/Oven Energy Source Electric

Refrigerator: Brand Samsung

Countertops & Cabinets: Cabinetry Laminate

Countertops & Cabinets: Countertop Material Wood Butcher Block

Exhaust Fan: Exhaust Hood Type Re-circulate

GFCI: GFCI Tested

I tested for ground fault circuit interrupter (GFCI) protection in the kitchen.

Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.



Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.



Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.



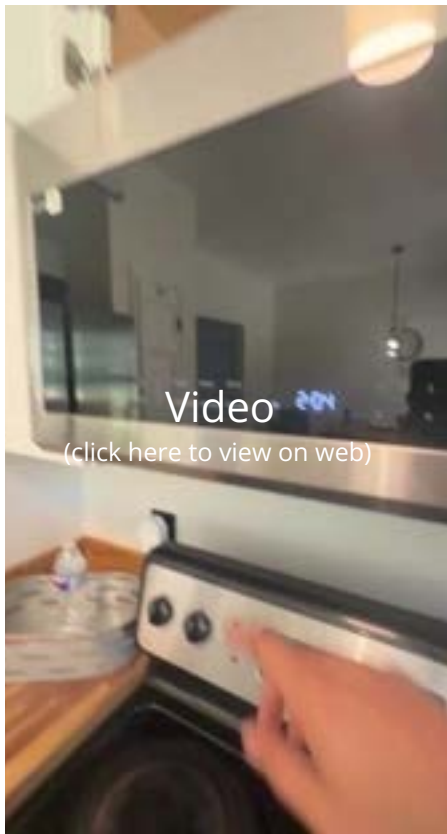
Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces. I attempted to state the type of countertop material, however some types can be deceiving. I recommend confirming with the seller if the type I listed does not sound accurate.



Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



Limitations

Garbage Disposal
NOT INSTALLED



Recommendations

13.2.1 GFCI

MISSING GFCI PROTECTION

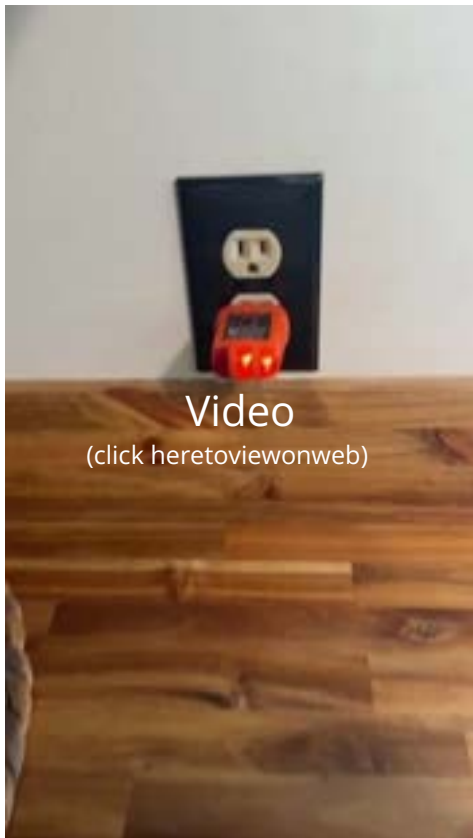
I observed indications of missing GFCI protection in the kitchen. All kitchen counter and island receptacles are required to be GFCI protected. Outlets on walls, behind wet areas (sinks, etc.) that have features such as countertop breakfast bars should also be GFCI protected.

Recommendation

Contact a qualified electrical contractor.



