BOLT CERTIFIED HOME INSPECTION
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# THE BOLT REPORT

## 7 Independence Ct
## Greensboro, NC 27408

Homer Owner

JANUARY 5, 2025

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This is the inspection report written for the visual-only inspection conducted at the time of the scheduled inspection. Parts of this report may have been written during or after the inspection process. Please don't rely on its content to make informed decisions. Fully informed decisions are based upon attending the inspection with the inspector while asking your questions and addressing your concerns, and reading the entire report, the Home Inspection Agreement, Home Inspection Standards of Practice, and the home maintenance book.

# SUMMARY

82 ITEMS INSPECTED

24 MINOR DEFECT

21 MAJOR DEFECT

3 MATERIAL DEFECT

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

This is a summary of the inspection report. Please don't rely on its content to make informed decisions. Fully informed decisions are based upon attending the inspection with the inspector while asking your questions and addressing your concerns, and reading the entire report, the Home Inspection Agreement, Home Inspection Standards of Practice, and the home maintenance book.

# 1: INSPECTION DETAIL

## Information

**General Inspection Info: Occupancy**
Occupied, Furnished

**General Inspection Info: Type of Building**
Single Family

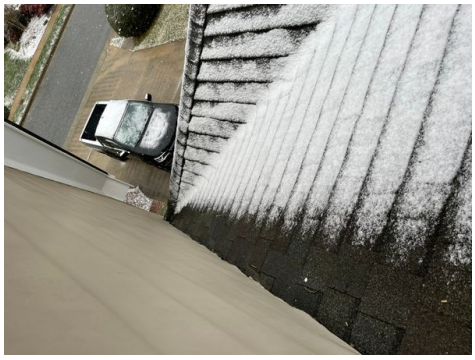
**General Inspection Info: In Attendance**
Client, Home Owner

I prefer to have my client follow me during their inspection so that we can discuss concerns and I can answer all questions.

**General Inspection Info: Weather Conditions**
Sunny, Snow, Very Cold

There was an unexpected snow storm the day of the inspection. The roof and exterior had a second inspection three days later with sunny conditions and no snow.






## Your Job As a Homeowner: What Really Matters in a Home Inspection

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

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector CPI® 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 home 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 sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, 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 home 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 house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

## Your Job As a Homeowner: Read Your Book


I have provided you with a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. Please write my contact information on the book's inside cover, so that you can always contact me.

**We're neighbors!**

So, feel free to reach out whenever you have a house question or issue. Before you hire a contractor, please let me help you understand what's going on with your house problem that you may be experiencing. I will provide you with an unbiased opinion.

## Details


InterNACHI is so certain of the integrity of our members that we back them up with our **$10,000 Honor Guarantee.**

InterNACHI will pay up to $10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

## We'll Buy Your Home Back


**If your home inspector misses anything, InterNACHI will buy your home back.**

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...

Share

Watch on YouTube

We'll Buy Your Home Guarantee

Share

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For more information, please visit www.nachi.org/buy.

# 2: EXTERIOR

## Information

### 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.

## Exterior Wall-Covering Materials: Type of Wall-Covering Material Described

Wood, Brick Veneer

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.








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

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

**Representative Number of Windows: Windows Inspected**

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




## All Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.





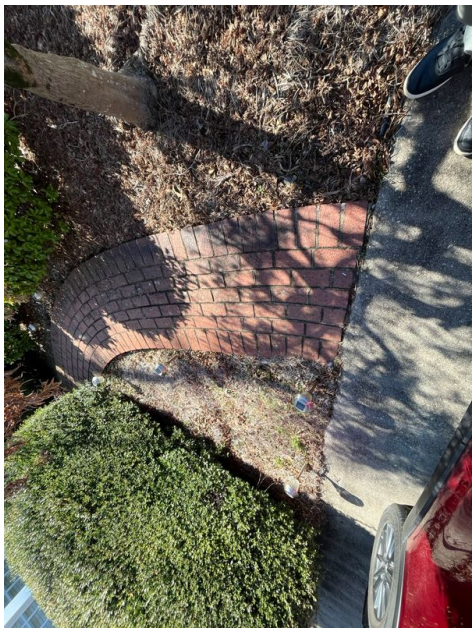


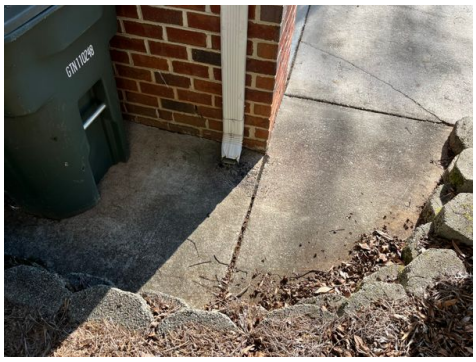
## Adjacent Walkways and Driveways: Walkways & Driveways Were Inspected

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.








## Stairs, Steps, Stoops, Stairways, and 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.

**Stairs, Steps, Stoops, Stairways, and Ramps:** R311.7.8

Handrail should be provided on not less than one side of each flight of stairs with four or more risers. There are only three steps here but I still highly advise providing a handrail for them.


**Porches, Patios, Decks, Balconies, and 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, and Handrails:** Railings, Guards & Handrails Were Inspected

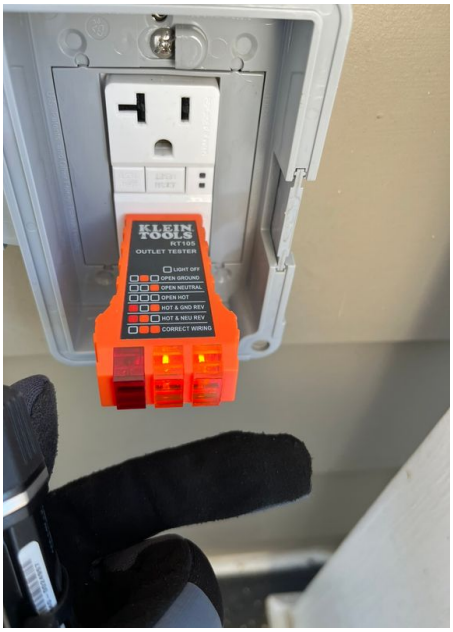
I inspected the railings, guards and handrails that were within the scope of the home inspection.

**Vegetation, Surface Drainage, Retaining Walls, and 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.




## Limitations

General

**INSPECTION WAS RESTRICTED**

Snow

The inspection of this system of the house was restricted, and the visual-only inspection was limited.

Exterior Wall-Covering Materials

**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.

Eaves, Soffits, and Fascia

**INSPECTION WAS RESTRICTED**

I did not inspect all of the eaves, soffit, and facia. 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.

Representative Number of 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.

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.

## Recommendations

2.1.1 Exterior Wall-Covering Materials

Major Defect

**CRACKING - MINOR**

FRONT MIDDLE

Brick veneer showed cracking in one or more places. Recommend monitoring.

Recommendation

Recommended DIY Project

2.1.2 Exterior Wall-Covering Materials

Material Defect

## FLASHING DEFECT

2ND FLOOR FRONT ROOF LEFT SIDE

I observed a defect at the flashing at the exterior.  This condition could be the cause of the active leak found in the attic.

Recommendation

Contact a qualified siding specialist.




2.1.3 Exterior Wall-Covering Materials

Minor Defect

## INADEQUATE GROUND CLEARANCE

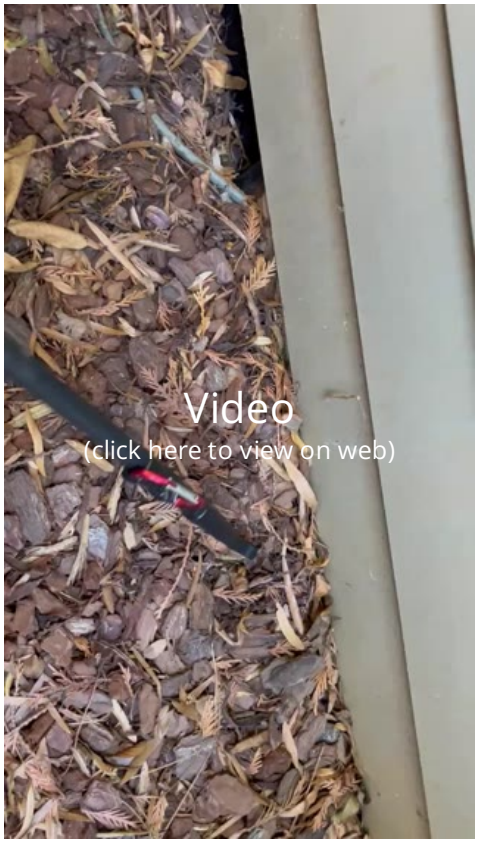
LEFT MIDDLE

I checked the distance between the bottom of wood components and the ground surface (or grade). In locations that have little or no snow, the distance should be no less than 8 inches. In locations with significant lasting snow, the bottom of wood elements should be no less than 8 inches above the average snow depth.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified siding specialist.


2.2.1 Eaves, Soffits, and Fascia

Major Defect

## DAMAGE OBSERVED AT EAVES

I observed indications that one or more areas of the eaves were damaged.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.

2.2.2 Eaves, Soffits, and Fascia

Major Defect

## DAMAGE OBSERVED AT SOFFIT

I observed indications that one or more areas of the soffit were damaged with paint clogging the soffit vent in several locations.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.






2.2.3 Eaves, Soffits, and Fascia

Major Defect

## PAINT SURFACE IN POOR CONDITION

I observed indications of paint or staining in poor condition.  Flaking, cracking, and worn areas.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified painting contractor.


