

Ridgeline Inspections LLC

Confidential - Property Inspection Report - Confidential



1234 City Street

Inspection prepared for: Sample Report

Date of Inspection: 11/1/2016

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Inspection and Site Details

Thank you for your business!

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report and call me afterward, so we can go over any questions you may have--even throughout your entire closing process.

A home inspection is supposed to give you peace of mind, but some people find that it has the opposite effect: the large amount of information in an Inspection Report can be overwhelming.

What to expect from your report:

The goal of this inspection report is to provide you with useful, accurate information that will help in making an informed purchase decision--not to make a purchase recommendation. A property does not "Pass" or "Fail": an inspection is designed to reflect the visual condition of the home *at that time*. It's important to keep in mind that most of your report will include things about your home that are useful to know about.

Items **highlighted in green** are items that include recommendations for monitoring and/or maintenance.

Items **highlighted in blue** are suggestions that can improve your home's energy efficiency, that upgrade your home to current building standards, or recommendations for repairs.

The issues that really matter will fall into four categories:

1. Major defects. An example of this would be a structural failure
2. Things that lead to major defects, such as a small roof-flashing leak, for example;
3. Things that may hinder your ability to finance, legally occupy, or insure the home; and
4. Safety hazards, such as an exposed, live bus bar at the electrical panel.

--Items in these categories will be **highlighted in red**.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair anything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items. **I recommend that you or your representative complete a final walk-through immediately before closing to check the property.**

The following conditions lie beyond the scope of the Home Inspection: Identification of building code violations; Conditions not readily observable; Failure to follow manufacturer's installation recommendations, or Any condition requiring research.

Inspection and Site Details Continued

1. Time of Inspection

Materials:

- The Inspection started at 1PM
- The inspection ended at 4:30PM

2. Residence Type/Style

- Single Family Home
- Bungalow Style

3. Garage

Detached 1-Car Garage • Detached Carport

4. Age of Home or Year Built

Built in, 1942 (74 years old)

5. Lot Size And Details

Approximately:
4300 sq ft
The lot is exposed to an alley along the back.

6. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing, South

7. Bedroom # Designation - Location -- for the purposes of this report

#1 Main level - West side - Master Bedroom
#2 Main level - East side

8. Bathroom # Designation - Location - Type -- for the purposes of this report

Full bath

9. Occupancy

- Occupied - Furnished
- Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

10. Weather Conditions

There has been no recent rain
Temperature at the time of inspection approximately: 80

11. Utilities

- All utilities were on at the time of the inspection.

Roofing

In accordance with the InterNACHI® Standards of Practice pertaining to Roofing, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

INSPECTION OF THE ROOF DOES NOT CONSTITUTE A WARRANTY. We do not certify roofs as leak-proof! A general Home Inspection does not include roof certification. As inspectors, we use our expertise to identify conditions that lie within the scope of the General Home Inspection. Some conditions require confirmation or further evaluation by a qualified roofing contractor. Other conditions require research, special equipment, or experience that exceeds the scope of the General Home Inspection.

1. Roof Style and Pitch

The home had hip roofs. • The roof pitch (slope) was approximately 5&12.

2. Method of Roof Inspection

The Inspector inspected the roof and its components by walking the roof.

3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Fiberglass-based asphalt shingles on house and garage. • Roll roofing on carport.

Observations:

- The inspector observed few deficiencies in the condition of the roof structure exterior. Notable exceptions will be listed in this report.
- These shingles appear to be in the second third of their life cycle.
- Tree(s) and limbs were observed in contact or in very close proximity to roof. Physical damage to roof will occur by branch/limb movement making contact with roof system. Debris from trees can accumulate on shingles and promote algae growth, fill the gutter system and reduce lifespan of roof system. Recommend trimming/pruning as needed.
- ROOF SHEATHING MATERIAL
- The roof sheathing was OSB placed over spaced sheathing, indicating that the home may have originally had wood shingles.
- UNDERLAYMENT CONDITION
- The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or proper installation.



Roof pitch

Roofing Continued



tree branches in close proximity to roof

4. Observations

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **SHINGLE ROOFS ARE NOT WATERPROOF** Although asphalt shingles are designed to protect the underlying home structure from moisture, but as a system are not waterproof, but water resistant, and are designed to work together with flashing and an underlying water resistant membrane to prevent moisture intrusion.

