4THRIGHT PROPERTY INSPECTIONS
(720) 814-7932
william@4thrightinspections.com
http://www.4thrightinspections.com

RESIDENTIAL INSPECTION

1234 Main St. Lakewood CO 80226

Buyer Name
05/08/2022 9:00AM

Inspector
William Ericson
ASHI Certified Inspector #263481
(720) 814-7932
william@4thrightinspections.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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1: INSPECTION DETAILS

Information

In Attendance
Buyer's Agent, Buyer

Occupancy
Furnished, Occupied

Reported Year of Construction
1986

Temperature (High)
75 ° Fahrenheit

Type of Building
Detached, Single Family, Ranch

Weather Conditions
Clear, Dry

Orientation
East

For the sake of this inspection the front of the property will be considered as the portion pictured in the cover photo. References to the right or left of the structure should be construed as standing in the front yard, viewing the front of the property.

Check for Permits

Consult the property owner as to whether permits were obtained for any remodeling work. Consult city and homeowner insurance company as to issues that may be the result of work performed without necessary permits.

Recommend obtaining any permits taken out for work done on this property. Generally, a permit (issued, inspected and properly closed out by the municipal building department) is required to construct, enlarge, alter, repair, move, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, convert, or replace any electrical, natural gas, mechanical, or plumbing system.

Gold Inspection Package

Gold inspection package.

The inspection was completed with the use of an infrared camera as an additional tool in a reasonable effort to help in the identification or quantification of defects as outlined in the Visual Inspection Agreement.

Curriculum Vitae (Ericson)

About the Inspector: William Ericson, ACI

Areas of Expertise:
• Residential Property Inspections
• Water Quality Testing
• Radon Gas Testing

Certifications:
ASHI Certified Inspector (American Society of Home Inspectors)
Master Gardener (Washtenaw County Michigan Extension Service)
2015 AHIT (American Home Inspectors Training)
2017 Passed National Home Inspection Exam (NHIE)

Experience:
Inspected over 5,000 residential properties.
Over 25 years of background in property and residential building management, maintenance, and repair.
Current owner and manager of multiple rental properties.

Education:
1994 Eastern Michigan University, Bachelor of Science, Geology
2017 Pillar To Post Professional Home Inspector Training Program
2018 ASHI Seminar on Boilers & HVAC systems

Earned over 100 CE (Continuing Education) Credits

Professional Affiliations:

American Society of Home Inspectors (ASHI)
Aurora Association of Realtors (AAR)
AHIT (American Home Inspectors Training)
Denver/Boulder Better Business Bureau (BBB)

Inspection Overview

4thRight Property Inspections strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the American Society of Home Inspectors (ASHI). As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive nor quantitative.

There may be comments made in this report that exceed the required reporting of the ASHI Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

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

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection cannot predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire after the inspection. The limit of liability of The Roetz Team and its employees, officers, etc. does not extend beyond the day the inspection was performed. As time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the ASHI Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Property Disclosure and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Notice to Third Parties

Notice to Third Parties: This report is the property of 4thRight Property Inspections and is **Copyrighted as of 2022**. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. **This document is non-transferrable, in whole or in part, to any third-parties, including; subsequent buyers, sellers, and listing agents**. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected & Other Limitations

ITEMS NOT INSPECTED - Some items are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, storm doors and storm windows, screens, window A/C units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, underground or otherwise concealed piping or systems, septic tanks, irrigation systems, water delivery systems, and underground fuel storage tanks.

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

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components, Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb

insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

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

Recommended Contractors Information

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

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

Additional Important Information

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage is excluded from this inspection.**

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

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

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by the ASHI Standards of Practice. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before dissemination, however typographical errors may be present. If any such errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Comment Key - Definitions

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

Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

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

2: EXTERIOR

Information

Driveways & Walkways: Driveway Material
Concrete

Driveways & Walkways: Walkway Material
Concrete

Porches, Decks, & Patios: Appurtenance
Patio, Deck with Steps, Side Porch, Rear Porch, Front Porch, Balcony

Porches, Decks, & Patios: Material
Wood, Concrete, Composite

Soffits & Fascia: Material
Wood

Exterior Foundation Wall: Material
Poured Concrete

Grading & Landscaping: Irrigation System Winterized

The irrigation system was depressurized and winterized upon arrival at the subject property and the valve remained shut throughout the course of this inspection. The system was neither operated or inspected, and the valve lineup remained unchanged during this inspection.

Grading & Landscaping: Grading Maintenance

For all homes, poor site drainage is the primary cause of foundation water intrusion and/or structural movement/settlement. Such damage is usually the result of incremental changes and impacts to a structure. It is vital that site grading adequately remove water from the site. It should typically drop 6 inches within the first 10 feet and then drain off the lot. Visual inspection of the site cannot determine adequacy. Monitor and maintain positive drainage around home.

Exterior Covering: Exterior Material
Brick Veneer, Engineered Wood

Ensure proper caulking and weather seal at all required locations and junctions such as windows, doors, dissimilar materials junctions, etc.

Window Wells: Material
Metal

Window well covers are recommended for safety. They do need to be removable for proper egress from below. Ladder installation also required for windows that are for use for basement egress for bedrooms. Ensure proper installation of

both for safety as may be required.

Limitations

General

LIMITATIONS

Clearance, Debris/Obstructions, Vines/Bushes

Exterior Foundation Wall

PARTIALLY CONCEALED

Recommendations

2.1.1 Grading & Landscaping

Recommendations

GATE FUNCTIONS POORLY

Rear access gate functions poorly. Recommend adjustment or replacement for proper function.

Recommendation

Contact a qualified handyman.

2.1.2 Grading & Landscaping

Recommendations

LEVEL TO NEGATIVE DRAINAGE

Monitor drainage around structure, landscape is level to negative in areas, potential for water entry to foundation and structure. Regrade as needed to move water away.

Recommendation

Contact a qualified grading contractor.

2.1.3 Grading & Landscaping

Recommendations

VEGETATION CONTACTING STRUCTURE

Trees, bushes and/or other landscaping are contacting the structure. Recommend trimming all vegetation at least 36" away from the structure to improve siding/roof longevity and minimize damage to the structure.

Recommendation

Contact a qualified landscaping contractor

2.2.1 Driveways & Walkways

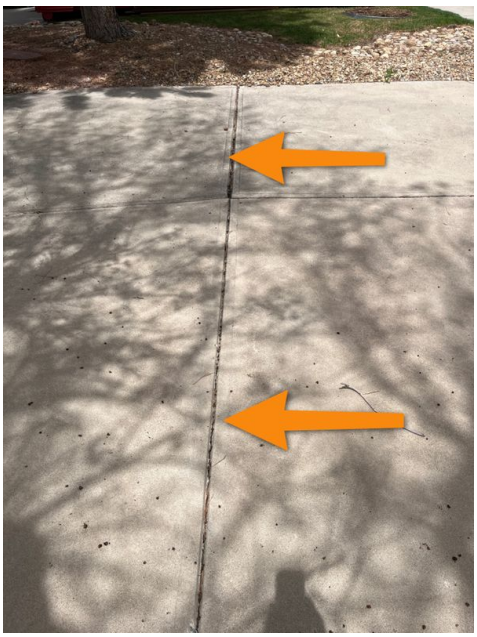
Recommendations

DRIVEWAY DETERIORATION

Notable deterioration, spalling and cracking noted in driveway concrete. Seal cracks to prevent further movement and water intrusion. Recommend having a qualified contractor inspect concrete flatwork system, advise and correct or replace as necessary.

Recommendation

Contact a qualified concrete contractor.






2.2.2 Driveways & Walkways

Recommendations

MUD JACKING EVIDENT

Mud jacking evident throughout concrete flatwork system. Recommend check with seller or property owner as to past history of sinking concrete and methods used to repair.

Recommendation

Contact a qualified concrete contractor.

2.2.3 Driveways & Walkways

Recommendations

WALKWAY TRIP HAZARD

Trip hazard noted at walkway concrete. Recommend having a qualified contractor inspect concrete flatwork system, advise and repair or replace as necessary for proper function and safety.

Recommendation

Contact a qualified concrete contractor.

2.3.1 Porches, Decks, & Patios

Recommendations

MUD/FOAM JACKING EVIDENT

Mud jacking evident at rear porch slab. Recommend check with seller us to past history of concrete settlement and methods to repair. Recommend further evaluation by a qualified concrete specialist.

Recommendation

Contact a qualified concrete contractor.

2.3.2 Porches, Decks, & Patios

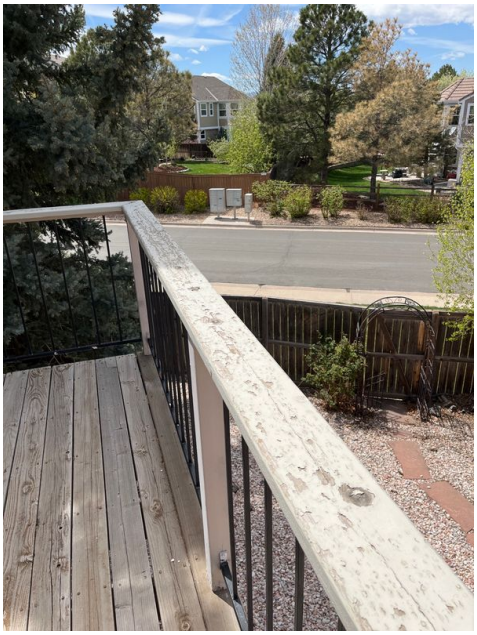
Recommendations

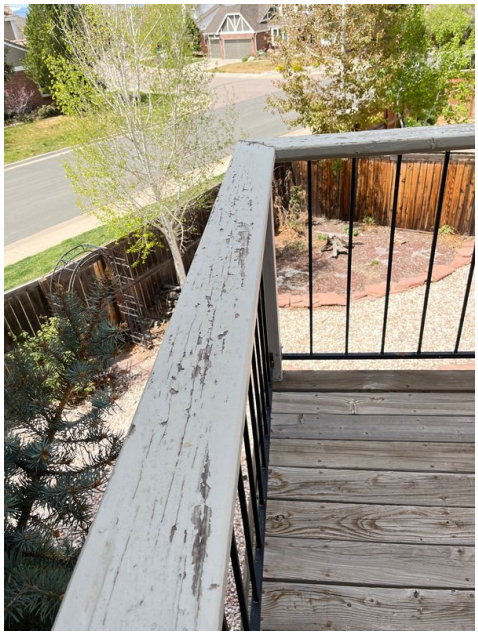
PAINT RAILING

Exposed wood noted at deck/patio/porch railing. Some minor wood warp noted as well.Recommend paint exposed wood to preserve wood and promote component longevity. Also, replace Wood as conditions warrant.

Recommendation

Contact a qualified painting contractor.