Outside Of 2nd Floor Hallway Window, Back Of House

2.3.1 Representative Number of Windows

Major Defect

## WOOD ROT AT WINDOW

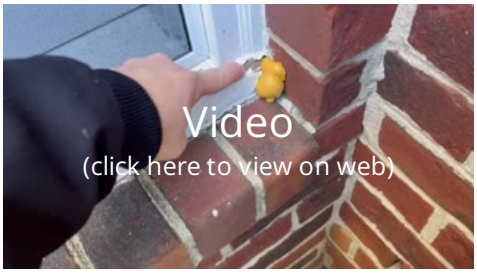
FRONT MIDDLE

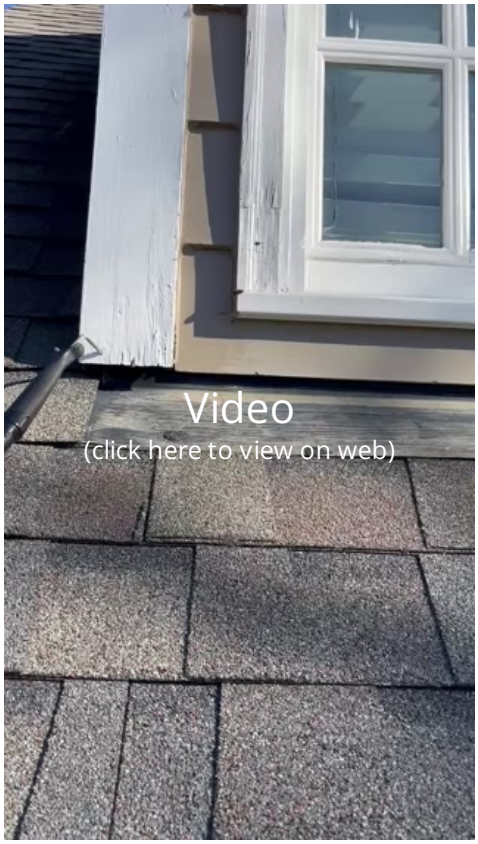
I observed indications of wood rot at the window.

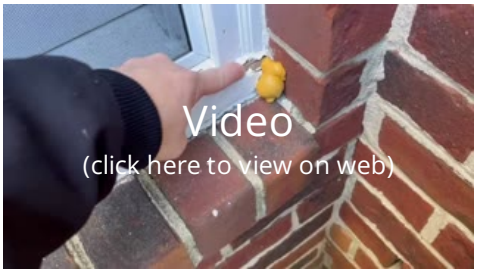
Correction and further evaluation is recommended.

Recommendation

Contact a qualified window repair/installation contractor.




2.3.2 Representative Number of Windows

Minor Defect

## FOGGED WINDOWPANE

LEFT MIDDLE

I observed a fogged windowpane (a lost seal) at a window.

If multiple-pane windows appear misty or foggy, it means that the seal protecting the window assembly has failed, and condensation has formed in between the two panes of glass. Condensation in double-paned windows indicates that the glazing assembly has failed and needs repair or replacement. Visible condensation can damage glazing and is the main indication of sealant failure. Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesnt usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure, so it is nearly impossible to observe and report all failed double-paned windows.

Recommendation

Contact a qualified window repair/installation contractor.

2.6.1 Adjacent Walkways and Driveways

Minor Defect

## MINOR CRACKING AT WALKWAY

I observed minor cracking and no major damage at the walkway.

Monitoring is recommended.

Recommendation

Contact a handyman or DIY project

2.8.1 Porches, Patios, Decks, Balconies, and Carports

Major Defect

## DETERIORATED CONDITION AT DECK

I observed indications of deteriorated conditions at the deck components.

Recommendation

Contact a qualified deck contractor.

2.8.2 Porches, Patios, Decks, Balconies, and Carports

Major Defect

## DECK - WOOD ROT

I observed wood rot at the deck. This condition is a structural defect.

Correction and further evaluation of the deck is recommended.

Recommendation

Contact a qualified deck contractor.


2.10.1 Vegetation, Surface Drainage, Retaining Walls, and Grading

Major Defect

## NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues.

The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.

Recommendation

Contact a qualified landscaping contractor

2.10.2 Vegetation, Surface Drainage, Retaining Walls, and Grading

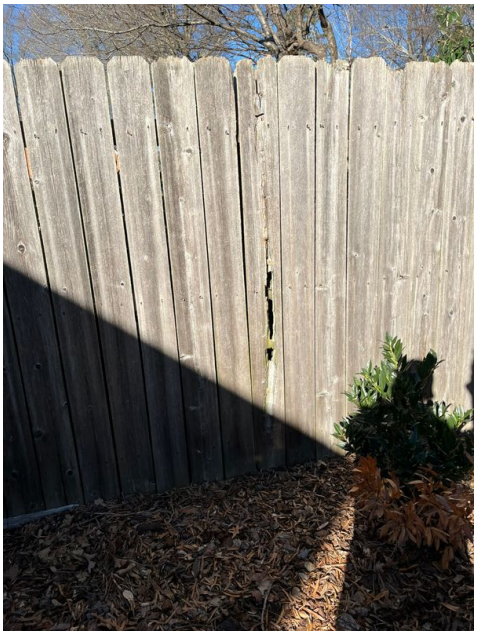
Major Defect

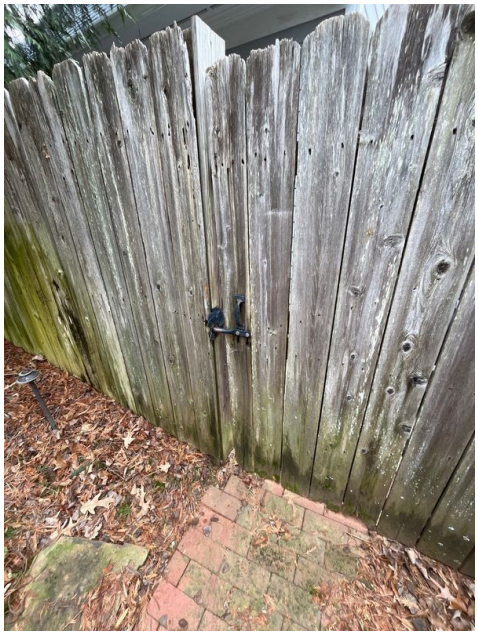
## FENCE DEFECT

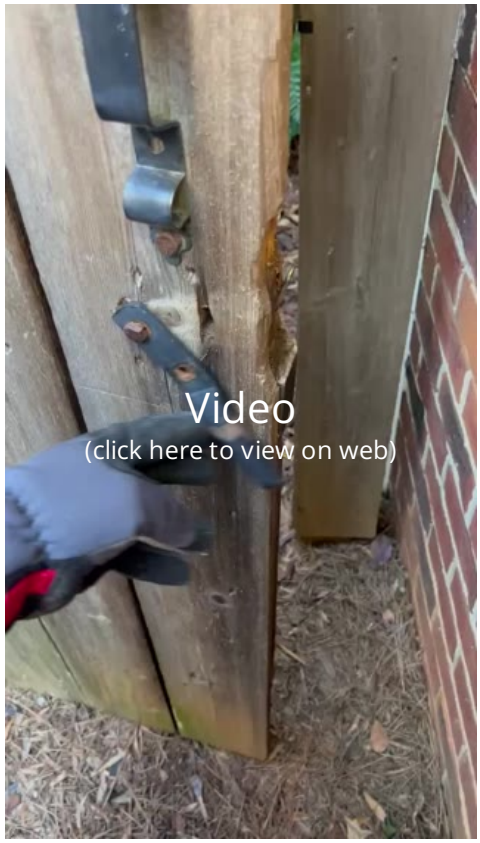
I observed that the condition of the fence in many areas is poor.

Recommendation

Contact a qualified fencing contractor








2.11.1 GFCIs & Electrical

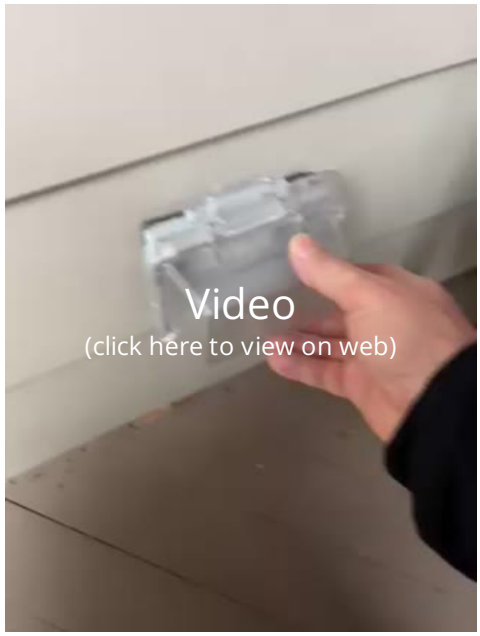
Minor Defect

## LOOSE BOX ON EXTERIOR OUTLET

BACK DECK

Recommendation

Contact a qualified professional.




2.11.2 GFCIs & Electrical

Minor Defect

## LOOSE LIGHT FIXTURE

Recommendation

Contact a qualified professional.


2.11.3 GFCIs & Electrical

Minor Defect

## BROKEN LIGHT FIXTURE

FRONT YARD

Recommendation

Contact a qualified professional.

2.12.1 Exhaust Hoods

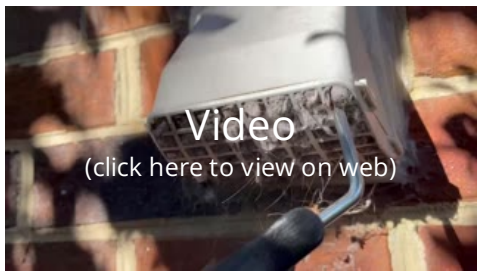
Major Defect

## CLOGGED DRYER EXHAUST HOOD

I observed an exhaust hood that seemed to be connected to the clothes dryer, and it was clogged. Fire hazard.

Recommendation

Contact a handyman or DIY project



2.12.2 Exhaust Hoods

Minor Defect

## DRYER EXHAUST HOOD HAS A SCREEN

RIGHT SIDE OF HOUSE

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

Recommendation

Recommended DIY Project

# 3: CHIMNEY, FIREPLACE, OR STOVE

## Information

### Chimney: Chimney Inspected According to Standards

According to the InterNACHI® Home Inspection Standards of Practice, the inspector shall inspect the readily accessible and visible portions of the fireplaces and chimneys. The inspector is not required to inspect the flue or vent system, the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels, determine the need for a chimney sweep, operate gas fireplace inserts, or light pilot flames.


### Chimney: Chimney Flashing Was Inspected

The flashing around the chimney was inspected.