FACTORS AFFECTING ASPHALT SHINGLE AGING The following factors affect the lifespan of an asphalt composition shingle roof: - roofing material quality; - quality of maintenance; - proper installation; - number of layers; - structure orientation: South-facing roofs will have shorter lifespans; - degree of roof slope: Flatter roofs will have shorter lifespans; - climate and exposure: (wind, hail, snow & rain); Harsh climates shorten roof lifespans; - homesite location: Coastal climates promote corrosion of all metal exposed to weather; - temperature swings: climates with large daily temperature differentials will shorten roof lifespans; - elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan; - roof color: Darker roofs absorb more heat which may shorten roofing material lifespan; - roof structure ventilation: Poor ventilation shortens roof lifespans; - physical abrasion: Avoid walking on the roof as much as possible, especially on very hot or very cold days when shingles may be especially soft or brittle; and - freeze/thaw cycles: Areas of the roof where snow collects or ice dams accumulate are subject to more rapid deterioration by moisture held against the shingles.

Observations:

• The Inspector observed few deficiencies in the condition of the composition asphalt shingle roof-covering material. Notable exceptions will be listed in this report.

• **VALLEY** INSTALLATION METHOD

• The valleys were made using the open valley methods with valley metal flashing installed down the valley centerline.

• **GRANULES**

• The roof showed moderate granular deterioration which was commensurate with its age.

• The roof showed localized granular deterioration around the evaporative cooler likely as a result of foot traffic servicing the evaporative cooler.

• There was efflorescence observed down slope of the evaporative cooler. This can be the result of a leak or annual winterization draining of the swamp cooler. Efflorescence can prematurely deteriorate shingles, and the swamp cooler should be monitored for leakage when it is recomissioned. Any leakage should be corrected by a qualified individual or HVAC contractor.

Roofing Continued



Granular deterioration



Valley



efflorescence down-slope of the evaporative cooler

5. Roll Roofing

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The roll roofing had minor granule loss and delamination in areas typical of the aging process. It appeared to adequately protecting the roof structure and interior at the time of the inspection.
- The Inspector observed exposed nails on the roll roofing at the time of the inspection. This is an improper installation and may result in water penetration at nails. Recommend covering exposed nails with roofing sealant.

Roofing Continued



Nails on carport are not sealed



Granular deterioration at carport roof ridge



carport roof

6. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials: Metal

Observations:

- Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:
 - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights;
 - junctions at which roofs meet walls;
 - roof edges;
 - areas at which roofs change slope;
 - areas at which roof-covering materials change; and
 - areas at which different roof planes meet (such as valleys).
- The inspector observed no deficiencies when inspecting roof edge flashing.

• Sidewall flashing was improperly installed at one or more areas of the roof and may increase the chance of leakage with the potential to cause roof structure damage from wood decay, to damage home materials, or to create unhealthy conditions by encouraging microbial growth such as mold. The Inspector recommends correction by a qualified individual.

Roofing Continued



step flashing improperly installed

7. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Cast Iron for plumbing vent stack(s) • Metal bathroom ventilator fan • Metal combustion vent(s) for furnace and hot water heater

Observations:

- The nails around the vent fan should be covered with roofing sealant.
- The sealing around the boot on the east side of the roof has deteriorated and can be a source of water penetration. Recommend resealing. All work should be done by a qualified individual.



Deteriorated sealing around boot.



metal ventilation fan for bathroom

Roofing Continued



pluming vent

8. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

Exterior

In accordance with the InterNACHI® Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4-inch should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture.
- The driveway is improperly sloped towards the foundation. Moisture can build up against the foundation and cause deterioration and/or cracking, although no issues were observed at the time of the inspection. Recommend monitoring foundation annually and repairing or replacing the drive to properly slope away from the foundation if problems occur.



cracking



sloped toward foundation

2. Walkways

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete • Stone

Observations:

- Concrete walkway at east side.
- Concrete walkways appeared functional and satisfactory, at time of inspection.
- Uneven stone at entry walk. Trip Hazard

Exterior Continued



some unevenness at front flagstones may be a trip hazard to some

3. Stoop, Steps

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Settlement was observed at the front steps at the time of the Inspection. Settlement likely occurred soon after the steps were built and is finished now, however recommend monitoring for increased settlement and repair or replace as needed.
- Common cracks (1/4-inch or less) were visible in the East stair. Monitor and if cracks are exceeding 1/4-inch, recommend they be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture.



Settling of front steps



Cracking on E step

Exterior Continued

4. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of door exteriors. Inspection of door exteriors typically includes examination of the following:
 - Door exterior surface condition
 - Weather-stripping condition
 - Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
 - Jamb condition
 - Threshold condition
 - Moisture-intrusion integrity
- The Inspector observed signs of weathering at the lower end of the rear door. This may be the result of water splashing against it in weather events. Recommend refinishing and or sealing door to protect it from further damage. You also may want to consider full or partial roof drainage system to limit water from roof valley landing here.



wood staining at lower portions of doors

Exterior Continued

5. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Stucco -- Portland cement exterior plaster
- Cedar shingles on N side

Observations:

• The Inspector observed few deficiencies in the condition of stucco covering exterior walls of the home. Notable exceptions will be listed in this report.