2.3.3 Porches, Decks, & Patios

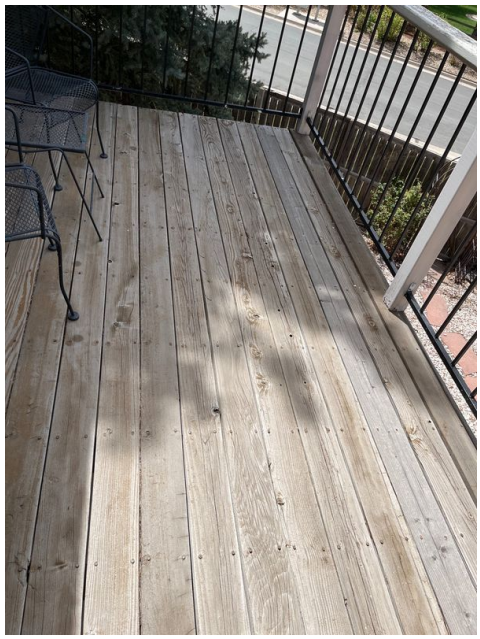
Recommendations

PAINT/STAIN

Deck/Porch finish deteriorating. Treat with stain or sealer to help preserve function and help prevent moisture and sun damage.

Recommendation

Contact a qualified deck contractor.



2.3.4 Porches, Decks, & Patios

Recommendations

PATIO SINKING & CRACKING

Significant sinking and cracking evident in patio system. Repair would likely entail replacing damaged concrete. Recommend having a qualified contractor inspect concrete flatwork system, advise and repair or replace as necessary.

Recommendation

Contact a qualified concrete contractor.

2.3.5 Porches, Decks, & Patios

Recommendations

POST ROT

Significant deterioration and wood rot evident at front and rear porch support posts. Recommend having a qualified contractor inspect post system, advise and repair or replace as necessary.

Recommendation

Contact a qualified general contractor.

2.3.6 Porches, Decks, & Patios

Health/Safety Hazards

SIDESWAY

Sidesway noted at deck step system. Warped and splitting wood noted as well.Recommend having a qualified contractor inspect deck system, advise and correct as needed.

Recommendation

Contact a qualified deck contractor.

2.3.7 Porches, Decks, & Patios

Recommendations

TYPICAL PATIO CRACKING

Typical cracks noted in patio. A sealer is recommended in cracks in the patio to help prolong its useful life and reduce further movement/settlement.

Recommendation

Contact a qualified concrete contractor.

2.3.8 Porches, Decks, & Patios

Recommendations

POSTS IN CONTACT WITH CONCRETE

Rear patio support posts in contact or close to horizontal concrete. Current condition could lead to premature rot and deterioration of post members. Recommend monitor for maintenance needs or modify as necessary for improved longevity.

Recommendation

Contact a qualified professional.

2.3.9 Porches, Decks, & Patios

Recommendations

PORCH CRACKING

Cracks noted at front porch system. Seal all cracks and gaps as needed to prevent further movement / settlement. Monitor for future repair needs.

Recommendation

Contact a qualified professional.

2.4.1 Soffits & Fascia

PEELING PAINT

Recommendations

Deterioration and wear noted throughout soffit and fascia system. Have a contractor repaint to prevent further deterioration.

Recommendation

Contact a qualified painting contractor.

2.4.2 Soffits & Fascia

SEAL OPENINGS

Recommendations

Openings / gaps visible at soffit and/or fascia. Seal these areas as necessary to help prevent moisture and pest intrusion.

Recommendation

Contact a qualified professional.

2.4.3 Soffits & Fascia

Recommendations

WATER DAMAGE/ROT

Water damage/rot was observed on soffit/fascia in a few areas. Recommend having a qualified contractor inspect soffit and systems, advise and repair or replace as needed.

Recommendation

Contact a qualified general contractor.

2.5.1 Exterior Covering

Recommendations

SEAL GAPS & PENETRATIONS

Seal any crack/gaps or penetrations in the siding throughout the home including around light fixtures, windows and doors to help reduce the potential for moisture entry/damage.

Recommendation

Contact a qualified professional.

2.5.2 Exterior Covering

SIDING CLEARANCE TO CONCRETE

Recommendations

Exterior siding is too close to the horizontal concrete in a few places. Typically required to have no less than 2 clearance to prevent moisture wicking and subsequent siding damage. Monitor and alter siding system to prevent damage.

Recommendation

Contact a qualified siding specialist.

2.5.3 Exterior Covering

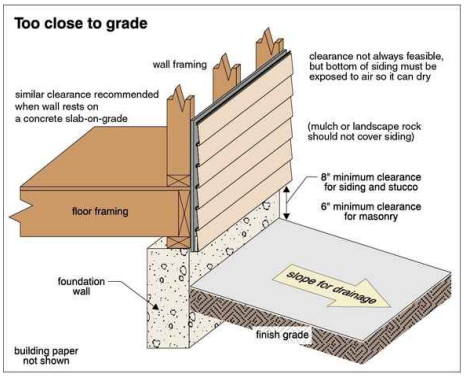
SIDING CLEARANCE TO GRADE

Recommendations

Exterior siding/trim in contact with or too close to grade/landscaping in some areas. Recommend alterations to siding system to maintain adequate clearance to prevent wicking and rot.

Recommendation

Contact a qualified siding specialist.



2.5.4 Exterior Covering

Recommendations

SIDING CLEARANCE TO ROOF

Insufficient clearance between bottom edge of siding system and roof covering. Evidence of wicking and water staining visible. Monitor and consider further evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified siding specialist.

East

2.5.5 Exterior Covering

SIDING ROT/DAMAGE

Recommendations

Siding and trim deterioration, delamination and rot evident throughout this property. Recommend having a qualified contractor inspect siding system, advise and repair or replace as necessary. Budget to replace this siding system in the near future.

Recommendation

Contact a qualified siding specialist.




















2.7.1 Lighting

DAMAGED FIXTURE

Recommendations

GARAGE

Exterior light fixture is damaged. Recommend replacement for safety and efficacy.

Recommendation

Contact a qualified professional.

2.7.2 Lighting

PHOTOCELL

Recommendations

Some exterior lights not operational time at time of inspection. Evidence suggests lighting may be on photocell system. Recommend verify proper operation.

Recommendation

Contact a qualified professional.

2.9.1 Window Wells

Recommendations

WINDOW WELL COVERS DAMAGED

Typical damage noted to plastic window well covers. Replace as desired.

Recommendation

Contact a qualified professional.

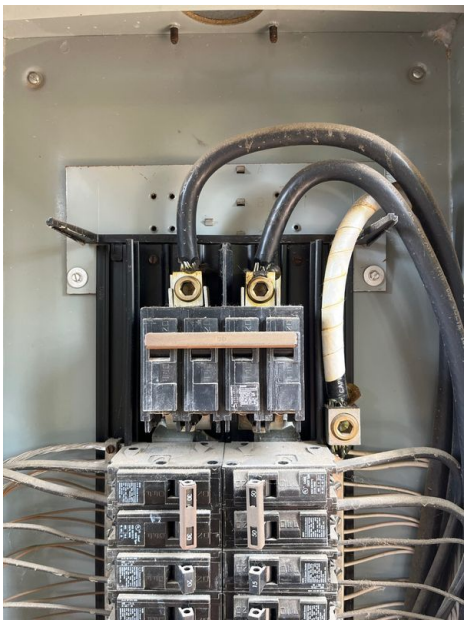
South

3: ELECTRICAL

Information

Main Disconnect: Disconnect Rating
150 amps

Main Disconnect: Main Disconnect Location
Main Panelboard, Exterior Panelboard



Main Disconnect: Type
Breaker

Service Entrance Cables: Electrical Service Conductors
120/240V, Aluminum, Below Ground

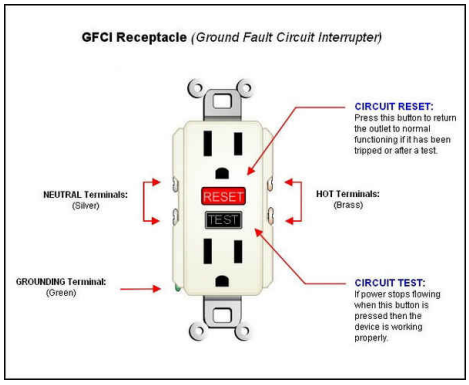
Service Entrance Cables: Service Conductor Gauge
2/0

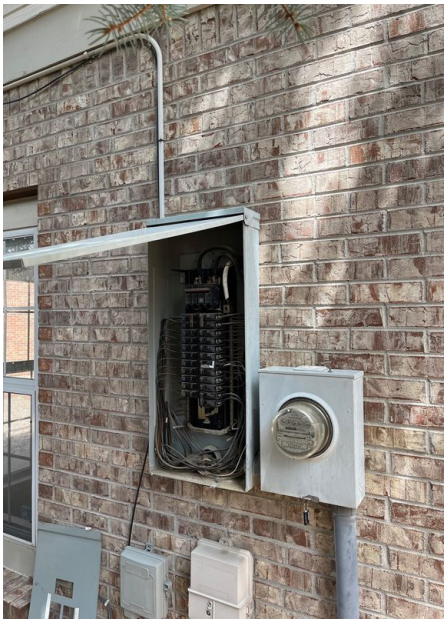
Service Entrance Cables: Service Conductor Rating
150 amps

Main Distribution Panel: Panel Location
Exterior Rear of House

Main Distribution Panel: Panel Manufacture Rating
Unknown/Concealed

Branch Circuit Wiring/Receptacles: GFCI Protection
Garage, Kitchen, Bathrooms, Exterior



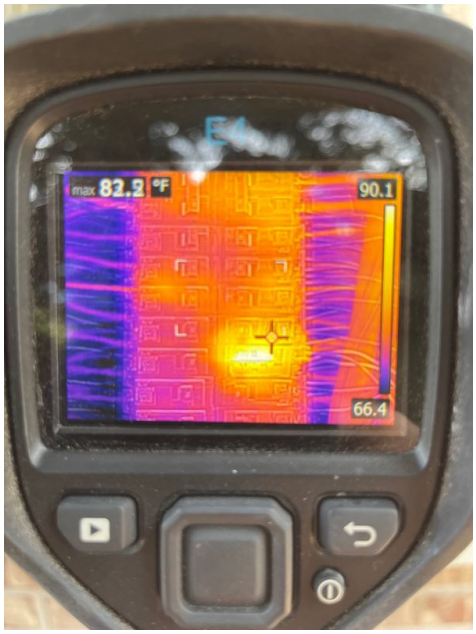


Branch Circuit Wiring/Receptacles: Predominant Branch Circuit Wiring
NM (Non-Metallic Sheathed)

Branch Circuit Wiring/Receptacles: Wire Material
Copper

Main Distribution Panel: Infrared Scanning (Gold)
Within Designed Temperature Limits

The Gold Inspection Package, if specifically requested, selected and premium fee added to the inspection service, will include the use of an infrared camera specifically deployed in a reasonable attempt to help in the identification or quantification of defects pertaining to overheating electrical components (circuit breakers, overloaded circuits and electrical faults) and plumbing leaks (water intrusion on exterior basement walls, plumbing leaks and roof leaks). This infrared service is not to be construed as a full thermographic evaluation of a home.