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

**Chimney:** **Chimney Cap Installed**

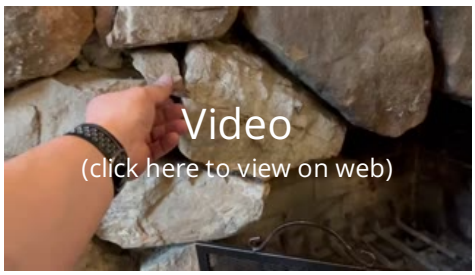
A chimney cap was installed at the top of the chimney. Good.

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.

**Fireplace:** **Type of Fireplace**

Masonry

There are different types of fireplaces.

**Fireplace:** **Damper Door**

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

The damper door is a movable metal plate located inside a fireplace, typically at the base of the chimney flue. Its primary function is to regulate airflow by opening to allow smoke and combustion gases to exit through the chimney when the fireplace is in use and closing to prevent drafts, heat loss, and debris from entering the home when the fireplace is not in use. Proper operation of the damper door is essential for fireplace efficiency and safety.


## Limitations

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.

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.

# 4: ROOF

## Information

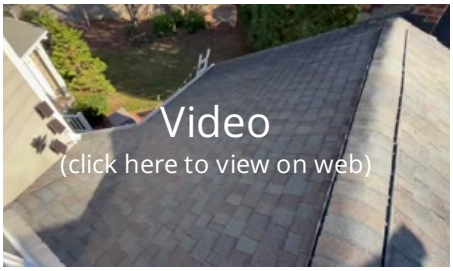
### Roof Inspected According to Standards

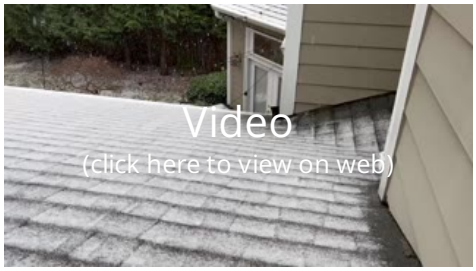
Ground, Ladder, Roof

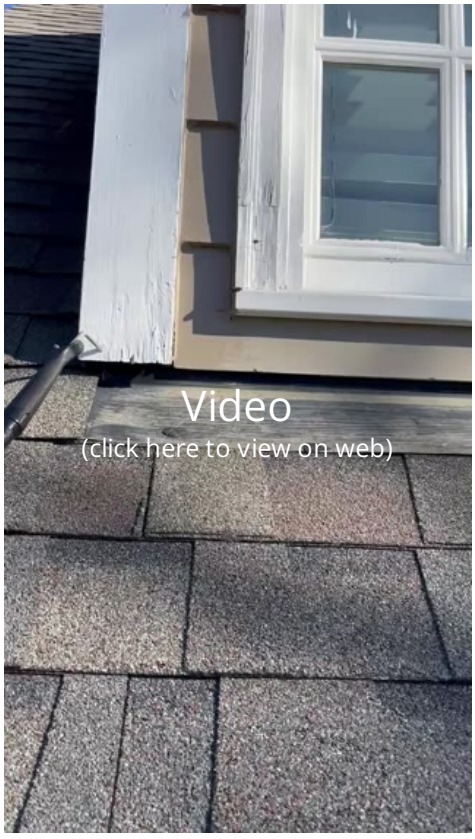
We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

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 impossible to detect a leak except as it is occurring or by exhaustive water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof and include comprehensive roof coverage in your home insurance policy.

According to the InterNACHI® Home Inspection Standards of Practice, the inspector shall inspect, from ground level or the eaves, the roof-covering materials, gutters, downspouts, vents, flashing, skylights, chimney, and other roof penetrations, as well as the general structure of the roof from readily accessible panels, doors, or stairs. The inspector shall describe the type of roof-covering materials observed. Additionally, the inspector shall report any observed indications of active roof leaks as in need of correction.




### 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.

## Roof Covering: Homeowner's Responsibility

Your job as the homeowner 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 flashing, 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 a homeowner's routine home maintenance plan. Catch problems before they become major defects.

## Roof Covering: Type of Roof-Covering Described

Asphalt

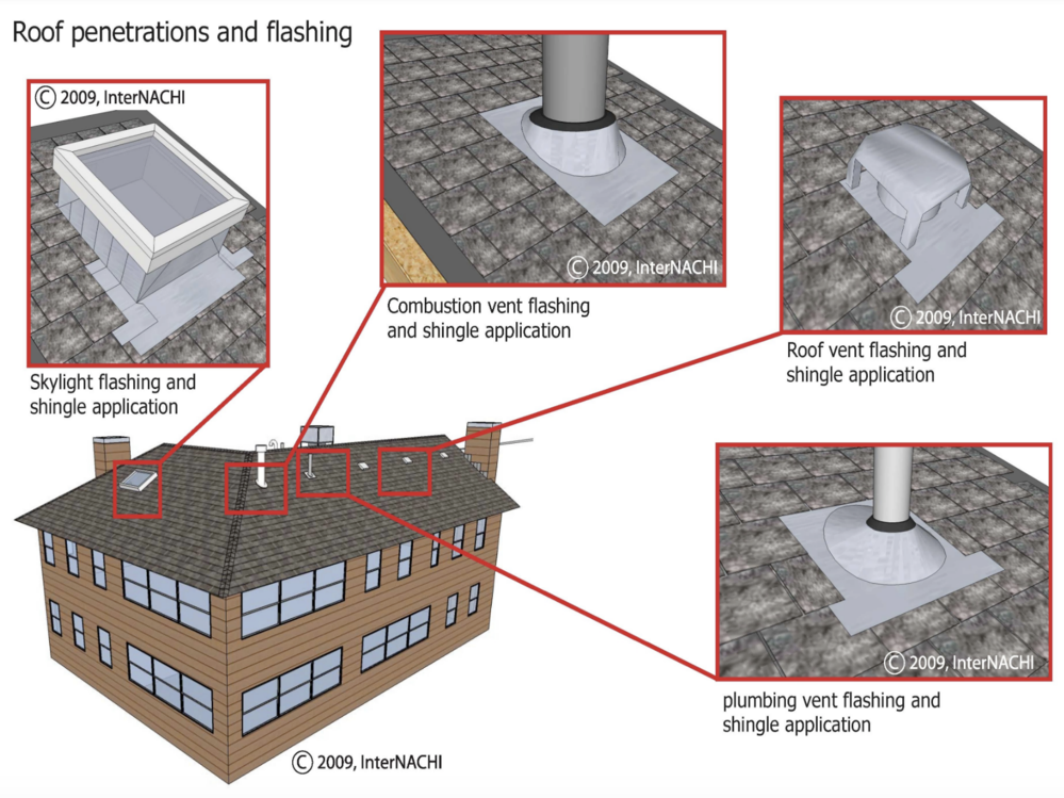
I observed the roof-covering material and attempted to identify its type.

Roof systems are designed to be water-resistant, not waterproof. A home 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 for the roof system.

## Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



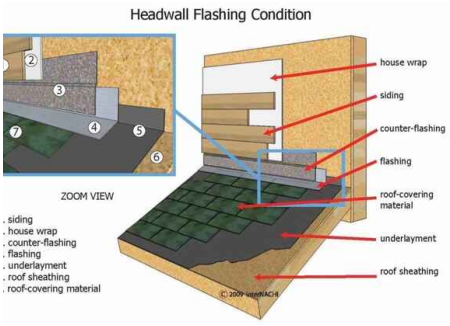

## Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

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.




## Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall, siding material, or other roof penetrations. Step and counter flashing should be installed in these locations. I looked into these areas. This was not an exhaustive inspection of all flashing areas.



Flashing Details

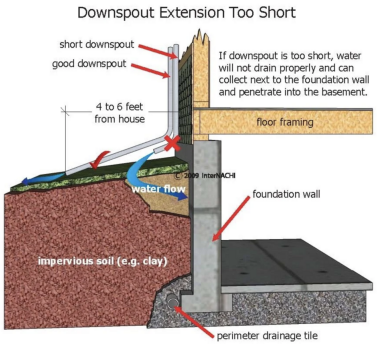
## Flashing: Eaves and Gables, partial drip edge

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations but it was only seen on portions of the roof at the back of the house. 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.

## Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters and there have been some improvements made since the inspection done in 2022. The gutters now have debris screens and appear to be in good repair. I wasn't able to inspect every inch of every gutter. However, I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during heavy rain (without lightening) is recommended. In general, the gutters should catch rainwater and direct the water towards downspouts that discharge the water away from the house foundation.



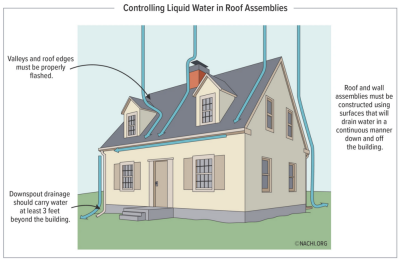







**Gutters & Downspouts: Homeowner's Responsibility**

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.




## Limitations

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 available during a home inspection, including underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

### SNOW COVERING THE ROOF

There was snow covering the roof surface. This was an inspection restriction. I was unable to observe everything that I needed to see because of the snow. I recommend further evaluation at a later date when the snow has melted.

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.

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.

## Recommendations

4.1.1 Roof Covering

Minor Defect

## DEBRIS ON THE ROOF

Debris was observed on the roof, which can obstruct proper roof drainage and increase the risk of gutter clogging. This condition may lead to water pooling, leaks, or damage to the roof and surrounding structures. It is recommended to have the debris removed and the roof and gutters cleaned by a qualified professional to ensure proper drainage and prevent further issues.

Recommendation

Contact a qualified gutter contractor

4.1.2 Roof Covering

Major Defect

## MISSING ROOF-COVERING MATERIAL

I observed missing roof-covering material. Bad. Prone to leaking. It could be leaking right now or during the next rain. If it's not corrected, it could cause damage and mold problems. Correction and further evaluation by a professional roofer is recommended.

Recommendation

Contact a qualified roofing professional.


4.1.3 Roof Covering

Minor Defect

## EXPOSED FASTENERS

I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry points. Bad. Prone to leaking. It could be leaking right now or during the next rain. If it's not corrected, it could cause damage and mold problems. Correction and further evaluation by a professional roofer is recommended.

Recommendation

Contact a qualified roofing professional.