• The stucco was observed to be in contact with the ground. Stucco was likely installed when standards allowed touching with the ground, however, modern building standards designate that building cladding should end 4" above ground. This may result in moisture deteriorating the stucco, however none was observed at the time of the inspection. Monitor for deterioration and keep sprinklers away from contact with stucco.

• Moderate cracking was visible in stucco covering exterior walls of the home at the time of the inspection. Cracks exceeding 1/16-inch in width should be filled with an appropriate material to prevent future damage from freezing moisture and monitored in the future for continued activity.

• The Inspector observed few deficiencies in the condition of wood shingles covering exterior walls at the time of the inspection. Notable exceptions will be listed in this report.

Inspection of wood shingle wall coverings typically includes visual examination for:

- excessive splitting
- shingle distortion (cupping, curling, etc.)
- proper installation
- missing shingles
- damaged shingles
- fungal growth
- vegetative growth

• Some wood shingles covering exterior walls were split. Splitting is typically due to age and exposure to weather and an often-used rule of thumb calls for replacement when 30% or greater of shingles are split. The percentage of split shingles covering exterior walls appeared to be lower than 30% at the time of the inspection.



Shingles are split.



Minor cracking in NE corner.

6. Wall Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Exterior wall penetrations had gaps that the Inspector recommends be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified individual.

Exterior Continued



Irrigation conduit is loose and needs securing and sealing.



Electrical conduit needs sealing. Note the piece of wood filling the gap.

7. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Wood

Observations:

- No deficiencies noted on main house. Garage and carport issues mentioned below.
- Recommend routine exterior painting maintenance of any exposed wood surfaces on garage and carport as needed. Portions of painted wood surfaces at the eaves and fascias of the garage and carport showed some signs of cracking, peeling, and blistering.



Peeling paint on Garage fascia.



Peeling paint on carport fascia. Also note exposed wood where tree rubs against post.

Exterior Continued

8. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Wood

Observations:

- The Inspector observed few deficiencies in the condition of window and door trim at the time of the inspection. Notable exceptions will be listed in this report.

- At the time of the inspection, door exteriors at the home had no flashing installed above openings and these areas were dependant upon sealant to prevent moisture intrusion. Because sealants will eventually dry, shrink and crack, leaving these areas exposed to possible moisture intrusion, all sealant-dependant areas should be inspected on an annual basis and sealant re-applied as necessary. All work should be performed by a qualified individual.

- Some windows had peeling paint and needed maintenance at the time of the inspection. The Inspector recommends maintenance be performed by a qualified individual.

- Window installation on garage is non-standard and unfinished, leaving surfaces exposed to moisture penetration. Recommend repair by qualified individual.



Peeling paint around some windows at trim.



Garage window.

9. Exterior Caulking

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

Observations:

- Caulking has failed at some windows where metal cladding meets vinyl window frame. Recommend caulking maintenance.

Exterior Continued



Cracked caulking around some windows

10. Deck, Balcony

Inspect	Not Inspect	Not Present	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Redwood lumber
- Stained
- Not Visible underneath

Observations:

- This deck was old and exhibited general deterioration commensurate with its age.
- Deck planking (the walking surface) had moderate wear or deterioration visible at the time of the inspection. Routine maintenance will improve its lifespan.
- Deck ledger board lacking flashing. Flashing protects the ledger and keeps water away from the side of the house. Repair as needed.



Top of pergola ledger board.

Exterior Continued

11. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- The building site was relatively level and flat.

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

12. Retaining Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations: Retaining wall along east side of property is cracked in several places.



Cracked retaining wall.

13. Walls, Fences and Gates

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The home had a combination of wood fences along the East and West sides, plastic picket fencing along front, and cinder block wall along back alley.
- The inspector observed few deficiencies in the condition of the fences at the time of the inspection. Notable exceptions will be listed in this report.
 - In some areas the fence showed discoloration most likely due to contact with irrigation. Recommend redirecting irrigation and staining fence to provide water resistance and improve lifespan.
 - REPAIR: The gate latch was missing or not working properly. Recommend repair to properly close gate.

Exterior Continued



gate clasp missing



wall along back alley



fencing showing water stains

14. Limitations of Exterior Inspection

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.

Structure

In accordance with the InterNACHI® Standards of Practice pertaining to Structural Components, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Type

Foundation construction included a crawlspace.