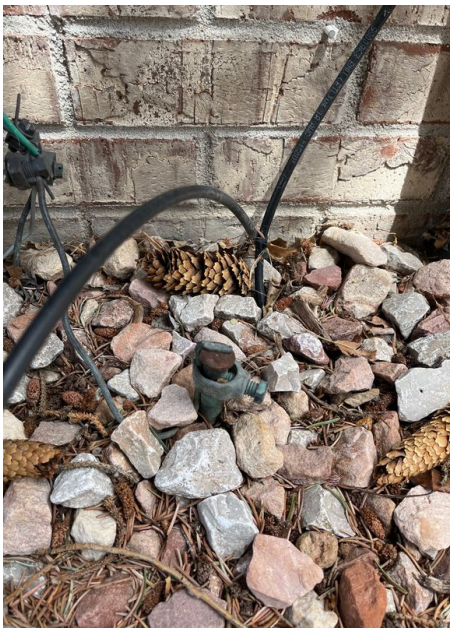


Main Distribution Panel: Overcurrent Protection Devices (OCPDs)
Breakers, GFCI Breaker, AFCI Breaker

Overcurrent protection devices are meant to protect against the potentially dangerous effects of overcurrents, such as an overload current or a short-circuit current, which creates a fault current. Equipment damage, personal injury, and even death can result from the improper application of a device's voltage rating, current rating, or interrupting rating. Something as simple as a circuit breaker can protect against this damage, but if a fuse or circuit breaker doesn't have an adequate voltage rating, it can rupture or explode while attempting to stop fault currents beyond their interrupting ratings. Grounding helps to protect against inadequate overcurrent protection or OCPD failure. The two processes are designed to work together to protect equipment, property, and people.

Electrical Grounding: Grounding Method

Ground Rod, Water Main



Limitations

Main Distribution Panel

LABEL REMOVED/ILLEGIBLE

Manufacture label for the electrical panel is missing or otherwise illegible. Unable to determine panel capacity or rating.

Branch Circuit Wiring/Receptacles

REPRESENTATIVE RECEPTACLES INSPECTED/TESTED

As per ASHI Standards of Practice, a representative number of installed lighting fixtures, switches, and receptacles will be inspected/tested as part of this inspection service.

Every attempt will be made to check all electrical receptacles and switches. We will not unplug anything during the course of the inspection nor will we move furniture or personal belongings to gain access to receptacles or switches. As a result, some receptacles and switches may not be tested for operation.

Recommendations

3.2.1 Service Entrance Cables

Recommendations

CONDUIT CLAMP(S) MISSING

Service riser conduit clamp is missing. Recommend installation of the same as may be required.

Recommendation

Contact a qualified electrical contractor.

3.3.1 Main Distribution Panel

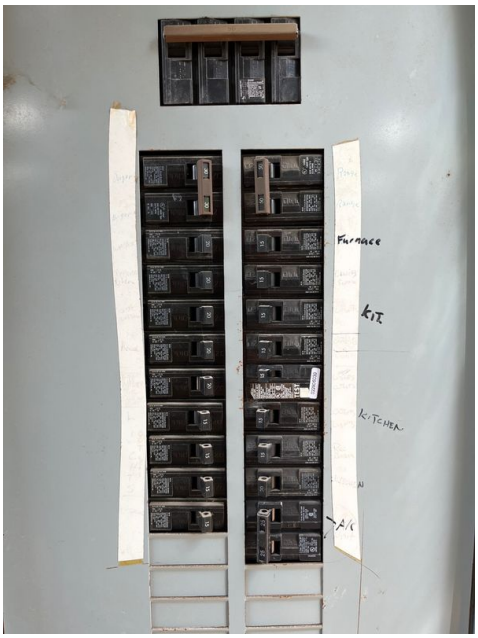
Recommendations

BREAKER LABELS WORN

Most of these breaker labels have worn off. Label for convenience, compliance and in case of emergency access/use.

Recommendation

Contact a qualified electrical contractor.



3.3.2 Main Distribution Panel

Recommendations

ORIGINAL ELECTRICAL PANEL

Evidence suggests this is the original electrical cabinet installation. Some insurance companies will not ensure homes with older electrical systems as in this home, as statistically there is an increased risk of fire. Some companies require the system to be no more than 30 years old. Consult with insurance company for possible coverage issues.

Recommendation

Contact a qualified electrical contractor.

3.4.1 Branch Circuit Wiring/Receptacles

Health/Safety Hazards

DAMAGED RECEPTACLE(S)

Damaged receptacle(s). Recommend further evaluation and repair or replacement by a licensed electrician for safety.

Recommendation

Contact a qualified electrical contractor.

Basement

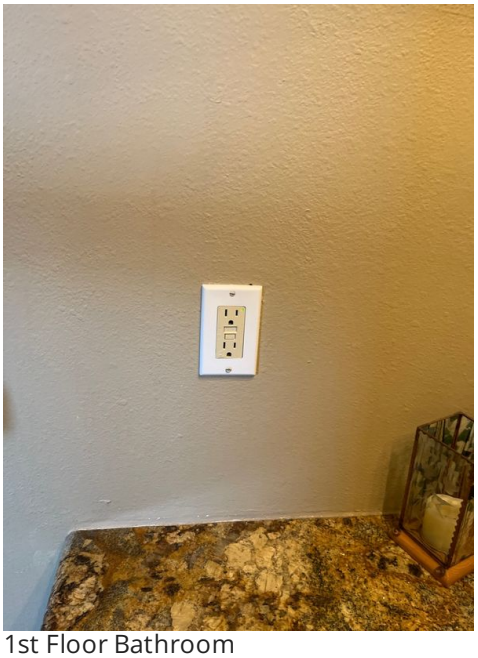
3.4.2 Branch Circuit Wiring/Receptacles

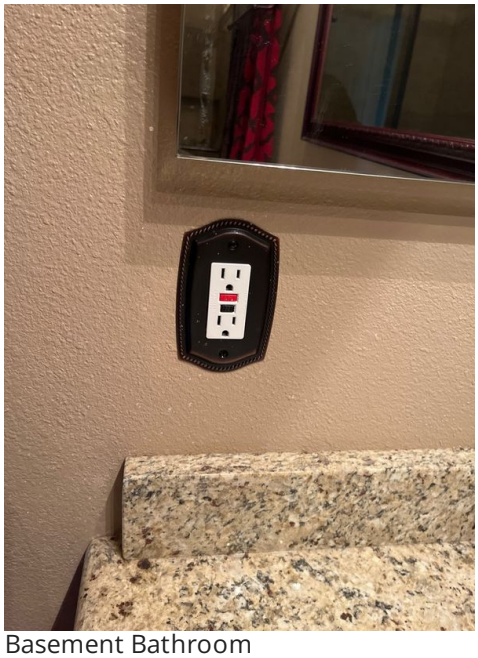
OVERPROTECTED GFCI CIRCUIT

Recommendations

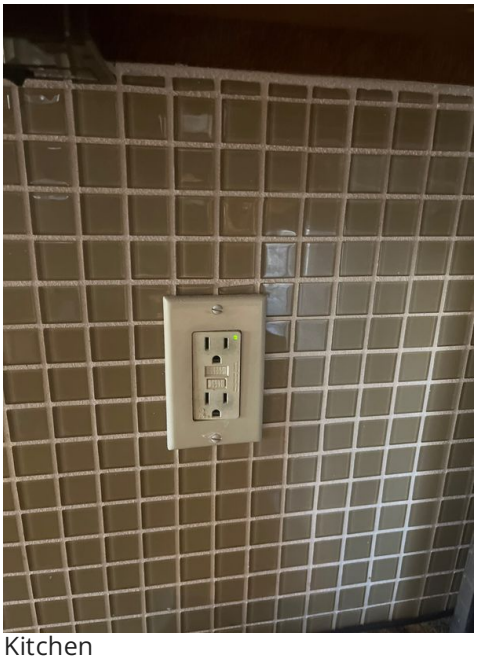
GARAGE, BATHROOMS, KITCHEN

Multiple resets noted on a single circuit. This can makes resetting the GFCI difficult. Consider modification for convenience.


1st Floor Bathroom


Basement Bathroom


Kitchen


Kitchen

4: ROOFING

Information

Inspection Method
Ground, Binoculars, Roof Edge

Roof Pitch
7:12

Roof Type/Style
Gable

Coverings: Estimated Covering Age
2015

Coverings: Layers
1

Coverings: Life Expectancy
Typical, Middle

Coverings: Material
Tri-laminate Asphalt

Roof Drainage Systems: Discharge
Above Ground

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum, Galvanized

Flashings: Type
Kick Out, Drip Edge, Chimney, Stack, Valleys, Skylight, Roof to Wall

Skylights, Chimneys & Roof Penetrations: Chimney/Vent
Furnace/Water Heater, PVC, Metal, Fireplace

Skylights, Chimneys & Roof Penetrations: Visible Flue Liner
Metal

Skylights, Chimneys & Roof Penetrations: Chimney Cap
Metal

Skylights, Chimneys & Roof Penetrations: Skylight Advisory

Skylights frequently do leak. Monitor regularly and have inspected seasonally to prevent moisture intrusion and subsequent water damage.

Limitations

General

HEIGHT

General

STEEP SLOPE

Some portions of this roof system were not accessible due to the steep slope. These areas were inspected from the ground, if visible.

Recommendations

4.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

Recommendations

One or more downspouts drain too close to the deck structure. 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 deck.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor

4.2.2 Roof Drainage Systems

DEBRIS

Recommendations

Leaves/debris noted in some of these gutter troughs. Have a contractor clean gutters as needed to facilitate water drainage towards downspouts for proper roof drainage.

Recommendation

Contact a qualified professional.

4.3.1 Flashings

Recommendations

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend having a qualified licensed roofer evaluate flashing system, advise and repair or replace as necessary to prevent moisture intrusion.

5: ATTIC

Information

General: Inspection Method
Inspected from Opening

General: Opening Type
Garage Ceiling, Pull Down

Structure: Type
Rafters, Truss

Sheathing: Material
Plywood/OSB

Insulation: Material
Concealed

Exhaust Duct: Type
Concealed

Ventilation: Attic Venting
Baffle

Limitations

General

ACCESS RESTRICTED

The attic access was severely limited. No significant structural concerns were observed from the inspector's vantage point, however the attic could not be fully inspected due to limited access.