Electrical contractor confirmed
electrical systems are consistent
with building code at time of
home's construction



Video

(click heretoviewonweb)



Electrical contractor confirmed electrical systems are consistent with building code at time of home's construction

13-2-2-GFCI

GFCI RECEPTACLE NOT TESTING PROPERLY

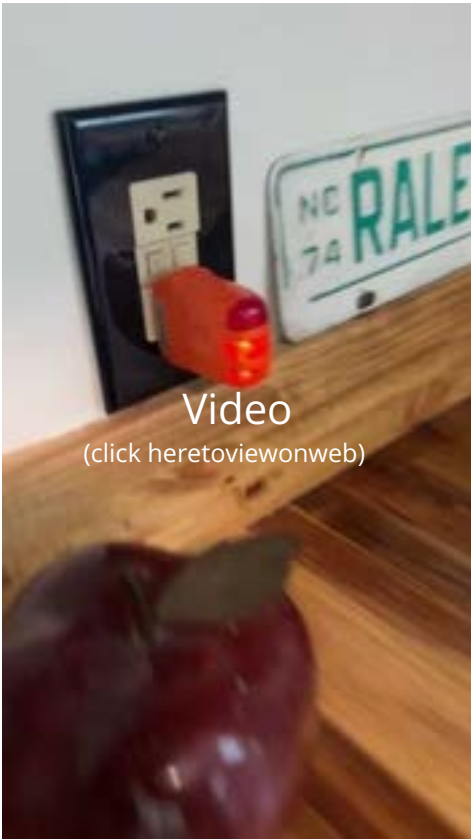


KITCHEN

The GFCI receptacle in the kitchen is not responding correctly to test button activation. GFCI outlets are critical safety devices designed to protect against electrical shock and ground faults. A non-functioning GFCI receptacle leaves the circuit unprotected and should be evaluated and repaired by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



Video
(click heretoviewonweb)



Electrical contractor confirmed electrical systems are consistent with building code at time of home's construction

13.5.1 Range/Oven/Cooktop INOPERABLE OVEN

Minor Defect

KITCHEN

The oven is not functioning, with the circuit breaker in the off position. The breaker should be switched on to restore power to the unit. If the breaker trips again after being reset, this indicates an electrical fault requiring professional evaluation.

Recommendation

Contact a qualified handyman.



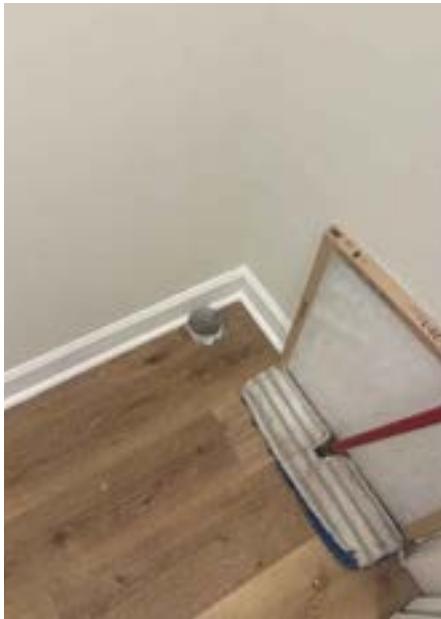
Oven was not plugged in at time of inspection

14: LAUNDRY

Information

Laundry Room, Electric, and Tub:Laundry Room, Electric, and Tub:Clothes Washer: Observed
Mechanical Exhaust in Laundry Washer & Dryer Not Installed I observed water connections and
Room Inspected Not installed at time of inspection a standpipe box.

I inspected the mechanical exhaust system in the laundry room area.



Clothes Dryer: Dryer Power Source
240 Volt

Clothes Dryer: Dryer Vent Metal

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 res.

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 res.

Recommendations

14.1.1 Laundry Room, Electric, and Tub

Minor Defect

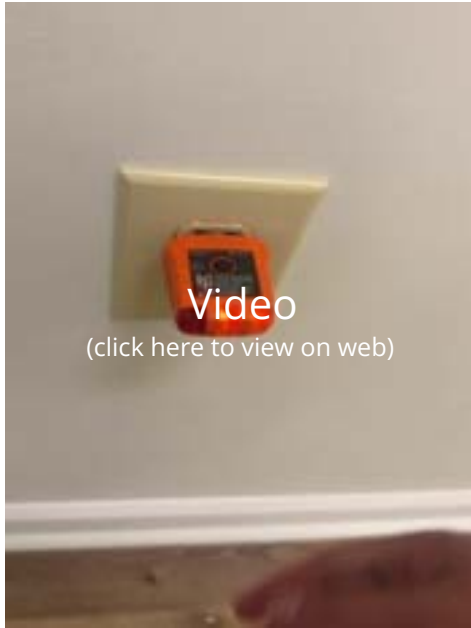
MISSING GFCI PROTECTION

I observed indications that there is missing GFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms should be AFCI and GFCI protected for enhanced safety.