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Limited review of unfinished area due to insulation cover.
- The visible portions of the foundations walls consisted of poured concrete.
- Rigid insulation covered most of the foundation walls, but one anchor bolt was observed at the West rear vent opening, indicating that the structure is likely bolted to the foundation. Anchor bolts are designed to attach the home structure to the foundation.



anchor bolt

Structure Continued

3. Under Floor Crawlspace(s)

Inspect	Not Inspect	Not Present	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- This crawlspace was accessed through a foundation hatch at the West wall and examined from inside the crawl space.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of this crawlspace. Notable exceptions will be listed in this report.

- The crawlspace had a dirt floor.
- INSULATION TYPE
- The inside of the exterior foundation walls were insulated with foam board.
- **IMPROVE:** The main floor was insulated with unfinished fiberglass batts--on HALF the home. Recommend finishing insulating the floor space for improved energy efficiency. Note, the batts in the crawl space were placed with the vapor barrier (paper side) down, which is incorrect and may cause condensation if the crawl space gets humid or wet.
- A beam in the crawlspace was visibly damp or wet. This may be the result of surface runoff seeping under and/or through the foundation walls. The location was by the front East corner by the exterior hose bib. The moisture could be caused by a leak at the hose bib or irrigation hitting the house. High moisture levels in soil beneath the foundation can effect its ability to support the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold or attract wood destroying organisms such as termites. The Inspector recommends the source of the moisture be identified and the condition corrected by a qualified individual.



Crawlspace image showing dirt floor, rigid insulation along foundation walls, and abandoned plumbing and trash on floor

Structure Continued



Moisture evident on beam at front of house.

4. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood piers • Concrete piers

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.



concrete blocks and wood blocks

5. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Exterior walls were wood frame 2x4.

Observations:

- Limited view due to finishing materials.

Structure Continued

6. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Roof framing system: • Rafters • Wood Joists

Observations:

• Roof framing viewed from attic access only, providing limited view. For a thorough evaluation, contract a structural engineer or licensed general contractor.

• A split rafter tie was observed at the time of the inspection. Recommend evaluation and repair by a qualified individual.



Split rafter tie in attic.



Framing.

Attic

1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The attic was accessed through a hatch in hall ceiling. NOTE: The hatch is actually the vent for the evaporative cooler which is heavy and must be pushed aside for entry. This may eventually damage the evaporative cooler duct.
- The Inspector evaluated the attic from the access hatch, due to insulation covering the rafters.



Access through evap cooler opening--push up and aside

2. Thermal Insulation Type

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- FIBERGLASS
- The attic floor insulation included blown-in fiberglass.
- PERLITE
- Insulation in attic floor included Perlite.

3. Thermal Insulation Depth

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Attic floor insulation depth averages 8 to 10 inches.
- This gives an R-Value of approximately R-30.
- **IMPROVE:** Add insulation to improve to R-49 -- The Department of Energy R-Value recommendation for attic insulation in this temperature zone.

Attic Continued



Insulation depth was 9 - 12 inches.

4. Thermal Insulation Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

• The attic access hatch cover was not insulated. The Inspector recommends insulating the attic access hatch cover to reduce unwanted heat loss/gain.

• **SAFETY CONCERN:** Flammable debris in attic--may result in a fire hazard. Recommend removal.



Some trash and piled up insulation batts were present in attic.

5. Ventilation Device Type

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: A combination of soffit and a ridge vent were installed to ventilate the attic space. This is typically an effective combination.

Attic Continued

6. Ventilation General Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

• Thermal insulation appeared to block the soffit vents. This condition severely reduces attic ventilation, which in turn results in elevated roof temperatures that can reduce the long-term service life of asphaltic roofing materials. Inadequate attic ventilation can also result in elevated moisture levels that can damage materials and promote biological growth such as mold that can be a health hazard for some people. The Inspector recommends that action be taken to restore airflow from the soffit vents into the attic. Installation of baffles will allow airflow while still providing good insulation coverage. All work should be performed by a qualified individual.

7. Room Vent Terminations

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: One or more bathroom exhaust vents terminated through the roof to the home's exterior, which is the proper installation.

8. Plumbing

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations: Type b gas vent did not have required 1" gap between it and combustible materials. Recommend repair by qualified individual



Type b gas vent too close to combustible materials.

Interior

In accordance with the InterNACHI® Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and representative number of doors and windows. Garage door(s) and automatic garage door operators are inspected for proper function and the operation of installed safety features. If the home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection. All reasonable attempt is made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected.

1. General Information

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of the home interior. Notable exceptions will be listed in this report.

- The home interior showed minor general wear and deterioration commensurate with its age.

2. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The doorbell was located at the side door only and was not operable. Most likely it was disconnected as the side door is not used for guest access.

3. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of ceilings and walls in the home. Notable exceptions will be listed in the appropriate place n this report.
- Some cosmetic, common small cracks and typical flaws in ceiling noted. This is normal wear for age of home.



minor cracking

Interior Continued

4. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Hardwood type** • Ceramic tile in bathrooms • Vinyl in kitchen. (Newer and no asbestos risk.)