4.1.4 Roof Covering

Minor Defect

## INSTALLATION DEFECT AT ROOF COVERING

BACK LEFT ROOF

I observed indications of improperly installed roof-covering materials. Also the gutter should not discharge directly onto the shingles. This is not according to best practices or common standards. Bad. Prone to leaking. It could be leaking right now or during the next rain. If it's not corrected, it could cause damage and mold problems. Correction and further evaluation by a professional roofer is recommended.

Recommendation

Contact a qualified roofing professional.

4.1.5 Roof Covering

Minor Defect

## DISCOLORATION STAIN FROM ALGAE

I observed indications of staining and discoloration on the roof-covering materials. This condition seemed to have been caused from algae. What we commonly call algae is actually not algae, but a type of bacteria capable of photosynthesis. Algae appeared as dark streaks, which are actually the dark sheaths produced by the organisms to protect themselves from UV radiation. When environmental conditions are right, the problem can spread quickly across a roof.

Algae attaches itself to the shingle by secreting a substance that bonds it tightly to the surface. Growth can be difficult to remove without damaging the roof. The best method is prevention. Algae stains can sometimes be lightened in color by using special cleaners.

Power washing and heavy scrubbing may loosen or dislodge granules. Chemicals used for cleaning shingles may damage landscaping. Also, the cleaning process makes the roof wet and slippery, so such work should be performed by a qualified professional.

Monitoring this condition is recommended.

4.1.6 Roof Covering

Minor Defect

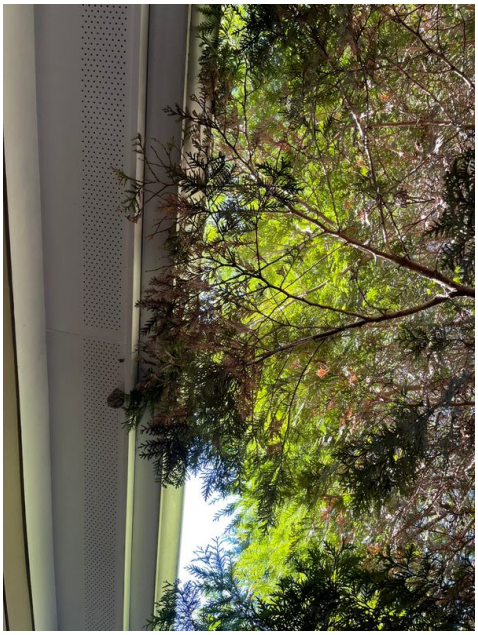
## TREE TOO CLOSE

I observed indications that a tree and/or tree branch were located near the roof system, overhanging the roof and possibly in contact with it. The tree may cause damage if it has not already. Bad. If not corrected, a roof leak resulting from this condition could cause structural damage and mold problems. Correction and further evaluation by a professional roofer is recommended.

Recommendation

Contact a qualified tree service company.






4.3.1 Flashing

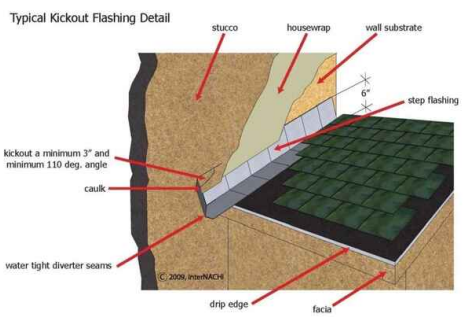
Major Defect

## MISSING KICKOUT FLASHING

I observed a defect at the flashing area called a "kickout." It was 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. Bad. If not corrected, a roof leak resulting from this condition could cause structural damage and mold problems. Correction and further evaluation by a professional roofer is recommended.

Recommendation

Contact a qualified roofing professional.

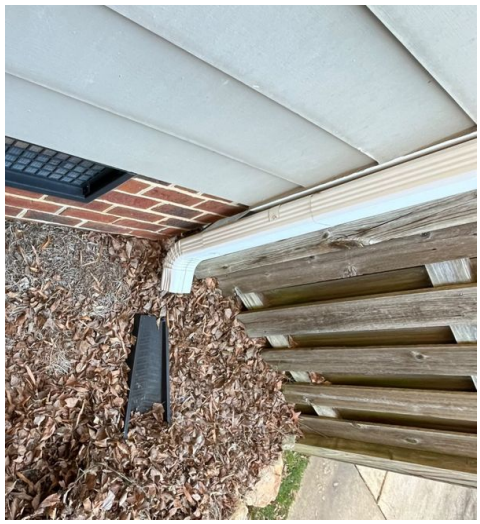


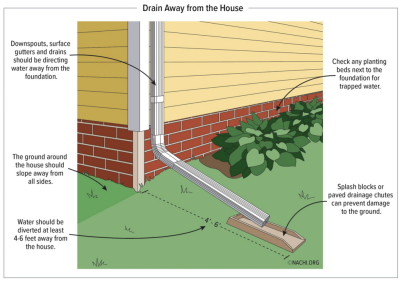

4.4.1 Gutters & Downspouts

Minor Defect

## DIVERTER TRAYS NEED ADJUSTED

I observed indications that the water diverter tray or splash block at the downspout end needed improvement. Easy to do. Cleaning and maintenance of the exterior, including the roof, gutters, and downspouts, are recommended. Water management is needed. Correction and further evaluation is recommended.






Recommendation

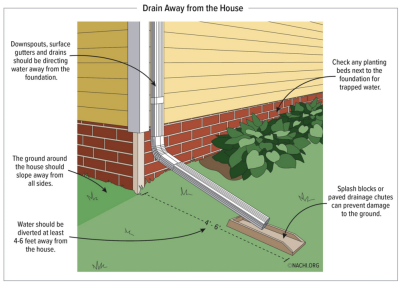
Recommended DIY Project

4.4.2 Gutters & Downspouts

Major Defect

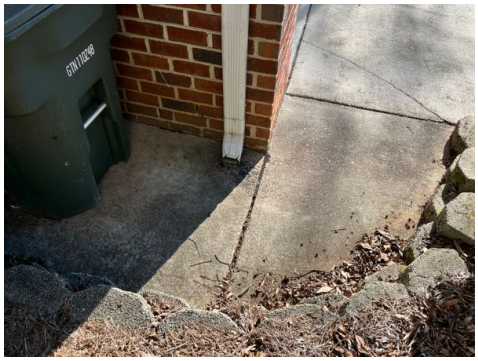
## DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.




Recommendation

Recommended DIY Project



# 5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

**Insulation in Foundation/Basement Area: Type of Insulation Observed**
Batt

**Ventilation in Foundation/Basement Area: Insulation Type**
Batt

### Inspected According to Standards

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

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

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

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

### 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.

## Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.


Main crawlspace entrance, right side of house


Addition crawlspace in the back of house

## Type of Foundation Described

Crawlspace, Pier and Beam, Masonry Block

There are several types of house foundations, including:

- Slab-on-Grade: A single, poured concrete slab directly on the ground, often used in warmer climates.
- Crawl Space: A raised foundation with a small space beneath the home for access to utilities.
- Basement: A deeper foundation that provides additional living or storage space below ground level.
- Pier and Beam: Foundations supported by piers and beams, common in areas with unstable soil or flood risks.
- Pile Foundation: Deep foundations using piles driven into the ground for added stability, often in areas with weak soil.

Each type is chosen based on factors like climate, soil conditions, and building requirements.


## Foundation Was Inspected

Crawlspace

The foundation was inspected according to the Home Inspection Standards of Practice. Moisture levels are much lower than the levels seen on previous inspection.

## Structural Components Were Inspected

Structural components were inspected according to the Home Inspection Standards of Practice.

### Insulation in Foundation/Basement Area: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

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.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.


### Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation

Attic

3-6 inches

Determining how much insulation should be installed in a house 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.

This house is located in a climate zone that requires an R-value of


### Ventilation in Foundation/Basement Area: Ventilation Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

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

### Ventilation in Foundation/Basement Area: Attic Insulation Thickness

Attic

6-9 inches

Determining how much insulation should be installed in a house 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.

This house is located in a climate zone that requires an R-value of

# 6: HEATING

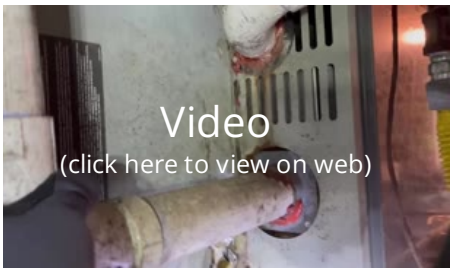
## Information

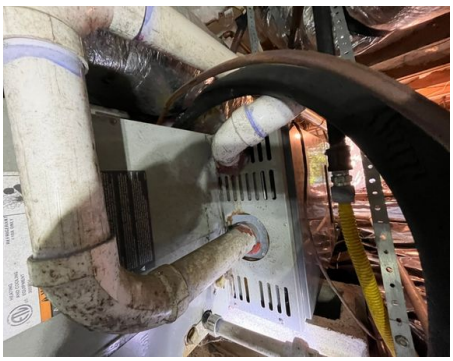
**Heating System: Energy Source**
Crawlspace and Attic
Gas

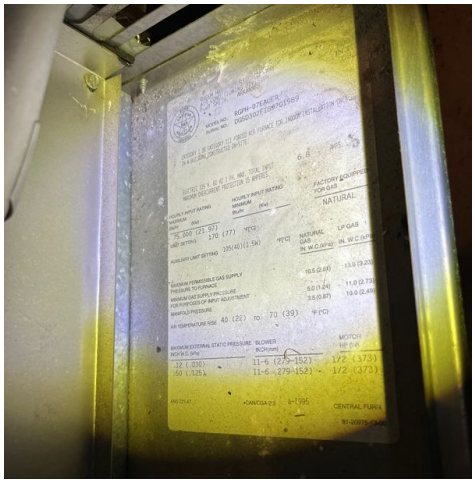
**Heating System: Heating Method**
Warm-Air Heating System, Heat Pump System

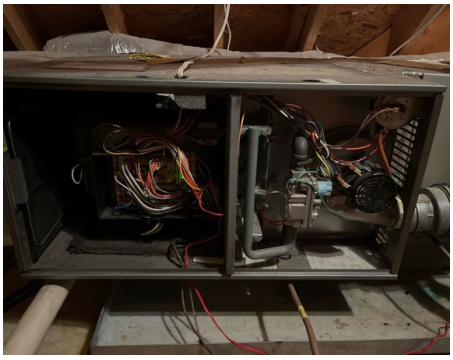
## Heating System Inspected

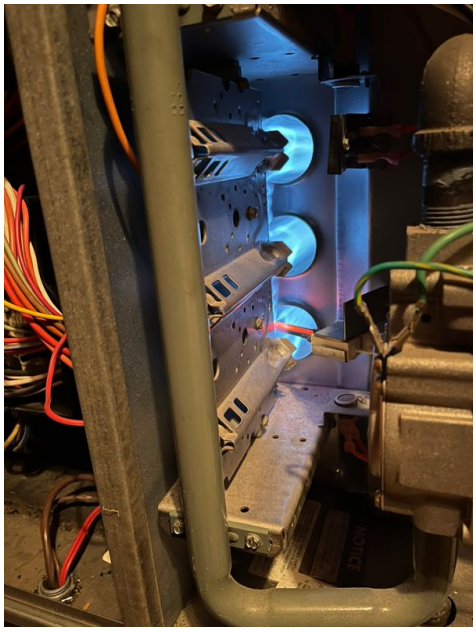
The heating system was inspected according to the Home Inspection Standards of Practice.