Recommendations

5.3.1 Sheathing

MISSING "H" CLIPS

Recommendations

OSB/plywood sheathing clips missing throughout this sheathing system and the panels are butted tight against each other which is not typically allowed. "H" clips are typically required by the local building department to ensure proper separation/gap between sheathing panels. Recommend having a qualified contractor inspect sheathing system, advise and correct as needed.

Recommendation

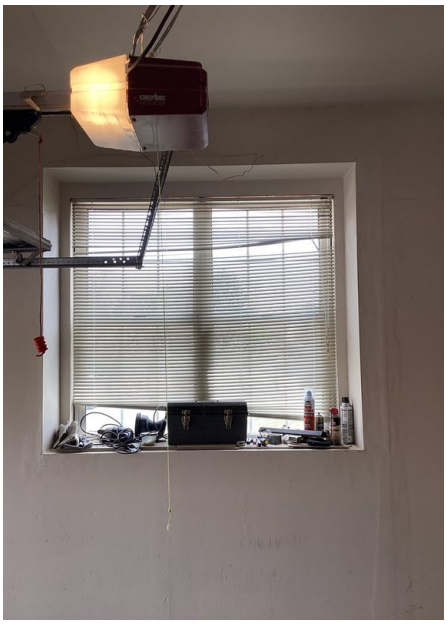
Contact a qualified general contractor.

6: GARAGE

Information

Type
Attached, 2 Car

Window(s): Operational



Floor: Floor Type
Concrete

Ceiling: Material
Drywall/Plaster

Walls: Material
Drywall/Plaster

Garage Man Door(s): Door Type
Auto-Close, Wood

Vehicle Door(s): Type of Door
Automatic, Metal

Ensure proper garage door seal at the base of the door to reduce rodent entry/damage.

Limitations

Vehicle Door(s)

TEST DOOR REGULARLY

Garage door openers should be tested for auto-reverse monthly. This test should be conducted with a 2"x4" lying flat on the ground, and allowing the door to close on the 2"x4". If the door does not reverse, it should be adjusted or replaced to prevent a child or animal from getting trapped beneath it. Be advised, however, that testing this safety feature may result in damage to the door, opener, or both, *which is why this test is not conducted at the time of the inspection.*

For a short video showing how this test is performed, follow this link: **How To Do a Garage Door Safety Test**

Recommendations

6.1.1 Vehicle Door(s)

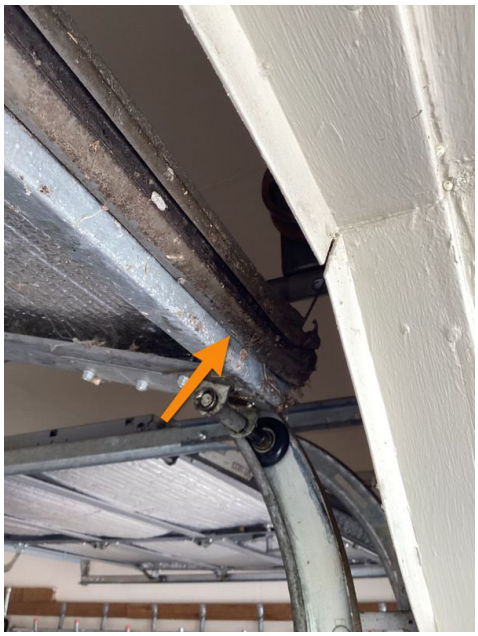
Recommendations

GASKET DAMAGED

Exterior garage vehicle door gasket is damaged. Recommend replace to prevent moisture intrusion.

Recommendation

Contact a qualified garage door contractor.



6.2.1 Floor

Health/Safety Hazards

SIGNIFICANT CRACKING AND HEAVING

Significant cracking and heaving evident in the garage floor slab. Monitor for proper drainage away from the structure/foundation. May be advisable to replace the garage floor if condition gets worse.

Recommendation

Contact a qualified concrete contractor.




6.7.1 Garage Man Door(s)

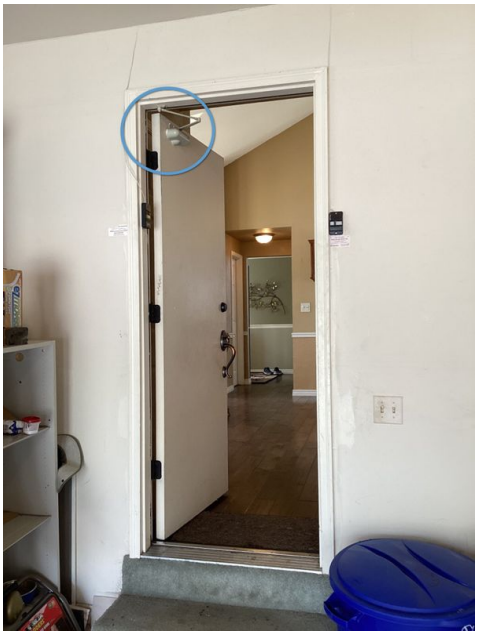
Recommendations

GARAGE MAN DOOR NOT SELF CLOSING

Garage access door does not close automatically. Adjust, repair, or replace door closer to ensure integrity of fire separation between garage and home.

Recommendation

Contact a qualified door repair/installation contractor.



7: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
General Electric

Refrigerator: Brand
General Electric

Range/Oven/Cooktop: Range/Oven Brand
General Electric

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

Range/Oven/Cooktop: Range/Oven Type
Single Unit

Garbage Disposal: Brand
Insinkerator

Microwave: Brand
General Electric

Range Hood: Exhaust Hood Type
Re-circulate

Washing Machine: Brand
Samsung

Dryer: Brand
Samsung

Dryer: Energy Source
Electric

Regular Operation

Installed appliances were energized using regular operating controls if they are connected and/or not shut down. All functions and different systems were not tested. Our test simply constitutes turning on the appliance to verify some basic functionality.

Dryer: Dryer Vent
Metal (Flex)

Entirety of dryer venting concealed and not inspected. Dryer vent cleaning is recommended for safety.

Limitations

Dryer

VENT PIPING CONCEALED

Dryer vent pipes are largely concealed and subsequently not part of this inspection as only a small portion of the vent pipe is visible. Over time, dryer vent lines will clog with lint/debris which poses a significant fire hazard. Recommend thoroughly clean the dryer vent lines before use and annually thereafter for safety.

Interior of dryer vent condition concealed - unable to inspect. For a brief video about how to clean your owner dryer vent, please follow **THIS LINK**.

Recommendations

7.4.1 Garbage Disposal

Health/Safety Hazards

ACTIVE LEAKAGE

Active water leakage from the disposer union under the sink. Dripping into the cabinet. Recommend further evaluation and repair by a qualified contractor. Possible hidden water damage/mold.

Recommendation

Contact a qualified plumbing contractor.

8: BUILDING STRUCTURAL COMPONENTS

Information

Foundation Type
Partially Finished Basement

Wall Structure Type
Drywall/Plaster on Wood Framing, Concrete

Interior Foundation Wall: Material
Concrete

Beam: Material
Metal

Posts: Material
Adjustible

Floor Joists: Material
Solid Wood Joists

Bridging: Type
Solid Wood

Basement Floor: Type
Concrete Slab

Limitations

General

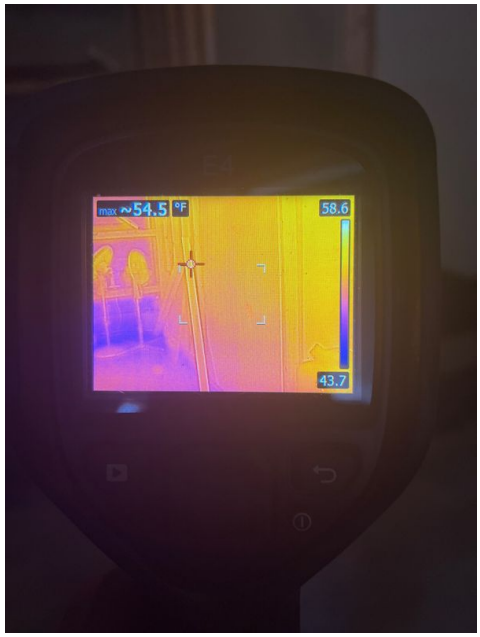
FINISHED/PARTIALLY FINISHED

The basement is finished/partially finished limiting full inspection of all structural elements.

General

INFRARED SCAN NORMAL

Basement walls, ceiling and floors were scanned with an infrared camera and spot tested for moisture. Little or no moisture was detected at the time of this inspection. Monitor seasonally as a dry basement is not guaranteed.



Interior Foundation Wall
PARTIALLY CONCEALED

Sill Plate
ALL CONCEALED

Beam
PARTIALLY CONCEALED

Posts
PARTIALLY CONCEALED

Floor Joists
PARTIALLY CONCEALED

Bridging
PARTIALLY CONCEALED

Basement Floor
PARTIALLY CONCEALED

Recommendations

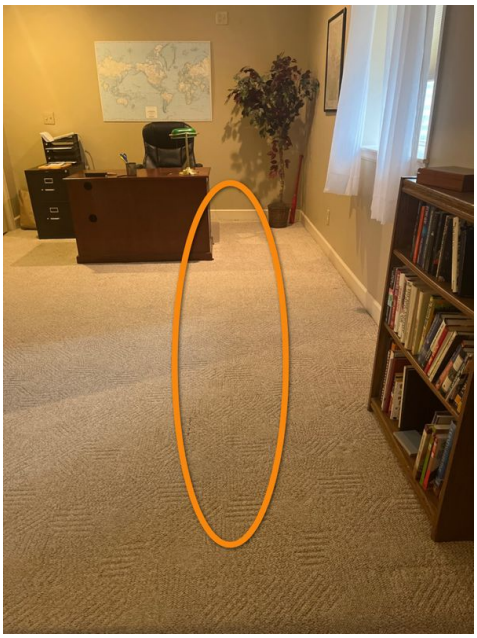
8.7.1 Basement Floor

FLOOR HEAVING/SETTLING

Recommendations

The floor slab shows movement/settling due to soil movement. This can compromise the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to remedy.



9: FIREPLACE

Information

Type
Built-in, Gas, Metal Liner

Fireplaces, Stoves & Inserts:
Tested for Carbon Monoxide
Not Applicable

Tested <3 ppm of CO at front of unit which is typical.

Limitations

Chimney & Vent Systems

CHIMNEY SYSTEM CONCEALED

Chimney system is largely concealed and inaccessible the time of this inspection. Recommend having a qualified contractor inspect chimney system and service/clean regularly for proper function.

Recommendations

9.1.1 Fireplaces, Stoves & Inserts

Recommendations

GAS FIREPLACE DOES NOT LIGHT

Gas fireplace failed to light in a timely manner. System is also dirty indicating neglect and lack of preventative maintenance. Recommend having a qualified specialist inspect fireplace system, service, clean, advise and correct or replace unit as necessary.

Recommendation

Contact a qualified fireplace contractor.