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of most floors in the home. Notable exceptions will be listed in this report.
- Wood floors exhibited moderate squeaking at the time of the inspection. This is usually due to fastener movement and can be difficult to correct because the flooring is fastened as it is installed in such a manner that fasteners are not visible or accessible once installation is complete.
- **IMPROVE:** Wood floors moderately worn in several areas. refinishing floors will extend their lifetime.



floor condition



floor condition

5. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the interior condition and operation of windows of the home. Notable exceptions will be listed in this report.
- The home had double-pane, single-hung vinyl windows.
- **Condensation visible in the double-pane glazing of a window in the East bedroom indicated a loss of thermal integrity. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a window contractor to discuss options and costs for repair or replacement.**



cloudiness on rear window



cloudiness on R-side window

Interior Continued

6. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood • Raised panel - colonial

Observations:

- Appeared functional, at time of inspection - except as noted.

7. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Both bedroom closet doors somewhat difficult to slide, typical of this type of track.



Interior Closets

8. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Solid Wood • Vinyl laminate in bath.

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



Kitchen cabinets and countertops.



Interior Continued

9. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

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



10. Interior Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of interior trim components. Notable exceptions will be listed in this report. Inspection of interior trim typically includes examination of the following:
 - Door and window casing
 - Baseboard
 - Any trim around walls and ceilings
 - Any permanently-installed corner or cabinet trim
 - Built-in features such as book cases
- Trim showed moderate wear commensurate with the age of the home.

11. Lighting

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the interior lights.

12. Smoke/CO Detectors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Smoke detector placement appeared to be adequate, but can be improved by placement above the bedroom doorways. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- **SAFETY CONCERN:** There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

Interior Continued

13. Limitations of Interiors Inspection

- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Recommend thorough review of interior areas during final walk-through prior to closing.

Bathroom(s)

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Inspection of the bathrooms typically includes the following: walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation. Some components, such as electrical, may be listed in other sections.

1. Bathroom Configuration

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: This bathroom contained a sink in a cabinet, a toilet, and a shower.



2. General Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

3. Toilet Type/Operation

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.

4. Shower

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:

- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

Bathroom(s) Continued

5. Bathroom Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: This bathroom had an operable source of ventilation at the time of the inspection.

Heating and Air Conditioning

In accordance with the InterNACHI® Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). The general home inspection does not include any type of heating or cooling system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies.

Inspection of heating systems typically includes: system operation: confirmation of adequate response to the call for heat; proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

Inspection of the air-conditioning system typically includes visual examination of the following: compressor housing exterior and mounting condition; refrigerant line condition; proper disconnect (line of sight); proper operation (outside temperature permitting); and proper condensate discharge. Inspection of evaporative coolers typically includes visual examination of the mounting method; appliance exterior; and proper operation.

We highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency —thereby increasing service life

1. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Analog, non-programmable type. • Location: Dining room

Observations:

- No deficiencies noted.
- **IMPROVE:** Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a savings in energy costs.



2. Energy Source

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For Heating: Liquid Propane (LP) Gas -- Tank located at: • Exterior, North side of house • LP quantity gauge located on tank, under service lid

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.
- **The gas pipe supplying fuel to the furnace had no drip leg installed. Drip legs are designed to collect excessive moisture and particulates so that they don't enter the furnace gas valve. The inspector recommends that a drip leg be installed by a qualified plumbing contractor.**

Heating and Air Conditioning Continued

3. Gas-Fired Wall Heater

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- DEFERRED COST: Home heating included one or more gas-fired wall heater. The heater was an older type and may require service on an annual basis to maintain safe operating conditions. If service is neglected, these heaters may produce dangerously high levels of carbon monoxide, an odorless, colorless, toxic gas. Prolonged exposure to excessive levels of carbon monoxide can be fatal. The surface of these heaters can become extremely hot and may represent a danger, especially to small children. A carbon monoxide detector in the home is highly recommended. Because of its age, the inspector recommends that the gas-fired wall heater be evaluated and any necessary service be performed by a qualified HVAC technician.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the gas-fired wall heater(s).



lower portion or wall heater



upper portion of wall heater

4. Shut-offs

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The wall heater gas shut-off is shown in the photo.



gas shut-off. Note lack of drip leg (addressed in #2 Energy Source)

Heating and Air Conditioning Continued

5. Combustion Air

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **Combustion air** supply for this furnace appeared to be sufficient at the time of the inspection.