## 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.

## Thermostat and Normal Operating Controls: Thermostat Location

Multiple locations, Multiple thermostats

The thermostat of an HVAC system is a control device that regulates the temperature in a building by signaling the system to heat, cool, or maintain a desired temperature. It monitors indoor air temperature and adjusts the HVAC system's operation to ensure comfort and energy efficiency. Modern thermostats may also include programmable and smart features for enhanced control.

# 7: COOLING

## Information

**Thermostat and Normal Operating Controls: Thermostat Location**
Multiple locations, Multiple thermostats

**Cooling System: Energy Source**
Heat Pump, Electric

**Cooling System: Cooling Method**
Heat Pump System

**Cooling System Information: Homeowner's Responsibility**

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

## Limitations

Cooling System Information

**NOT INSPECTED**

This system was not inspected. This was an inspection limitation and restriction. The scope of the inspection did not include this system.



Cooling System Information

## COOL TEMPERATURE RESTRICTION

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

Cooling System

## COLD TEMPERATURE RESTRICTION

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

# Recommendations

7.1.1 Cooling System Information

Minor Defect

## 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 condensation.

Recommendation

Contact a qualified HVAC professional.

# 8: ATTIC, INSULATION & VENTILATION

## Information

**Insulation in Attic:** Type of Insulation Observed

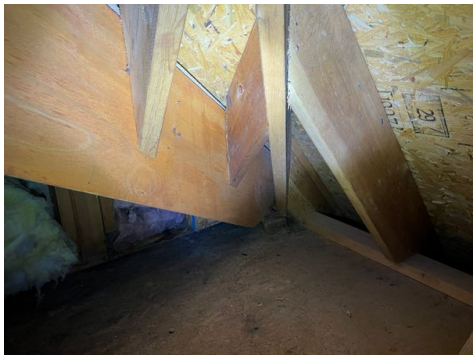
Fiberglass

**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 home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

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.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.



### Insulation in Attic: Approximate Average Depth of Insulation

Attic

6-9 inches

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

## Limitations

Structural Components & Observations in Attic

### COULD NOT SEE EVERYTHING IN ATTIC

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

## Recommendations

8.1.1 Structural Components & Observations in Attic

Material Defect

### ACTIVE WATER PENETRATION OBSERVED

FRONT LEFT ATTIC AT THE WALL TO ROOF INTERFACE, TO THE OF LEFT DORMER WINDOW.

I observed indications of active water penetration in the attic. This leak has been active for several years and could cause significant damage. Correction and further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.

8.1.2 Structural Components & Observations in Attic

Minor Defect

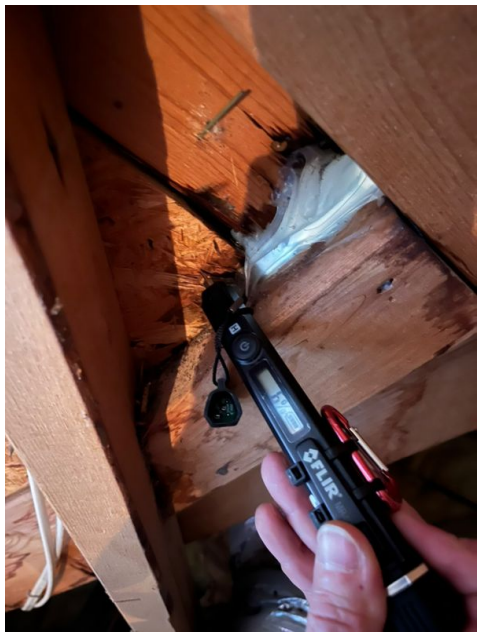
## PRIOR WATER PENETRATION OBSERVED

LEFT SIDE OF ROOF.

I observed indications that sometime in the past there was water penetration or intrusion into the attic. Water marks were observed. Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.



# 9: PLUMBING

## Information

**Main Water Shut-Off Valve: Location of Main Shut-Off Valve**

Outside of House

**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 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**

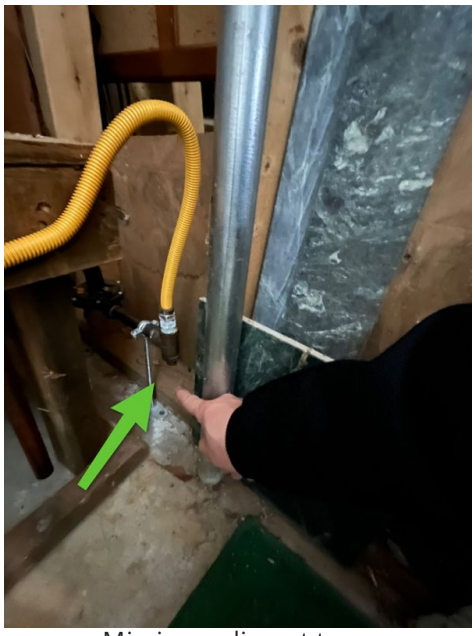
Gas-Fired Hot Water Tank

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.

Missing pan.



Missing sediment trap.

### Hot Water Source: Inspected Venting Connections

I inspected the venting connections. The boot has slid down and should be placed back at the ceiling.

Garage

### 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.

## Recommendations

9.1.1 Main Water Shut-Off Valve

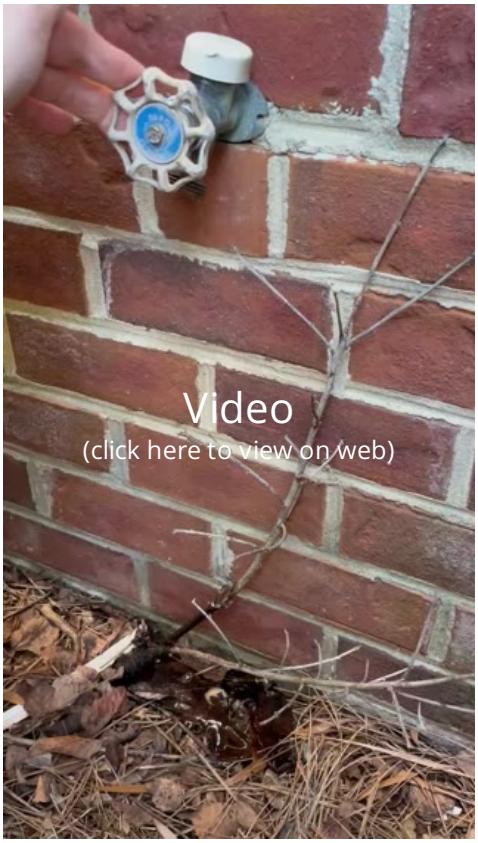
Major Defect

### ACTIVE WATER LEAK AT VALVE

I observed an active water leak at the main water shut-off valve.

Recommendation

Contact a qualified plumbing contractor.




9.3.1 Hot Water Source

Minor Defect

### MISSING CATCH PAN UNDER TANK

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

Recommendation

Contact a qualified professional.

9.3.2 Hot Water Source

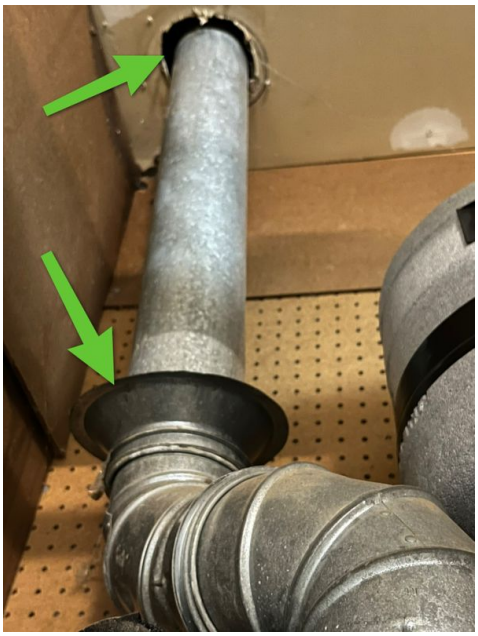
Minor Defect

## DEFECT AT VENT CONNECTION PIPE

I observed a defect at the vent connection pipe of the hot water source. The metal boot needs to be slid back up to ceiling.

Recommendation

Contact a qualified plumbing contractor.



9.3.3 Hot Water Source

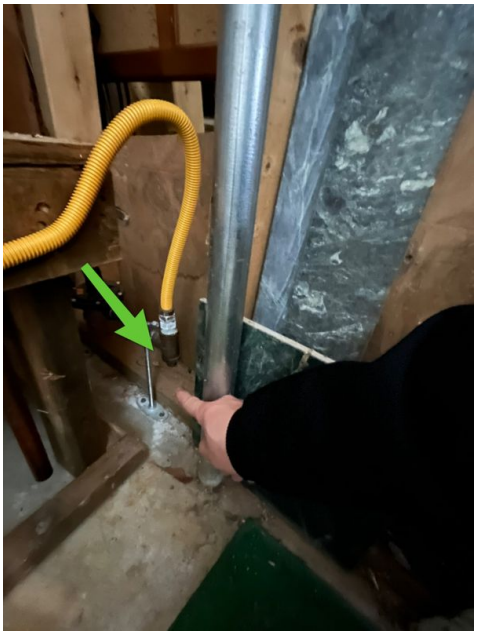
Major Defect

## SEDIMENT TRAP

Missing sediment trap on gas line to water heater.