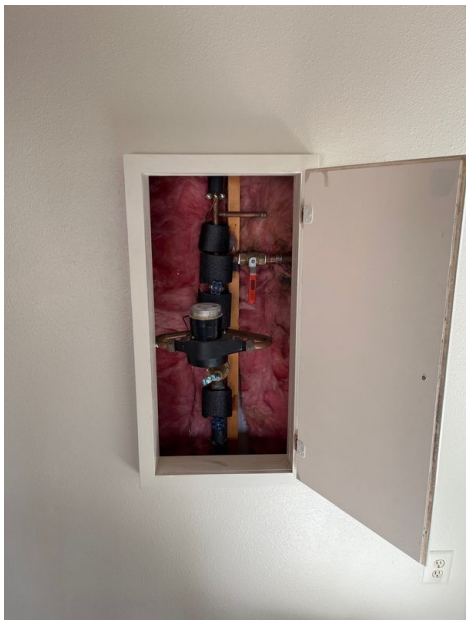
10: PLUMBING

Information

Water Pressure: Water Pressure
92 PSI

General: Water Source
Public

Water Main Supply: Main Water Shut-Off Device (Location)
Garden Level



Water Main Supply: Material - Water Supply
Copper

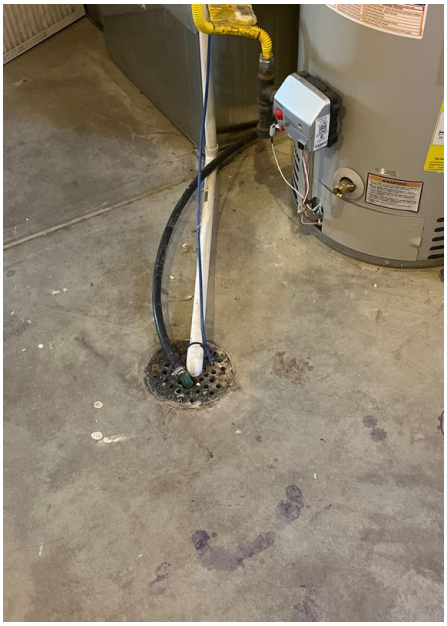
Hose Bibbs: Type
Anti-Siphon, Frost Free

Distribution Plumbing: House Distribution Material
Copper

Waste Drainage: Floor Drain Location
Basement

Waste Drainage: Main Cleanout Location
Concealed

Waste Drainage: Material
Concealed



Water Heater: Total Estimated Capacity
1 Unit, 50 Gallons

Water Heater: Estimated Manufacture Year
2013

Water Heater: Water Heater Fuel Shut-Off Location
Base of Tank

Water Heater: Life Expectancy
Typical, Middle

Water Heater: Manufacturer
Bradford White

Water Heater: Power Source
Natural Gas

Water Heater: Venting
Atmospheric System

Sinks: Type
Solid/Ceramic

Showers: Material
Ceramic Tile

Tubs: Tubs
Fiberglass, Ceramic Tile

Water Pressure: Water Pressure Advisory

Plumbing system distribution/water pressure can vary significantly throughout the year and is ultimately controlled by the municipal water department. Therefore, the water department should be contacted first before making any adjustments to your own distribution system pressure.

General: Water Softener

Evaluation of water softener is beyond the scope of this inspection. Contact seller about functionality and history of maintenance.

Waste Drainage: Scope Performed

Sewer scope was performed by subcontracted company at the time of this inspection. Report will be distributed as soon as available.

Water Heater: Temperature Settings

Hot water heater(s) should be set at an acceptable temperature to reduce scalding risk to children. On most water heaters that is at the lowest "A" setting or at the thicker red bar on the dial. Consult the specific water heater as needed for specific recommendations as there are numerous different setting levels for different manufacturers and styles.

For additional DIY information on how to adjust this setting, please visit **THIS LINK**.

Limitations

Water Main Supply

SHUT OFF VALVE NOT TESTED

Main shutoff valve was not tested. Moving a valve that has been in one position for a long time can cause minor leaks at the valve.

Recommendations

10.1.1 Water Pressure

Recommendations

HIGH WATER PRESSURE

Water pressure measured high. This should typically be between 60 and 80 psi. Excessive water pressure could cause damage to plumbing fixtures and rubber hose connections. Contact a licensed plumber to inspect, adjust or install pressure reducing valve as needed.

Recommendation

Contact a qualified plumbing contractor.

10.4.1 Hose Bibbs

Recommendations

BIBBS NOT CAULKED

Hose bibb penetrations in the siding system are missing sealant. Recommend installation of the same as necessary to prevent moisture intrusion and subsequent water damage.

Recommendation

Contact a qualified siding specialist.

10.7.1 Water Heater

Maintenance Items

ANNUAL MAINTENANCE FLUSH RECOMMENDED

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

Here is a DIY link to help.

Recommendation

Recommended DIY Project

10.8.1 Sinks

Recommendations

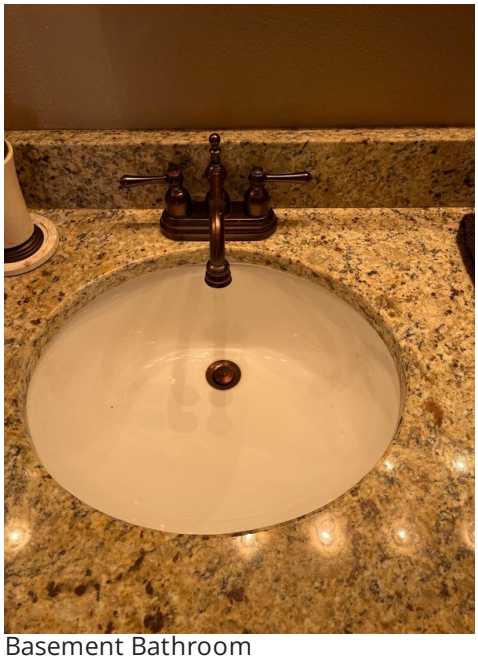
DRAIN STOP NOT FUNCTIONAL

Drain stop not functioning properly. Repair as desired.

Recommendation

Contact a qualified professional.

1st Floor Hallway Bathroom



Basement Bathroom

10.8.2 Sinks

Recommendations

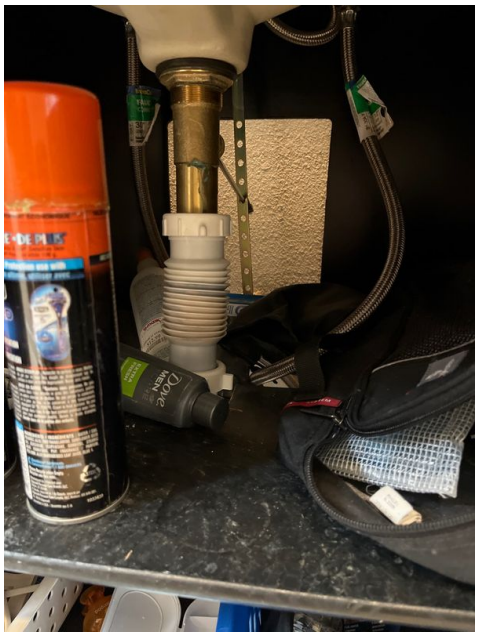
FLEX LINE FOR DRAIN

MASTER BATHROOM

Non-standard flex line installation. These can clog more easily and are prone to leaking. Budget for repairs and monitor.

Recommendation

Contact a qualified plumbing contractor.



10.9.1 Showers

Recommendations

CRACKED SHOWER PAN

BASEMENT BATHROOM

Cracks noted in the shower pan. Have a contractor repair as needed to prevent moisture entry and damage.

Recommendation

Contact a qualified general contractor.

10.9.2 Showers

Recommendations

ENCLOSURE MISSING CAULK

Non-standard shower enclosure installation evident. Some concerns include: missing sealant/caulk throughout. Recommend installation of the same as required to prevent moisture intrusion.

Recommendation

Contact a qualified tile contractor

10.9.3 Showers

Maintenance Items

GROUT NEEDED

BASEMENT BATHROOM

Grout Needed in a few spots to reduce the chance of water infiltration and subsequent damage.

Recommendation

Contact a qualified professional.

10.9.4 Showers

Recommendations

WEEP HOLES OBSTRUCTED

Shower pan weep holes are obstructed with caulk/grout. Recommend clean out as necessary to allow for incidental moisture drainage from behind the tilework.

Recommendation

Contact a qualified professional.

10.10.1 Toilets

Recommendations

TOILET NOT TESTED

1ST FLOOR HALLWAY BATHROOM

Toilet not operational. Water supply shut off. Fixture was visually inspected only and not functionally tested. Recommend check with seller or licensed plumber for further evaluation.

Recommendation

Contact a qualified plumbing contractor.

10.11.1 Tubs

Recommendations

CAULK NEEDED (GAPS)

Caulk at base of tile and in corners to reduce potential for moisture entry/damage. Visible gaps in caulk throughout.

Recommendation

Contact a qualified professional.

11: HEATING & COOLING

Information

General: Heating System
Operational

General: Heat Type
Forced Hot Air

General: Cooling Type
Central A/C, Split System

General: Heating Fuel Source
Natural Gas

Furnace: Location
Basement

Furnace: Make
Lennox

Furnace: Model Number
EL296UH090XE48C

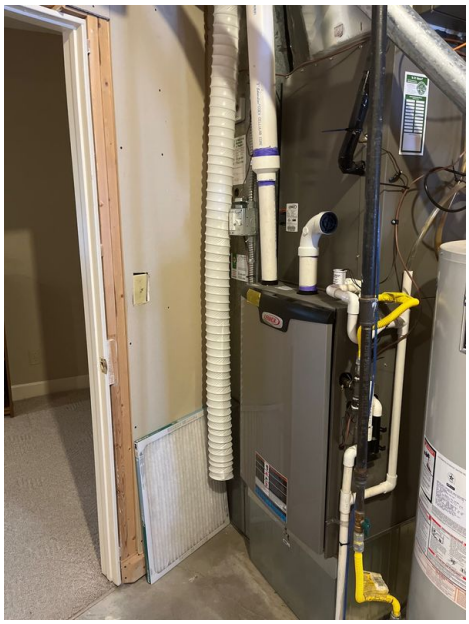
Furnace: Estimated Manufacture Year
2015

Furnace: BTU Input
88000 BTUs

Furnace: Efficiency Type
High Efficiency

Furnace: Blower & Motor
Operational

Furnace: Combustion Air Supply
External



Furnace: Filter Type
Disposable

Furnace: Ignition
Electronic

Furnace: Life Expectancy
Typical, Middle

Furnace: Venting
Sidewall/Plastic

Thermostat(s): Thermostat Type
Programmable

Air Conditioning: Brand
Lennox

Air Conditioning: Model Number
XC14S036-230A08

Air Conditioning: Estimated Manufacture Year
2015

Air Conditioning: Size/Rating
3.0 Tons

Air Conditioning: Temperature Differential
72.9- 58.6 ° Fahrenheit

Ducts & Registers: Dirty

Smoke Detectors: Locations
First Floor, Second Floor

Central Humidifier: Operational

Furnace: Gas Burner

Operational

0 PPM of CO detected in front of the furnace and in the nearest air supply at this time.

Furnace: Furnace Operational

Furnace was operational at inspection. 0 ppm CO detected in air supply throughout the house. Recommend having a qualified licensed heating contractor inspect, clean and service the HVAC system annually for safety.