6. Observations

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

• The home had a single-stage evaporative cooler (also called a "swamp cooler") mounted on the roof. In low-humidity areas, evaporating water into the air provides a natural and energy-efficient means of cooling. Evaporative coolers rely on this principal, cooling outdoor air by passing it over water-saturated pads, causing the water to evaporate into it. The 15°- 40°F-cooler air is then directed into the home, and pushes warmer air out through the windows.

When operating an evaporative cooler, windows are opened part way to allow warm indoor air to escape as it is replaced by cooled air. Unlike central air conditioning systems that recirculate the same air, evaporative coolers provide a steady stream of fresh air into the house.

Evaporative coolers cost about half as much to install as central air conditioners and use about one-quarter as much energy. However, they require more frequent maintenance than conventional air-conditioners and they're more suitable for areas with low humidity.

Evaporative coolers require maintenance. Here are some of the items which should be checked at the beginning of each cooling season:

- Blower assembly and motor bearings need lubrication.
- Fan belts should have the proper tension. Belt movement should be approximately 1 inch maximum.
- The water level should be a little below the top of the tray, with the top of the overflow pipe sticking out of the water. If the water is not at the proper level the float arm may need adjustment.
- The water tray should be free of debris.
- Cooler pads should be in good condition.
- Water lines should be disconnected and blown free for the winter in cold climates.

This list of components is for your information only. Inspection of these components is not included in the General Home Inspection.

Observations:

- The evaporative cooler was winterized. No water was connected and it was not operated. Evaporative coolers must be commissioned after being winterized, meaning a water source must be connected and maintenance must be performed. This is typically done by the homeowner or a handyman.
- The duct(s) connecting the evaporative cooler to the home appeared to be in serviceable condition at the time of the inspection.

Electrical

In accordance with the InterNACHI® Standards of Practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. General Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the electrical system. Notable exceptions will be listed in this report.

2. Service Drop, Service Lateral, Service Mast

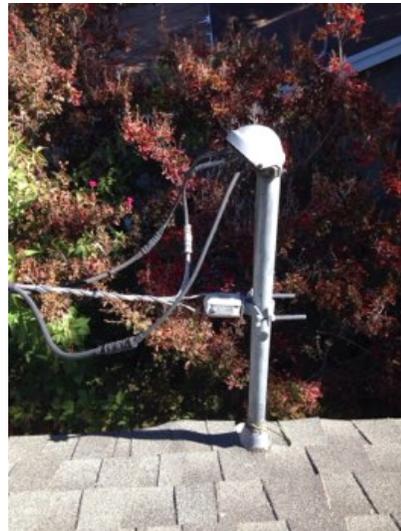
Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the service drop. Components inspected included the following the service conductors, splice, drip loop, and point of attachment to the home.
- The overhead service-drop conductors were routed near tree branches. Although this did not appear to be a problem at the time of the inspection, as tree branches grow they may begin to contact and abrade the service conductors during windy periods. Recommend monitoring this area in the future and arrange to have tree branches cut back as necessary.



Service line running through trees.



Service drop.

3. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Observations:

- The service entrance conductors were inspected in the service panel.
- Markings describing the amperage rating of the service entrance conductors were not visible on the conductor insulation and the Inspector was unable to confirm proper rating. Confirmation of correct main conductor rating would require the services of a qualified electrical contractor.

Electrical Continued

4. Electrical Service Rating

Amperage Rating: • 100 amps • Determined by amperage listed on main disconnect.

5. Electric Meter

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The electric meter was located next to the service panel.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

6. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: The service panel brand was General Electric. • The electrical service conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits. • Location: Outside of house on east wall.

Observations:

- The inspector observed few deficiencies at the electrical service panel at the time of the inspection. Notable exceptions will be listed in this report.
- Inspection of the main service panel typically includes examination of the following:
- Panel interior and exterior condition
 - Panel amperage rating
 - Main disconnect amperage rating and condition
 - Service entrance conductor amperage ratings
 - Branch conductor types, amperage rating and condition
 - Wiring visible materials, types, condition and connections
 - Circuit breaker types, amperage ratings and condition
 - Label information present
 - Service and equipment grounding
 - Bonding of service equipment



7. Service Panel Cabinet and Dead Front Cover

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the service panel. Notable exceptions will be listed in this report.
- Inspection of the main service panel typically includes examination of the following:
- Panel interior and exterior condition
 - Panel installation
 - Cabinet amperage rating
 - Cabinet exposure type

Electrical Continued

8. Labels

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The manufacturer’s label was missing from the service panel. The manufacturer’s label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this missing label.
- The Circuit Dirctory label identifying individual circuits at the service panel was incomplete. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked Circuit Directory label be installed by a qualified individual.

9. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: On Main Panel (See Photo)

Observations:

- The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
- The electrical service disconnect was rated at 100 amps.



10. Equipment Grounding and Bonding

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment grounding systems.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the neutral/ground bonding connection.

11. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper • Ground Rod Connection

Observations:

- The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

Electrical Continued



12. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
✓			✓

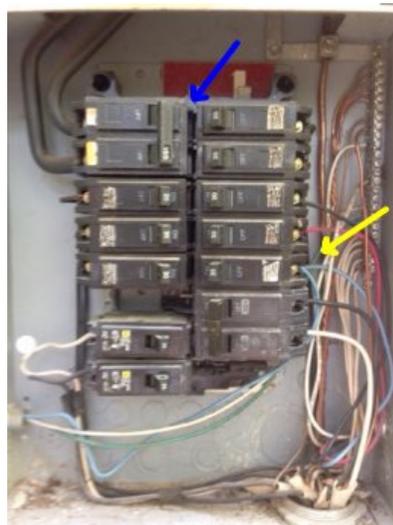
Observations:

- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
- Circuit breakers in the service panel were of a brand different from the main panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock/electrocution hazard. The Inspector recommends evaluation and correction by a qualified electrical contractor.

- In the service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition. The Inspector recommends correction by a qualified electrical contractor.



Non-GE breakers



Electrical panel. Note main disconnect (blue arrow) and double tapped wires (yellow arrow).

Electrical Continued

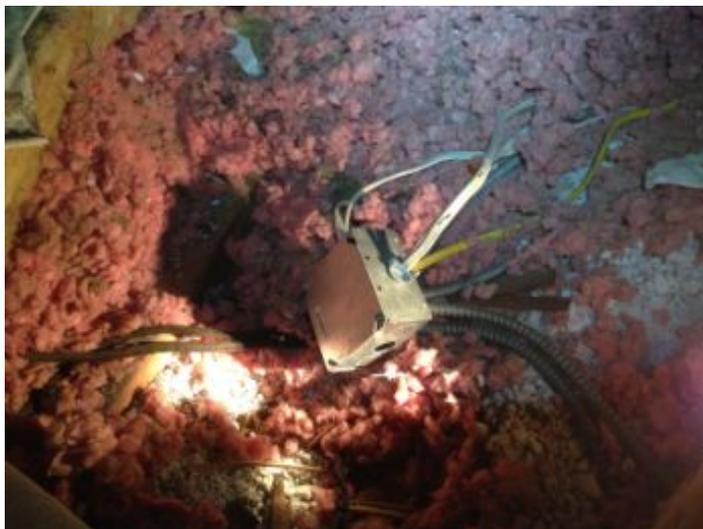
13. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Copper • Wiring type: non-metallic sheathed cable "Romex" • Fabric Covered

Observations:

- One or more wires in the attic were observed to be old wiring insulated with cloth insulation. The Inspector recommends this wiring be evaluated by a qualified electrical contractor.
- Unprofessional wiring practices were observed in the attic. Junction box is not attached to framing and features nine to ten conductors. Recommend a licensed electrician review all wiring located in the attic and repair or replace as advised.



Junction box not secured to framing and featuring too many conductors

14. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

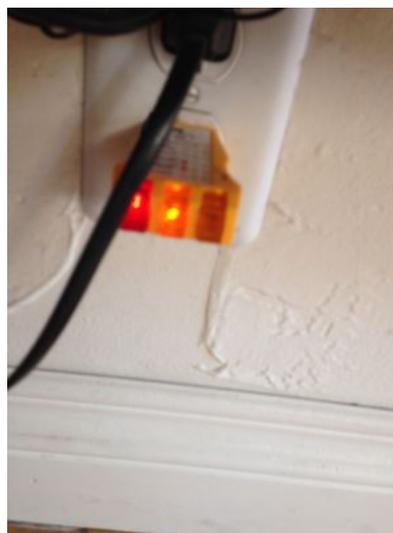
Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior lighting.
- An electrical receptacle in the dining room had hot and neutral wires reversed. Recommend this condition be corrected by a qualified individual.
- An electrical receptacle in the kitchen had an open ground. Other receptacles in the home were grounded. Recommend this receptacle have a functional equipment grounding conductor installed by qualified individual.

Electrical Continued



open ground at kitchen counter



Reversed polarity at dining area and in living room under bookshelf

15. Crawspace Electrical

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- A junction box in the crawspace was missing cover plates at the time of the inspection. The Inspector recommends an approved cover plate should be installed by a qualified individual to prevent shock or electrocution.
- Poorly supported electrical wires were observed in the crawspace. The Inspector recommends they be evaluated and corrected by a qualified electrical contractor.
- Miscellaneous abandoned wiring visible in the crawspace should be evaluated by a qualified electrical contractor to determine whether any wiring is still energized. Improperly terminated, energized wiring is a shock/electrocution hazard.



Electrical conduit on crawspace floor



Junction boxes in crawl space need covers.