Recommendation

Contact a qualified professional.



9.5.1 Water Supply & Distribution Systems

Minor Defect

## DEFICIENCY IN THE HOT & COLD WATER SUPPLY

Water temperature should be set to 120-130 to prevent scalding.

Recommendation

Contact a handyman or DIY project



9.5.2 Water Supply & Distribution Systems

Major Defect

## TOILET LOOSE CONNECTION TO FLOOR

2ND FLOOR BEDROOM

I observed indications of a toilet that had a loose connection to the floor.

Recommendation

Contact a qualified plumbing contractor.

# 10: BATHROOMS

## Information

**Bathroom Toilets:** Toilets
**Inspected**

I flushed all of the toilets.

**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.

## Recommendations

10.2.1 Sinks, Tubs & Showers

Material Defect

### ACTIVE WATER LEAK

2ND FLOOR MASTER BATHROOM

I observed indications of an active water leak on the second floor. This could lead to significant damages to the floor and ceiling below it.

Recommendation

Contact a qualified plumbing contractor.


10.6.1 Cabinetry, Ceiling, Walls & Floor

Minor Defect

### WATER DAMAGE AT CABINET SHELF

I observed indications of water damage at the bottom shelf of the bathroom cabinet, under the sink. Indication of a prior water leak.

Recommendation

Recommended DIY Project


FLIR

# 11: ELECTRICAL

## Information

**Service-Entrance Conductors:** **Inspected Service-Entrance Conductors**

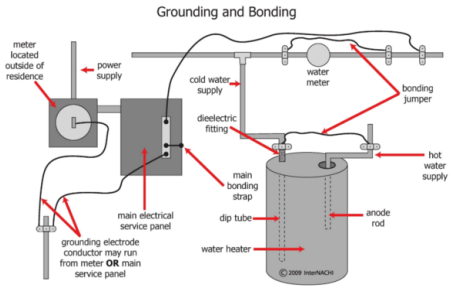
I inspected the electrical service-entrance conductors.

**Electrical Wiring:** **Type of Wiring, If Visible**

NM-B (Romex)

**Service Grounding & Bonding:** **Inspected the Service Grounding & Bonding**

I inspected the electrical service grounding and bonding.



## Electric Meter & Base: Inspected the Electric Meter & Base

Left side of house

I inspected the electrical electric meter and base.

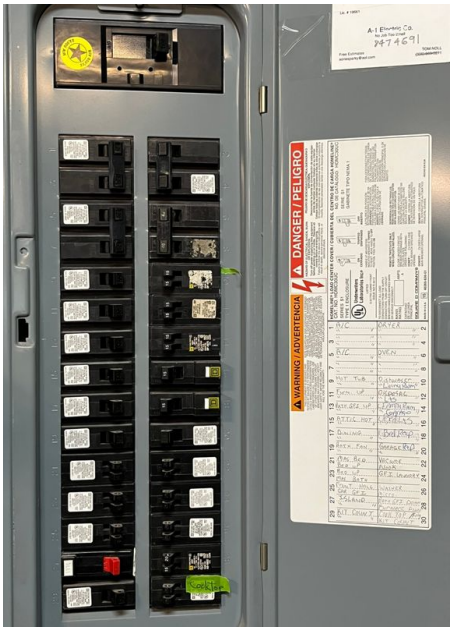
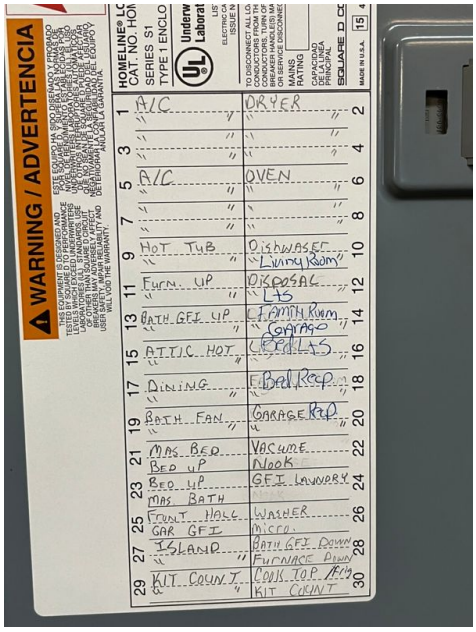

## Main Service Disconnect: Homeowner's Responsibility

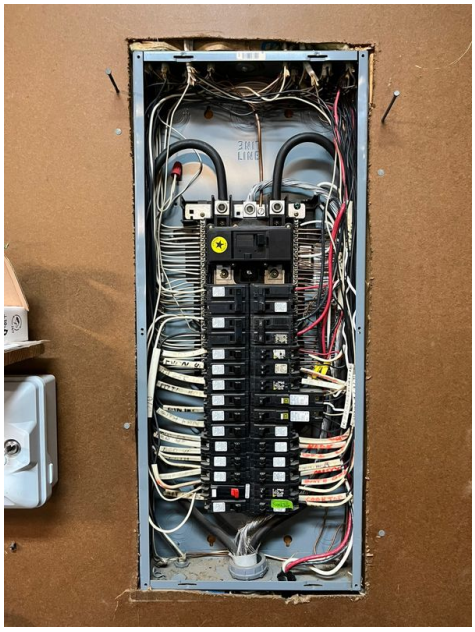
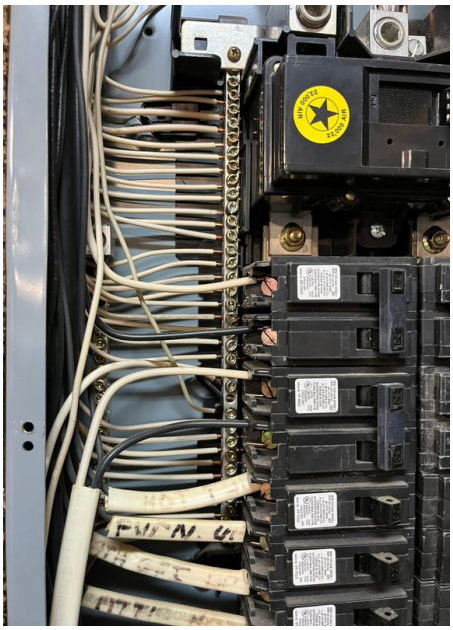
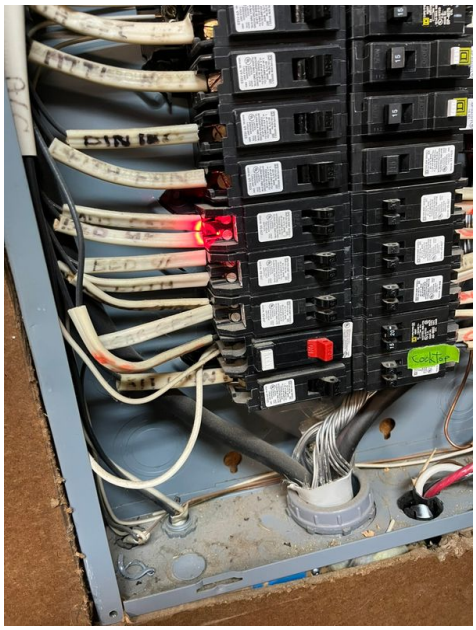
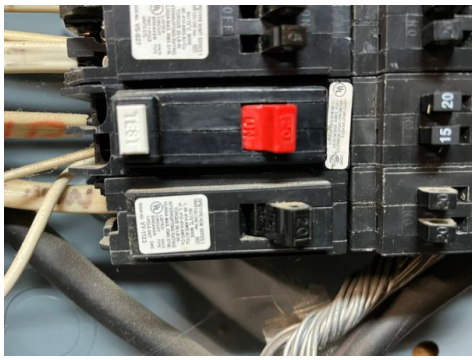
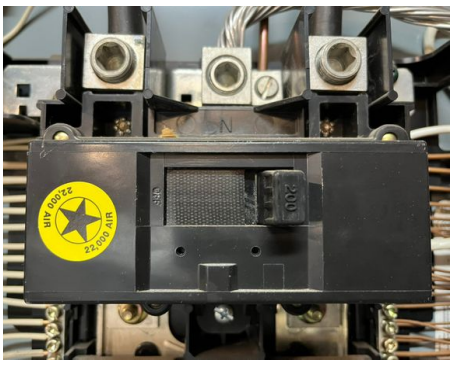
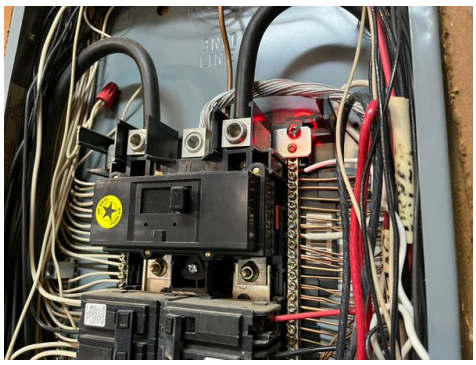
**It's your job** to know where the main electrical panel is located, including the main service disconnect that turns everything off.

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: Inspected Main Service Disconnect

I inspected the electrical main service disconnect. The previously seen defect of multiple double-lugged neutrals has been resolved.

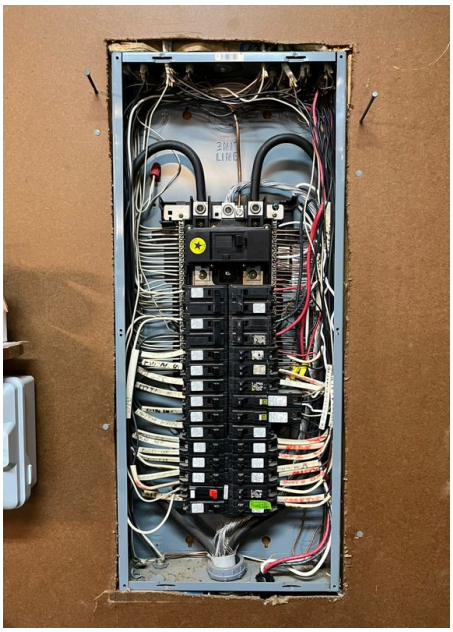
## Main Service Disconnect: Main Disconnect Rating, If Labeled

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.