Carbon Monoxide Detectors: Locations

Basement

CO detectors should be installed within 15' of bedrooms. This is the current standard for occupant safety.

Limitations

General

HIGH EFFICIENCY FURNACE

High-efficiency Furnace - No part of the exchanger or the burner area could be viewed. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.

Smoke Detectors

UNABLE TO DETERMINE AGE

Smoke and CO detectors typically have a life span of 10 years. Scope of inspection does not include age of detectors. Recommend replacement in the near future.

Central Humidifier

NOT ACCESSIBLE

Humidification system was neither accessible or inspected due to limited access. Recommend check with a qualified heating contractor to inspect and service humidification system before closing.

Recommendations

11.4.1 Air Conditioning

Recommendations

CONDENSING UNIT NOT LEVEL

Outdoor condensing unit is out of level. Recommend further evaluation and repair by a qualified heating contractor to prevent damage to the A/C system and to promote component longevity.

Recommendation

Contact a qualified HVAC professional.

11.4.2 Air Conditioning

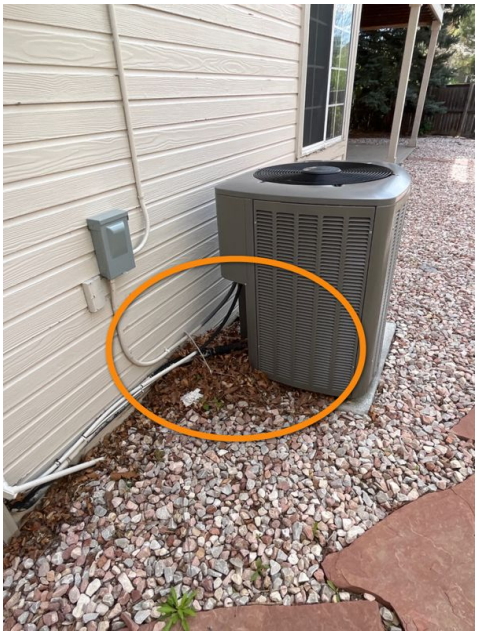
Recommendations

RAISED PAD CONCEALED

Raised support pad for the A/C condenser is partially concealed. Recommend rework landscaping to establish proper 3 inch clearance above grade.

Recommendation

Contact a qualified professional.



11.6.1 Smoke Detectors

Recommendations

INSTALL ADDITIONAL SMOKE DETECTORS

Today's standards call for smoke detectors in every bedroom and every adjoining hallway. Recommend installation of additional detectors where currently required for occupant health and safety.

Recommendation

Contact a qualified professional.

11.7.1 Carbon Monoxide Detectors

Recommendations

INAPPROPRIATE LOCATION

Carbon monoxide detector effectiveness may be compromised due to location. Recommend relocating according to manufacturers instructions.

Basement

11.7.2 Carbon Monoxide Detectors

Health/Safety Hazards

MISSING CARBON MONOXIDE DETECTORS

1ST FLOOR

Carbon monoxide detectors missing from standard locations. Install CO detectors within 15 feet of sleeping areas for compliance and safety.

Recommendation

Contact a qualified professional.

11.8.1 Central Humidifier

Recommendations

PAD MAINTENANCE

Replace humidifier pad annually for best function and to prevent corrosive buildup and damage.

Recommendation

Contact a qualified heating and cooling contractor

12: INTERIOR SPACES

Information

Walls: Construction Type
Wood Framing

Ceilings: Ceiling Fans
Operational

Exterior Doors: Exterior Doors
Aluminum, Deadbolts, Hinged, Steel, Vinyl, Wood, Sliding

Steps, Stairways & Railings: Material
Wood, Carpet

Steps, Stairways & Railings: Railing
Wood

Interior Doors: Doors
Hinged, Wood, Sliding

Windows: Type
Thermal, Vinyl, Metal, Vinyl Clad Wood

Exhaust Fans & Systems: Exhaust Fans
Functional

Skylights: Condition
Appeared Dry

General: Infrared Scanning (Gold)
Evidence of Moisture Found

The Gold Inspection Package, if specifically requested, selected and premium fee added to the inspection service, will include the use of an infrared camera specifically deployed in a reasonable attempt to help in the identification or quantification of defects pertaining to overheating electrical components (circuit breakers, overloaded circuits and electrical faults) and plumbing leaks (water intrusion on exterior basement walls, plumbing leaks and roof leaks). This infrared service is not to be construed as a full thermographic evaluation of a home.

Skylights: Skylights
Skylights frequently do leak. Monitor regularly and have inspected seasonally for deficient flashing.

Limitations

Interior Doors
LIMITATION
Representative Number Inspected

Windows
LIMITATION
Representative Number Inspected

Lighting
REPRESENTATIVE # INSPECTED/TESTED

Recommendations

12.3.1 Walls

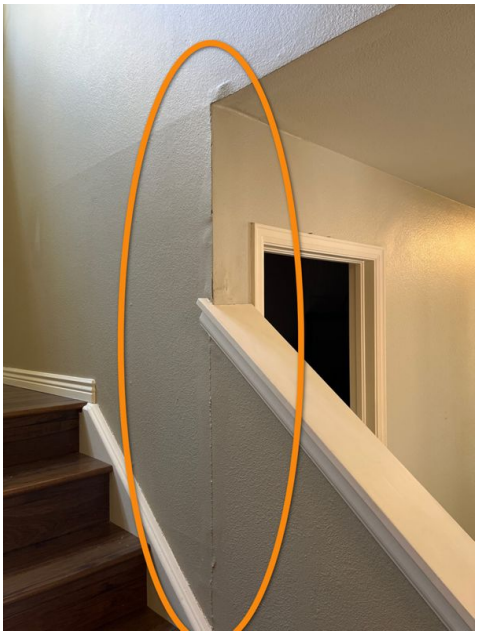
Recommendations

SETTLEMENT CRACKING

Notable settlement cracking evident in the interior stairwell. May be related to structural movement. Have a structural engineer evaluate for structural integrity and advise as to possible remedies for repair and prevention of structural damage.

Recommendation

Contact a qualified structural engineer.



12.3.2 Walls

Health/Safety Hazards

MOISTURE DETECTED

LIVING ROOM

Moisture detected in drywall with infrared and confirmed with moisture meter. Have a qualified professional investigate source of moisture and repair as needed to prevent damage and possible mold growth.

12.3.3 Walls

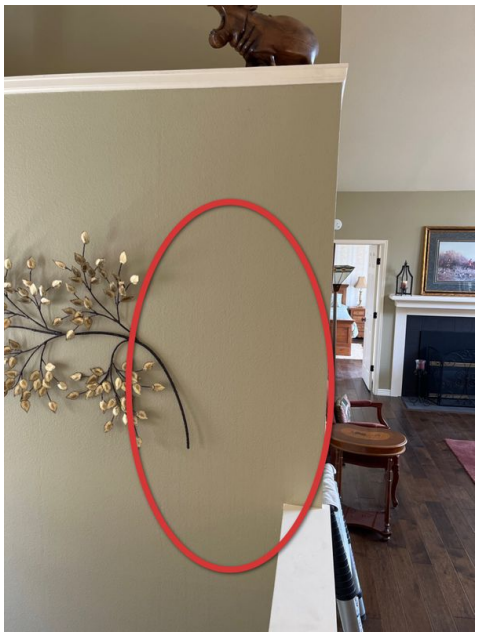
Health/Safety Hazards

WATER DAMAGE ON DRYWALL

Water damage evident on drywall. Evidently due to houseplants.Recommend check with seller as to past history of leakage or licensed contractor for further evaluation. Possible hidden water damage/mold.

Recommendation

Contact a qualified general contractor.



12.4.1 Ceilings

Recommendations

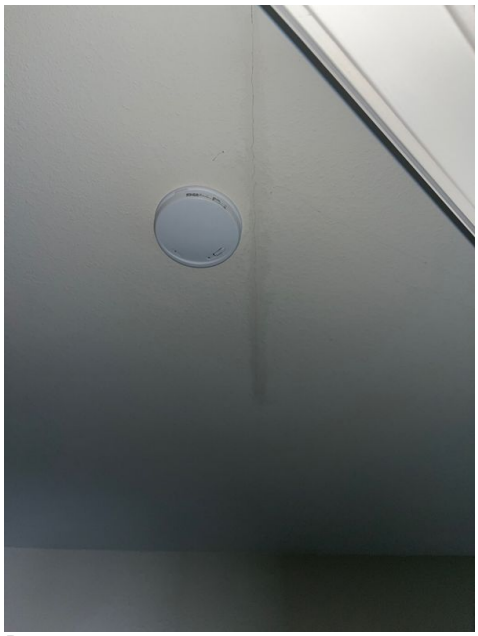
SETTLEMENT CRACKS IN CEILING

Settlement cracks noted. Typical of a house this age. Repair cosmetic damage as desired. Monitor for change.

Recommendation

Contact a qualified drywall contractor.

1st Floor



Basement

12.5.1 Exterior Doors

Recommendations

CHARLIE BAR DAMAGED

Charlie bar at rear patio sliding door damaged or otherwise in operative. Recommend further evaluation and repair for safety and security.

Recommendation

Contact a qualified professional.

12.5.2 Exterior Doors

CLEAN SLIDING DOOR TRACKS

Recommendations

For better functionality.

Recommendation

Contact a qualified professional.

12.7.1 Countertops & Cabinets

CABINETS SHOW TYPICAL WEAR & TEAR

Maintenance Items

Typical wear and tear noted throughout cabinet and countertop systems. Budget to repair or replace as conditions warrant.

Recommendation

Contact a qualified professional.

12.7.2 Countertops & Cabinets

WATER DAMAGE UNDER SINK

Health/Safety Hazards

Water damage from past leakage under the sink. Possible hidden water damage/mold. Recommend having a qualified contractor inspect cabinet system, advise and repair or replace as necessary for occupant health and safety.

Recommendation

Contact a qualified cabinet contractor.