Recommendation

Contact a qualified electrical contractor.



14.3.1 Clothes Dryer

Minor Defect

INCORRECT 3-PRONG OUTLET

I observed an old, 3-prong outlet for the electric dryer.

For the electric dryer, it is required to have a 4-wire 30-amp circuit and receptacle outlet installed.

Recommendation

Contact a qualified electrical contractor.

Electrical contractor confirmed
electrical systems are consistent
with building code at time of
home's construction



15: GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the oor of the attached garage.



Garage Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

Garage Door: Material Metal, Non-insulated



Garage Door: Type Automatic, Sectional

Electric in Garage: Tested GFCI Receptacles in Garage

Garage Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicle.



Garage Door Opener: Spring Warning Label Was Inspected

I observed a spring warning label attached to the spring assembly or the back of the door panel. Good.

Garage Door Opener: General Warning Label Was Inspected

I observed a general warning label attached to the back of the door panel. Good.



Garage Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.



Garage Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four feet above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.



Garage Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

Garage Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the door should be no more than 6 inches.



Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.



Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

Recommendations

15.5.1 Ceiling, Walls & Firewalls in Garage

MOISTURE INTRUSION

Garage walls showed signs of moisture intrusion. Recommend a

qualified contractor evaluate and find source of moisture to prevent further damage and/or mold.

Recommendation

Contact a qualified professional.



Minor Defect



15.5.2 Ceiling, Walls & Firewalls in Garage

MISSING SILL PLATE ANCHOR

GARAGE

Sill plate anchors are missing at the walls in the garage. Sill plates are the horizontal members that connect the foundation to the framing, and anchors secure them to prevent shifting during seismic activity or high winds. Without proper anchoring, the structure may be vulnerable to lateral movement. A foundation contractor should evaluate the condition and install appropriate anchors to secure the sill plate to the foundation.

Recommendation

Contact a foundation contractor.



Minor Defect



15.5.3 Ceiling, Walls & Firewalls in Garage

PEST INFESTATION**GARAGE**

Ants were observed in the garage during inspection. Pest infestations can cause structural damage over time and may indicate moisture or food sources attracting them. A pest control professional should evaluate the extent of the infestation and recommend appropriate treatment and prevention measures.

Recommendation

Contact a qualified pest control specialist.



Cosmetic Defect or Maintenance Item



15.6.1 Electric in Garage

MISSING GFCI-PROTECTION IN GARAGE

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

Recommendation

Contact a qualified electrical contractor.



Minor Defect



Electrical contractor confirmed
electrical systems are consistent
with building code at time of
home's construction

STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

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

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of shingling, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, shingling, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

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. shingling 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.

Fireplace, Chimney / Stove

I. The inspector shall inspect:

1. readily accessible and visible portions of the replace and chimneys;
2. lintels above the replace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of replace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the replace;
4. the lack of a carbon-monoxide detector in the same room as the replace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Basement, Foundation, Crawlspaces & Structure

I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

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

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

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

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.

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

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

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service 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 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 alarm 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

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.

Interior, Doors & Windows

The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
 doors, walls and ceilings; stairs, steps, landings, stairways and ramps;
 railings, guards and handrails; and
 garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

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

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
 photo-electric safety sensors that did not operate properly; and
 any window that was obviously fogged or displayed other evidence of broken seals.

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.

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.

Laundry

The inspector shall inspect:

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