## 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.

# 12: DOORS, WINDOWS & INTERIOR

## Information

**Doors:** **Doors Inspected**

I inspected a representative number of doors according to the Home Inspection Standards of Practice by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

## Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.





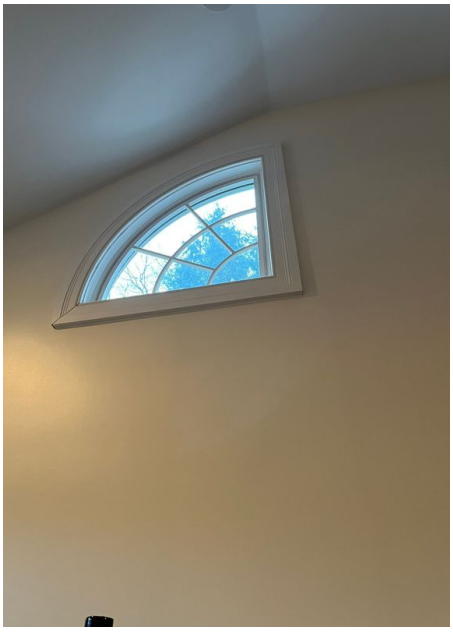
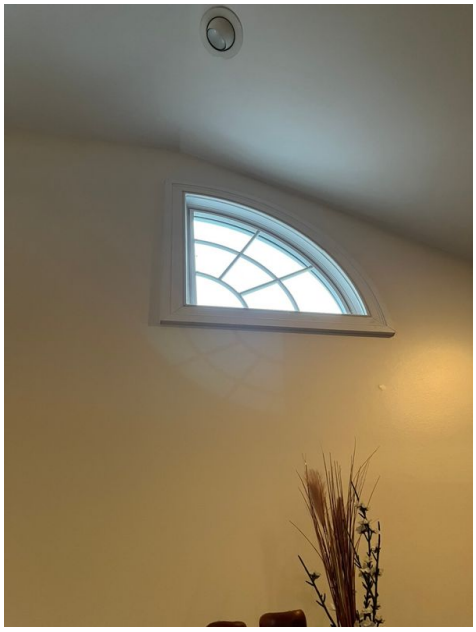


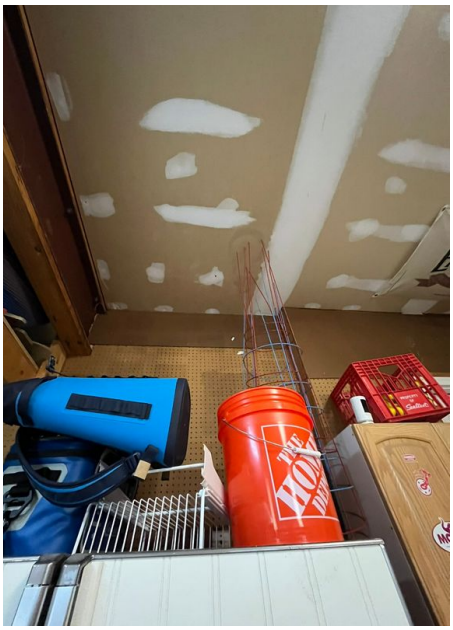
**Switches, Fixtures & Receptacles:** **Inspected a Switches, Fixtures & Receptacles**

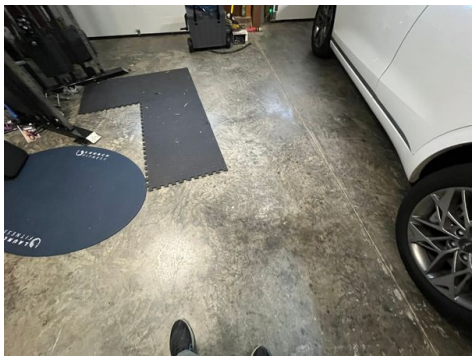
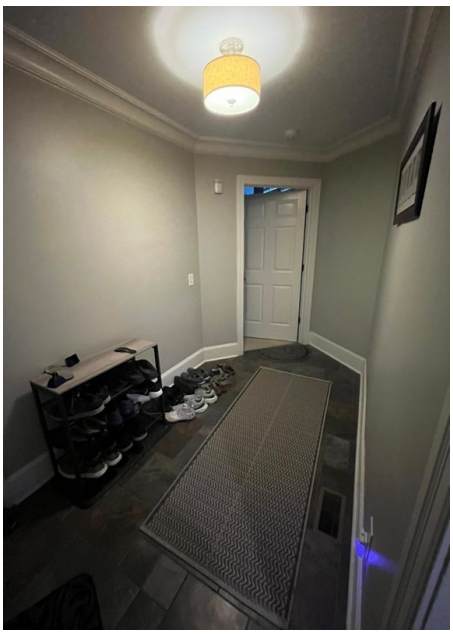
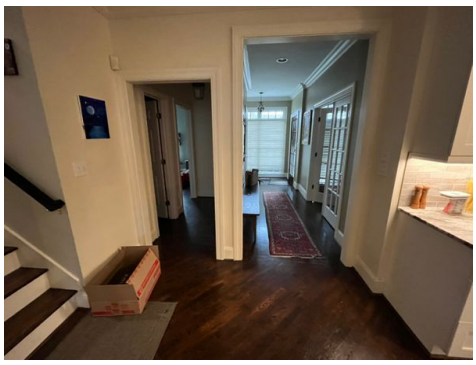
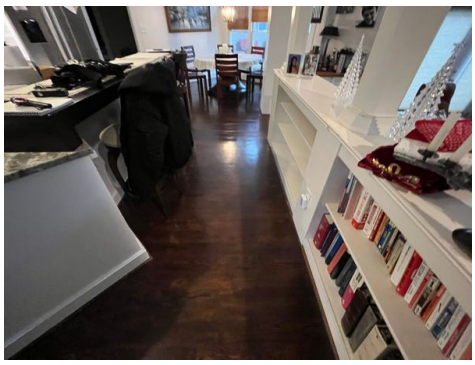
I inspected a representative number of switches, lighting fixtures and receptacles.

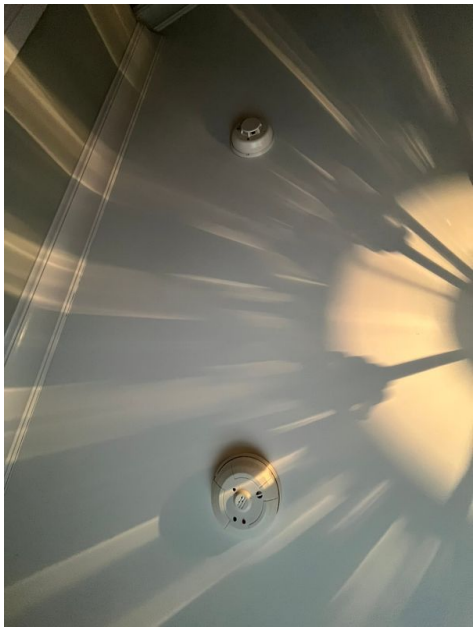
## Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

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





**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.

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

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

**Presence of 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

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.

Presence of 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

12.2.1 Windows

Major Defect

## DAMAGED HARDWARE AT WINDOW

1ST FLOOR MASTER BEDROOM BATHROOM

I observed damage to the hardware at a window.

Recommendation

Contact a qualified window repair/installation contractor.

12.2.2 Windows

Major Defect

## FOGGED / BROKEN SEAL

LEFT SIDE OF HOUSE

I observed a fogged window and broken seal that caused condensation between the window panes.

Recommendation

Contact a qualified window repair/installation contractor.

12.2.3 Windows

Major Defect

## DAMAGED WINDOW

LEFT FRONT DORMER WINDOW

I observed damage to a window. This is the window that would not open in the 2nd floor guest bedroom. It is screwed shut.

Recommendation

Contact a qualified window repair/installation contractor.

12.2.4 Windows

Minor Defect

## WINDOW WOULD NOT OPEN

LEFT FRONT DORMER WINDOW

I observed a window that would not open.

Recommendation

Contact a qualified window repair/installation contractor.

12.4.1 Floors, Walls, Ceilings

Minor Defect

## MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.

12.4.2 Floors, Walls, Ceilings

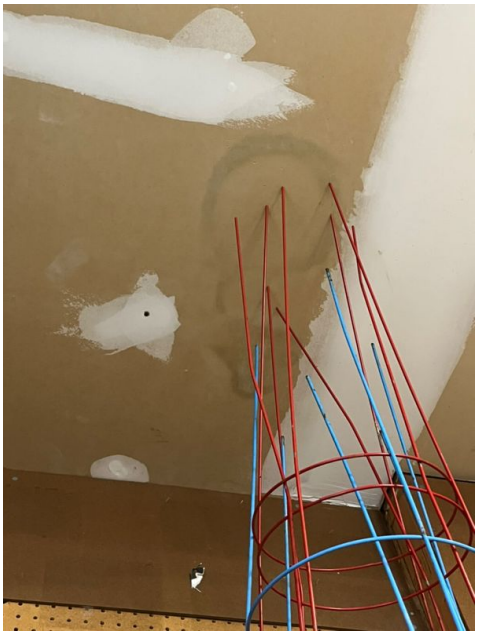
Minor Defect

## STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



12.5.1 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

## MISSING HANDRAIL

I observed a missing handrail.

There is more than one step here, and I recommend installing a handrail for safety.

Recommendation

Contact a qualified professional.