12.8.1 Interior Doors

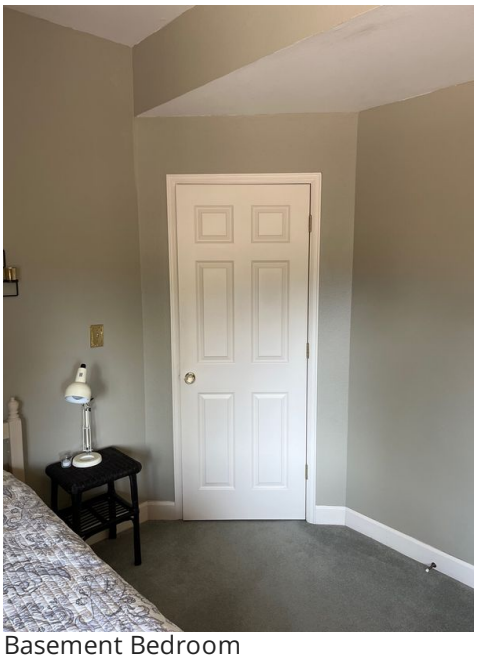
Recommendations

DOORS BIND

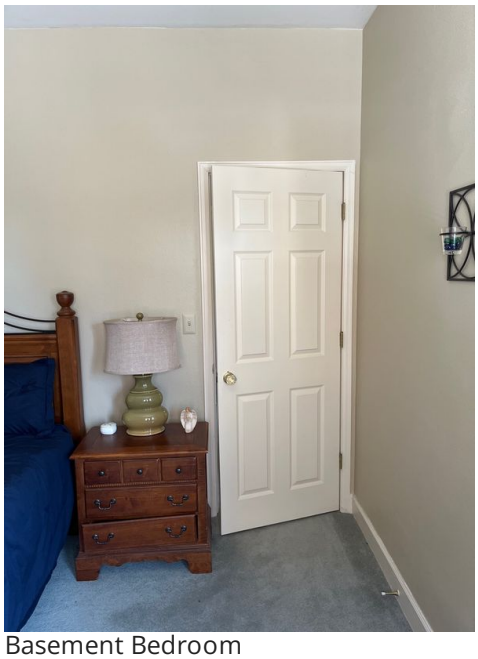
Some interior doors bind on their frame. Recommend adjust or replace for proper function.

Recommendation

Contact a qualified door repair/installation contractor.



Basement Bedroom



Basement Bedroom

Basement

12.8.2 Interior Doors

Recommendations

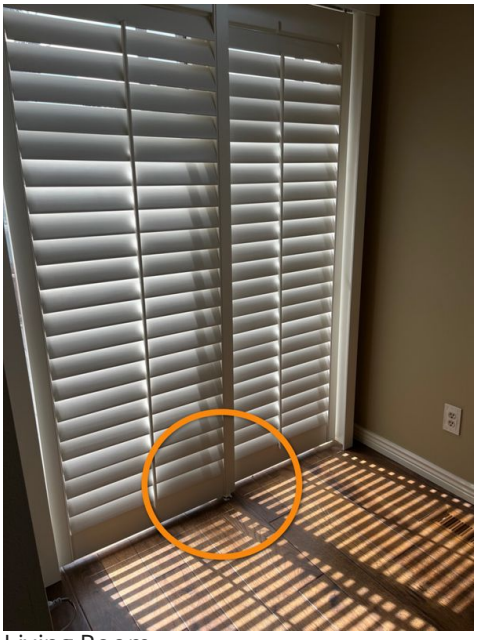
FLOOR GUIDES DAMAGED

LIVING ROOM, BASEMENT BEDROOM

Floor guides damaged. Recommend repair/replace for proper function.

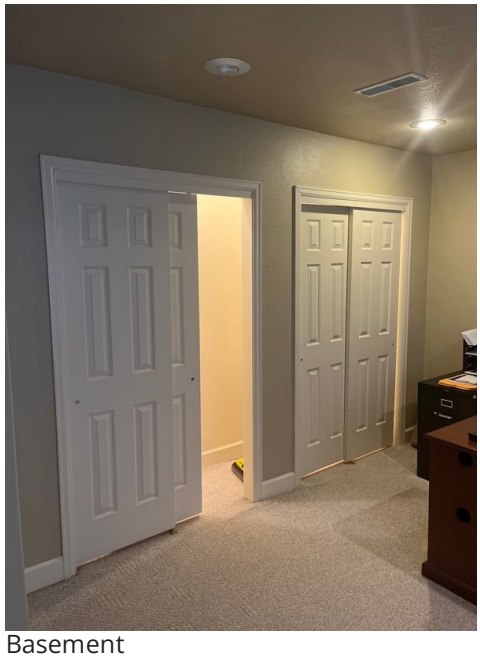
Recommendation

Contact a qualified professional.



Living Room

Basement Bedroom



Basement

12.8.3 Interior Doors

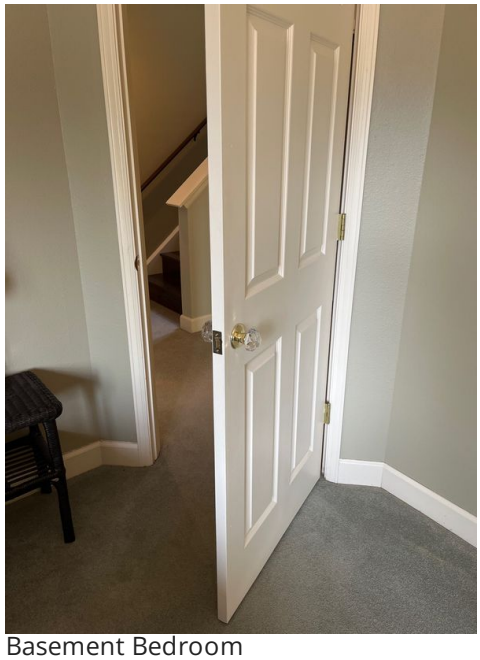
Recommendations

LOOSE/MISSING HARDWARE

Some interior doors have loose or missing hardware. Recommend replace, adjust/tighten for proper function.

Recommendation

Contact a qualified professional.



Basement Bedroom

12.8.4 Interior Doors

Recommendations

DOOR OBSTRUCTED

MASTER BATHROOM

Interior door not closing properly. Obstructed by toilet. Consider further reevaluation and reconfiguration of door system for proper function and convenience.

Recommendation

Contact a qualified professional.

12.9.1 Windows

Health/Safety Hazards

BROKEN WINDOW

STAIRWAY

Window pane is cracked/broken. Repair or replace for safety.

Recommendation

Contact a qualified window repair/installation contractor.

12.9.2 Windows

Maintenance Items

CAULK AROUND WINDOWS

Gaps noted in caulk around windows. Recommend re-caulk to prevent moisture intrusion and subsequent water damage.

Recommendation

Contact a qualified professional.

12.9.3 Windows

Recommendations

FAILED THERMAL SEALS

STAIRWAY

Stains and failed bitumen seals noted between some window panes. Thermal seals are likely broken. Thermal seal failures are typically a cosmetic concern with only a minor impact on energy efficiency, but they can be expensive to replace. Have a window specialist inspect this entire window system to determine all seal failures in the home and repair/replace individual units as necessary for best function.

Recommendation

Contact a qualified window repair/installation contractor.

12.9.4 Windows

Recommendations

MOISTURE DAMAGE

Moisture damage noted on interior window frame drywall. Possible hidden damage/mold. Recommend repair/replace damaged drywall as conditions warrant.

Recommendation

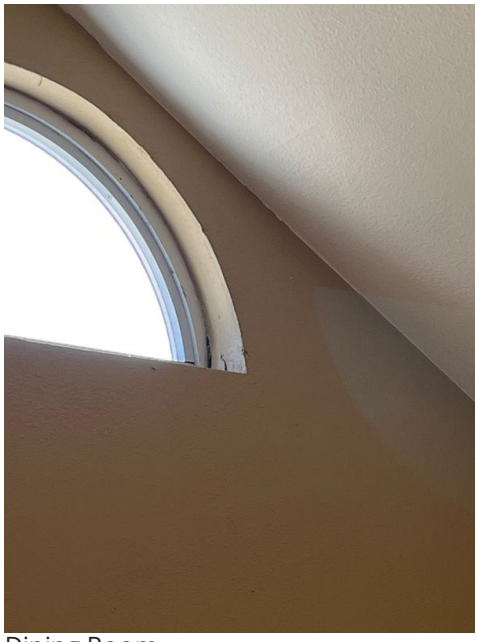
Contact a qualified professional.


Master Bedroom


Master Bedroom


Living Room


Living Room


Dining Room


Family Room

Basement

12.9.5 Windows

Recommendations

OLDER WINDOWS

Original window system throughout is past its reasonable life expectancy and is in various states of disrepair and neglect. Budget to replace windows throughout the property or as conditions warrant. Possibly in the next few years.

Recommendation

Contact a qualified window repair/installation contractor.

12.9.6 Windows

Recommendations

WINDOWS DIFFICULT TO OPERATE

Windows throughout are difficult to operate. Have a window specialist adjust/repair windows as needed for best function.

Recommendation

Contact a qualified window repair/installation contractor.

Master Bedroom

12.9.7 Windows

WATER STAINS / DAMAGE

Health/Safety Hazards

LIVING ROOM

Evidence of past moisture entry around the window frame and drywall. Recommend further evaluation and repair or replacement by a qualified contractor. Possible hidden water damage or mold.

Recommendation

Contact a qualified window repair/installation contractor.





12.11.1 Exhaust Fans & Systems

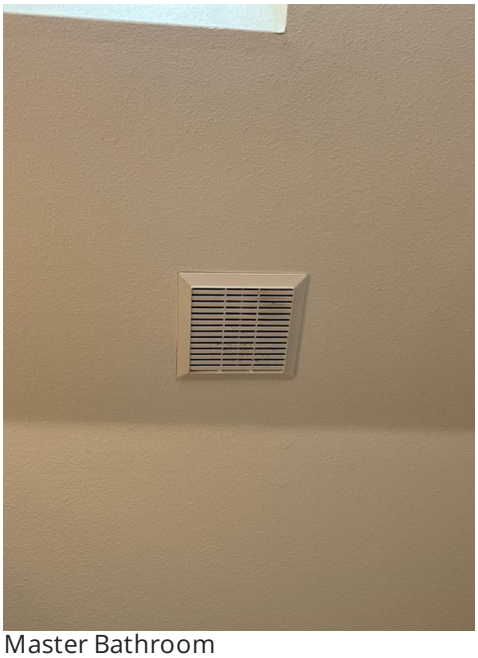
Maintenance Items

EXHAUST FAN(S) DIRTY

Exhaust fans are dirty and clogged with dust and/or debris. Clean for best function.

Recommendation

Contact a qualified professional.



Master Bathroom

12.11.2 Exhaust Fans & Systems

Recommendations

FAN ABNORMALLY NOISY

Bathroom exhaust fan is abnormally noisy. Possibly an indication of pending failure. Budget to replace at anytime.

Recommendation

Contact a qualified professional.

1st Floor Hallway Bathroom

13: FINAL CHECKLIST

Information

Oven Turned Off
Yes

Photo of Oven in Off Position

Refrigerator/Freezer Powered
Yes

All GFCI Receptacles Reset?
Yes

Thermostat Initial Setting
Heat, 60°

Thermostat Leaving Setting
Heat, 60°

Photo of Thermostat When Leaving

All Lights Turned Off
Yes

All Exterior Doors Locked?
No

Agent Locked House

14: RADON MITIGATION SYSTEM

Information

Installation: **Mitigation System Components**

Cord Shorter than 6', Discharge No Less Than 10’ Above Grade, Fan Located in Unconditioned Space, Fan in Working Condition, House Penetration Sealed, Local Disconnect, Manometer Present, Manometer Filled with Liquid

Appears Properly Installed

Radon mitigation system appears to have been properly/professionally installed. Recommend contact seller/owner for necessary documentation (warranty paperwork, receipts, etc.).

STANDARDS OF PRACTICE

Inspection Details

1. INTRODUCTION

The American Society of Home Inspectors, Inc. (ASHI) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHIs objectives include promotion of excellence within the profession and continual improvement of its members inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of this document is to establish a minimum standard (Standard) for home inspections performed by home inspectors who subscribe to this Standard. Home inspections performed using this Standard are intended to provide the client with information about the condition of inspected systems and components at the time of the home inspection.

2.2 The inspector shall:

A. inspect readily accessible, visually observable, installed systems and components listed in this Standard.
B. provide the client with a written report, using a format and medium selected by the inspector, that states:
1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives,
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing further evaluation (Per Exclusion 13.2.A.5 the inspector is NOT required to determine methods, materials, or costs of corrections.),
3. reasoning or explanation as to the nature of the defi- ciencies reported in 2.2.B.1, that are not self-evident,
4. those systems and components designated for inspection in this Standard that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.
C. adhere to the ASHI Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the inspector from:

A. including other services or systems and components in addition to those required in Section 2.2.A.
B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.
C. excluding systems and components from the inspection if requested or agreed to by the client.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

A. The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.
B. Inspections performed using this Standard:
1. are not technically exhaustive.
2. are not required to identify and to report:
a. concealed conditions, latent defects, consequential damages, and
b. cosmetic imperfections that do not significantly affect a components performance of its intended function.
C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.
D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.
E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

13.2 General exclusions

A. The inspector is NOT required to determine:

1. the condition of systems and components that are not readily accessible.
2. the remaining life expectancy of systems and components.
3. the strength, adequacy, effectiveness, and efficiency of systems and components.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of systems and components.
7. the suitability of the property for specialized uses.
8. compliance of systems and components with past and present requirements and guidelines (codes, regula- tions, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electro-magnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.

13. the effectiveness of systems installed and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of systems and components.
15. acoustical properties of systems and components.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The inspector is NOT required to offer:
1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, engineering, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than home inspection.
4. warranties or guarantees.

C. The inspector is NOT required to operate:
1. systems and components that are shut down or otherwise inoperable.
2. systems and components that do not respond to normal operating controls.
3. shut-off valves and manual stop valves.
4. automatic safety controls.

D. The inspector is NOT required to enter:
1. areas that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems and components.
2. under-floor crawlspaces and attics that are not readily accessible.

E. The inspector is NOT required to inspect:
1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.
2. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements and common areas in multi- unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar components.
8. outdoor cooking appliances.

F. The inspector is NOT required to:
1. perform procedures or operations that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems or components.
2. describe or report on systems and components that are not included in this Standard and that were not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. dismantle systems and components, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, systems, and components affected by inspection required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

Exterior
4. EXTERIOR
4.1 The inspector shall:
A. inspect:
1. wall coverings, flashing, and trim.
2. exterior doors.
3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent and entryway walkways, patios, and drive- ways.

B. describe wall coverings.

4.2 The inspector is NOT required to inspect:
A. screening, shutters, awnings, and similar seasonal accessories.
B. fences, boundary walls, and similar structures.
C. geological and soil conditions.
D. recreational facilities.
E. outbuildings other than garages and carports.
F. seawalls, break-walls, and docks.
G. erosion control and earth stabilization measures.

Electrical
7. ELECTRICAL
7.1 The inspector shall:

A. inspect:
1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and subpanels.
6. conductors.
7. overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters and arc fault circuit interrupters.

B. describe:
1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2 The inspector is NOT required to:

A. inspect:
1. remote control devices.
2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.
3. low voltage wiring systems and components.
4. ancillary wiring systems and components not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy systems.

B. measure amperage, voltage, and impedance.
C. determine the age and type of smoke alarms and carbon monoxide alarms.

Roofing
5. ROOFING
5.1 The inspector shall:
A. inspect:
1. roofing materials.
2. roof drainage systems.
3. flashing.
4. skylights, chimneys, and roof penetrations.

B. describe:
1. roofing materials.
2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect:

A. antennas.
B. interiors of vent systems, flues, and chimneys that are not readily accessible.
C. other installed accessories.

Attic
11. INSULATION AND VENTILATION
11.1 The inspector shall:
A. inspect:
1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust systems.
4. clothes dryer exhaust systems.

B. describe:
1. insulation and vapor retarders in unfinished spaces.

2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.

Built-in Appliances
10 Interior Elements
10.1 The inspector shall inspect:
A. walls, ceilings, and floors.
B. steps, stairways, and railings.
C. countertops and a representative number of installed cabinets.
D. a representative number of doors and windows.
E. garage vehicle doors and garage vehicle
door operators.

F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:
A. paint, wallpaper, and other finish treatments.
B. floor coverings.
C. window treatments.
D. coatings on and the hermetic seals between panes of window glass.
E. central vacuum systems.
F. recreational facilities.
G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
H. appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
I. operate, or confirm the operation of every control and feature of an inspected appliance.

Building Structural Components
3. STRUCTURAL COMPONENTS

3.1 The inspector shall:
A. inspect structural components including the foundation and framing.
B. describe:
1. the methods used to inspect under-floor crawlspaces and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

3.2 The inspector is NOT required to:
A. provide engineering or architectural services or analysis.
B. offer an opinion about the adequacy of structural systems and components.
C. enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches.
D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Fireplace
12. FIREPLACES AND FUEL-BURNING APPLIANCES
12.1 The inspector shall:
A. inspect:
1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories installed in fireplaces.
3. chimneys and vent systems.
B. describe systems and components listed in 12.1.A.1 and .2.

12.2 The inspector is NOT required to:
A. inspect:
1. interiors of vent systems, flues, and chimneys that are not readily accessible.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion air components and to determine their adequacy.
7. heat distribution assists (gravity fed and fan assisted).
8. fuel-burning fireplaces and appliances located outside the inspected structures.
B. determine draft characteristics.
C. move fireplace inserts and stoves or firebox contents.

Plumbing
6.0 Plumbing

6.1 The inspector shall:

A. inspect:
1. interior water supply and distribution systems including fixtures and faucets.
2. interior drain, waste, and vent systems including fixtures.
3. water heating equipment and hot water supply systems.
4. vent systems, flues, and chimneys.
5. fuel storage and fuel distribution systems.
6. sewage ejectors, sump pumps, and related piping.

B. describe:
1. interior water supply, drain, waste, and vent piping materials.
2. water heating equipment including energy source(s).
3. location of main water and fuel shut-off valves.

6.2 The inspector is NOT required to:

A. inspect:
1. clothes washing machine connections.
2. interiors of vent systems, flues, and chimneys that are not readily accessible.
3. wells, well pumps, and water storage related equipment.
4. water conditioning systems.
5. solar, geothermal, and other renewable energy water heating systems.
6. manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems.
7. septic and other sewage disposal systems.

B. determine:
1. whether water supply and sewage disposal are public or private.
2. water quality.
3. the adequacy of combustion air components.

C. measure water supply flow and pressure, and well water quantity.
D. fill shower pans and fixtures to test for leaks.

Heating & Cooling
8.0 Heating
8.1 The inspector shall:
A. open readily openable access panels.
B. inspect:
1. installed heating equipment.
2. vent systems, flues, and chimneys.
3. distribution systems.
C. describe:
1. energy source(s).
2. heating systems.

8.2 The inspector is NOT required to:
A. inspect:
1. interiors of vent systems, flues, and chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating systems using ground-source, water-source, solar, and renewable energy technologies.
6. heat-recovery and similar whole-house mechanical ventilation systems

B. determine:
1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air components.

9. Air Conditioning
9.1 The inspector shall:
A. open readily openable access panels.
B. inspect:
1. central and permanently installed cooling equipment.
2. distribution systems.
C. describe:
1. energy source(s).
2. cooling systems.

9.2 The inspector is NOT required to:
A. inspect electric air cleaning and sanitizing devices.
B. determine cooling supply adequacy and distribution balance.
C. inspect cooling units that are not permanently installed or that are installed in windows.
D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Interior Spaces
10. Interior Elements
10.1 The inspector shall inspect:
A. walls, ceilings, and floors.
B. steps, stairways, and railings.
C. countertops and a representative number of installed cabinets.
D. a representative number of doors and windows.
E. garage vehicle doors and garage vehicle

door operators.
F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:
A. paint, wallpaper, and other finish treatments.
B. floor coverings.
C. window treatments.
D. coatings on and the hermetic seals between panes of window glass.
E. central vacuum systems.
F. recreational facilities.
G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
H. appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
I. operate, or confirm the operation of every control and feature of an inspected appliance.

Final Checklist
Final checklist showing the home was left as it was found, and was locked when complete.

Radon Mitigation System
2. RADON MITIGATION SYSTEM INSPECTION OBJECTIVE AND SCOPE
2.1 The objective of a radon mitigation system inspection is to determine the condition of the radon mitigation system at the time of the inspection.
2.2 An inspection of a radon mitigation system using this Radon Standard:
A. is visual, and is not technically exhaustive;
B. is general, and does not include:

1. government laws and regulations,

2. industry standards and guidelines,

3. manufacturers installation instructions;

C. does not evaluate or determine the functionality, adequacy, effectiveness, or efficiency of the inspected radon mitigation system; and
D. does not include measurement of radon levels, unless the inspector and client specifically agree in writing to include this additional service.

4. RADON MITIGATION SYSTEM INSPECTION
A. The inspector shall observe written results of radon level measurement, if available.
B. The inspector shall observe written radon mitigation system installation documentation and operating instructions, if available.
C. The inspector shall observe written documentation of radon mitigation system maintenance, if available.
D The inspector shall inspect:
1. Sealing of openings between soil and areas that may exchange air with conditioned space: a. slabs, crawlspaces, basements, and b. drainage sump pits.
2. Installation of fans: a. suitability of fan location, b. suitability of fan for installed location, c. electrical connections and disconnecting means, and d. system monitoring means, if present.
3. Installation of exhaust pipes: a. suitability of material for installed location, b. sealing of joints, c. compromise of structural members and fireblocking, d. suitability of termination orientation and location, and e. notices and labeling