12.5.2 Stairs, Steps, Stoops, Stairways & Ramps

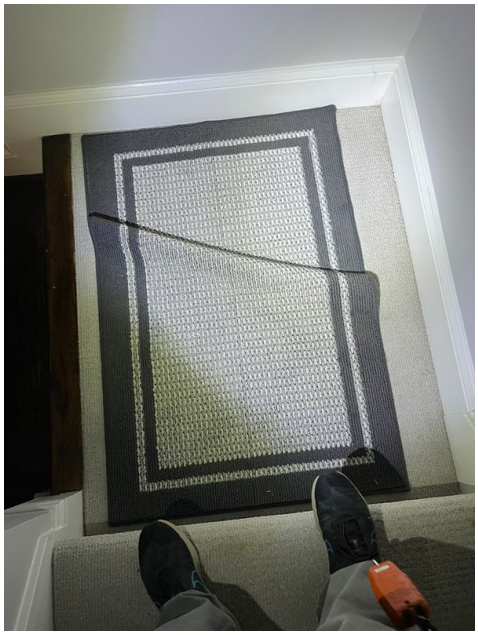
Minor Defect

## LOOSE CARPETING AT STAIRS

I observed indications of loose carpeting at the stairs.

Recommendation

Contact a qualified professional.



12.7.1 Presence of Smoke and CO Detectors

Minor Defect

## MISSING SMOKE DETECTOR

I observed indications of a missing smoke detector. Hazard.

Recommendation

Contact a qualified professional.

# 13: LAUNDRY

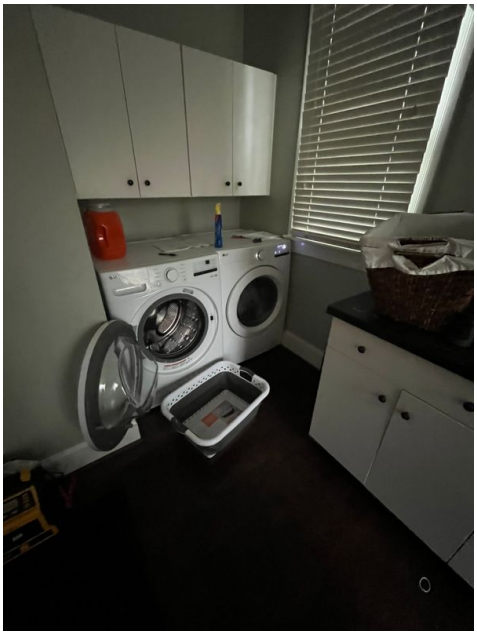
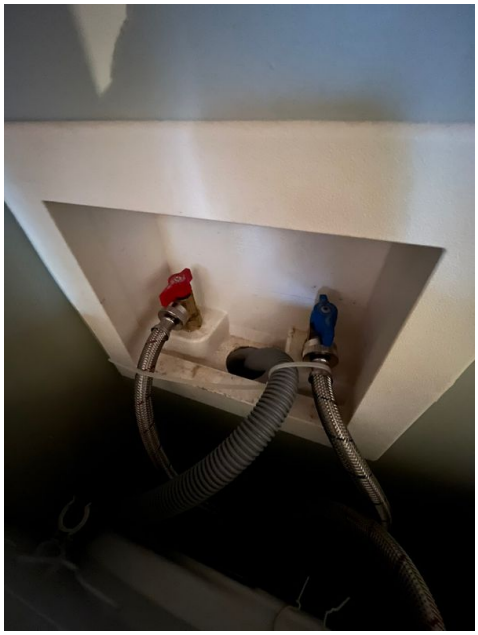
## Limitations

Clothes Washer

### DID NOT INSPECT

LAUNDRY

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

LAUNDRY

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.

## Recommendations

13.2.1 Clothes Dryer

Major Defect

### CLOGGED DRYER EXHAUST PIPE

I observed indications of a clogged exhaust pipe of the clothes dryer.
Fire hazard.

Recommendation

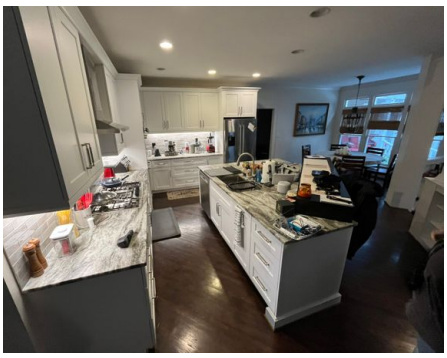
Contact a qualified appliance repair professional.

# 14: KITCHEN

## Information

**Kitchen Sink:** Ran Water at Kitchen Sink

I ran water at the kitchen sink.



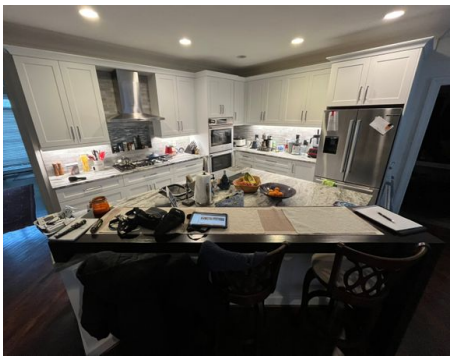
**GFCI:** GFCI Tested

Kitchen

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

**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.

## Limitations

GFCI

## NOT ALL RECEPTACLES INSPECTED

KITCHEN

Not all of the kitchen receptacles were inspected or tested for GFCI protection. That's beyond the scope of the inspection. So instead, a representative number of receptacles were inspected.

# 15: ATTACHED GARAGE

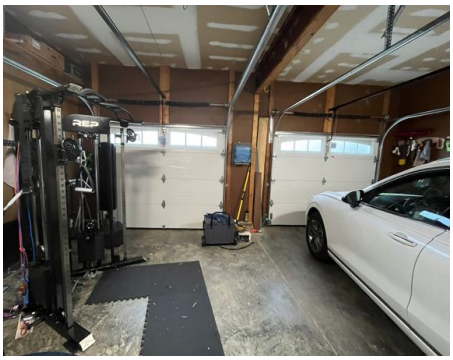
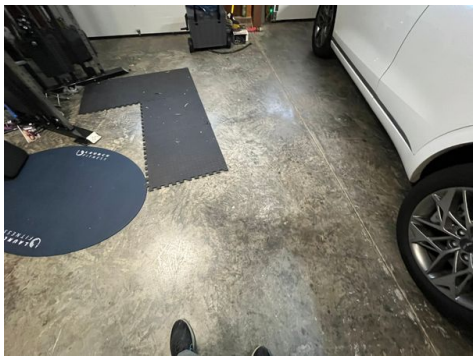
## Information

**Garage Vehicle Door Opener:**
**Garage Door Panels Were Inspected**

I inspected the garage door panels.

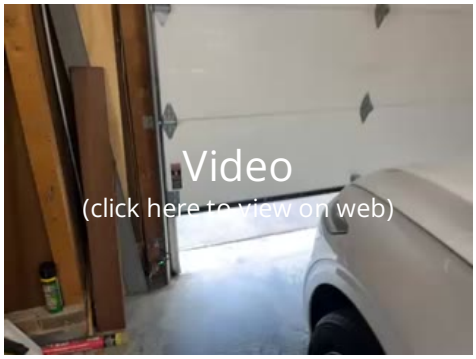
**Garage Floor:** **Garage Floor Inspected**

I inspected the floor of the attached garage.

**Garage Vehicle Door:** **Type of Door Operation**

Opener




**Garage Vehicle Door Opener:** **Manual Release**

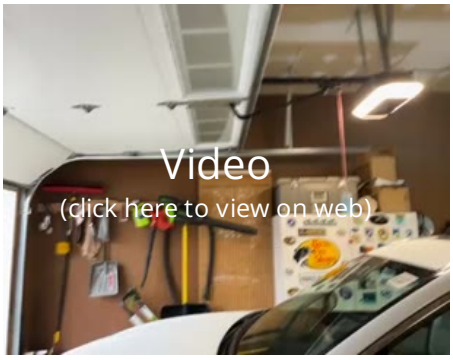
I checked for a manual release handle--a means of manually detaching the door from the door opener.

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 vehicles.

### Garage Vehicle 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.

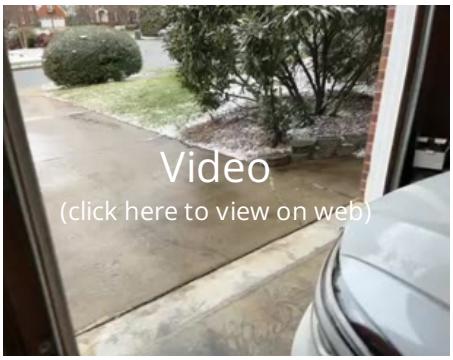



### Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

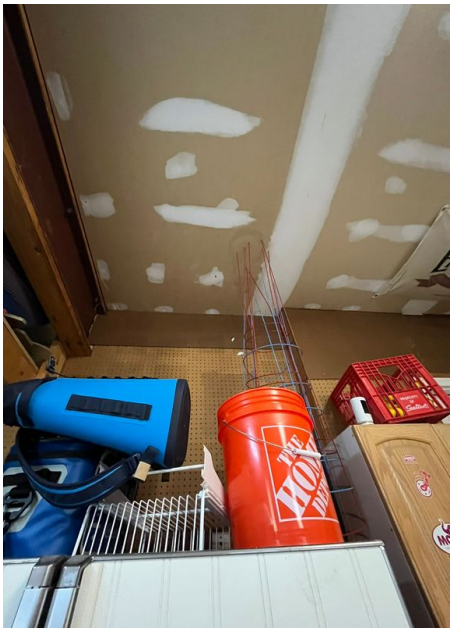
Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

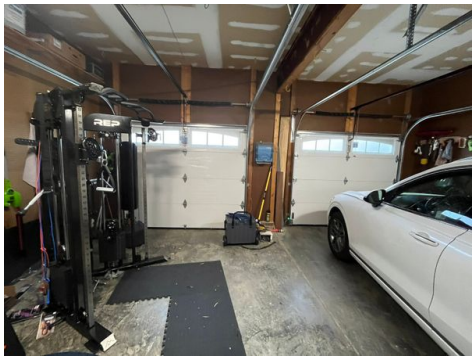
I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.




### 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.

## Limitations

Garage Floor

### CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

# 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.

**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.

**Chimney, Fireplace, or Stove**
**I. The inspector shall inspect:**

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace 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 fireplace.

**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 fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

**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 flashing, 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, flashing, 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.

**Basement, Foundation, Crawlspace & 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 floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

**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.

**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.

**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.

**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.

**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.

**Doors, Windows & Interior**
**The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;
floors, 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.

**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.

**Attached Garage**
**The inspector shall inspect:**

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.