Electrical Continued

16. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Locations & Resets:

- Present at:
- Bathrooms

Observations:

- Test **GFCI**s monthly to ensure proper operation.

• No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided at the kitchen, exterior and garage at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.

This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the circuit receptacle located closest to the electrical circuit overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

17. AFCI - Arc Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description:

• **AFCI** is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

- Recommend review of the Consumer Product Safety Commission publication at the following web site: <http://www.cpsc.gov/CPSCPUB/PUBS/AFCI.html>

Observations:

• No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection. All work should be performed by a qualified individual.

18. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.

Plumbing

In accordance with the InterNACHI® Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. All gas related issues should only be repaired by a licensed plumbing contractor —since personal safety is involved.

1. Water Supply Source

Source: The home water was supplied from a public source.

2. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: At front of house near street.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.



3. Main Water Pipe

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

Plumbing Continued



Main water piping

4. Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.
- The visible home water supply pipes were half-inch copper.

5. Water Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

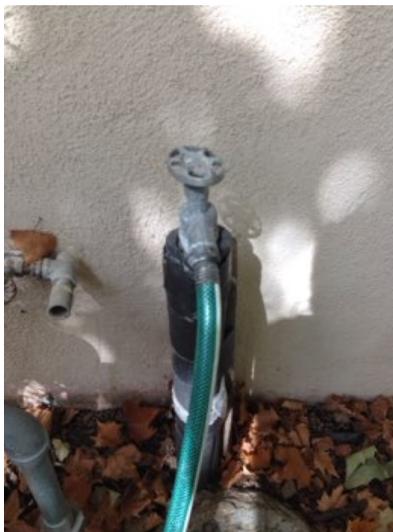
6. Exterior Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Standard hose bib in front, and rear of home.

Observations:

- **IMPROVE:** Install the frost-free type faucet to reduce the risks of a bursted/frozen pipe or faucet.



South exterior hose bib.

Plumbing Continued

7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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



8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.
- This bathroom sink was slow to drain. If drain openers do not help, the Inspector recommends the blockage be located and cleared by a qualified plumbing contractor.



9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Traps and drains were observed to be functional at the time of inspection.

Plumbing Continued

10. Waste System

Description: The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

11. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Visible waste piping in house: • Cast Iron • **ABS** (Acrylonitrile-Butadiene-Styrene) piping - black in color

Observations:

- Visible piping appeared serviceable at time of inspection.
- Note: there is abandoned cast iron waste piping in the crawlspace.



Cast iron sewage pipes



disconnected waste piping appears to be abandoned

12. General Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- This water heater was gas-fired. It was located in the laundry room. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.
- This water heater was a low-efficiency atmospheric draft type which drew combustion air from the surrounding interior area and expelled hot exhaust gasses through a metal flue to the exterior using natural air flow (convection).

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the water heater. Notable exceptions will be listed in this report.
- This water heater was improperly strapped against seismic activity. Generally-accepted modern safety standards mandate one strap be installed in the lower third of the tank and one in the upper third. The Inspector recommends correction by a qualified plumbing contractor. One or more straps here terminates above the water heater.

Plumbing Continued



American Water Heater

13. Water Heater Data Plate Information

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The date of manufacture for this water heater appeared to be Jan, 2003.
- The water heater was manufactured by American Water Heater Company.
- Water heater capacity was 40 gal .



Water Heater Label

14. Water Heater Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal double wall chimney vent pipe

15. Fuel Supply and Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- This gas-fired water heater was equipped to burn propane.
- The photo shows the locations of shut-off valves for gas and water.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the exhaust flue for this gas-fired water heater.
- Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.

Plumbing Continued



FYI: Gas shutoff located behind tank.

16. Pressure Relief Valve

Inspect	Not Inspect	Not Present	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).
- Inadequate **air gap** clearance at TPR discharge pipe. Clearance should not be smaller than the diameter of the outlet of the valve it serves (usually no smaller than 3/4"). Recommend increasing the air gap in the discharge pipe.
- The discharge pipe of the attic-mountd water heater temperature/pressure relief (TPR) valve discharged into the drip pan. Drip pans are not designed to contain and safely discharge the volume of water that may be released by the TPR. The Inspector recommends correction by a qualified plumbing contractor.



TPR discharge needs air gap.

17. Water Heater Drip Pan, Water Pipe Connections, Expansion Tank

Inspect	Not Inspect	Not Present	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The drain pipe serving this water heater drain pan had no overflow. To reduce the potential for damage from a leaking tank or pipe fittings, the drip pan should have an overflow pipe installed that discharges to the home exterior or to a floor drain. The Inspector recommends correction by a qualified plumbing contractor.

Appliances

Inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s); Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; Permanently installed microwave oven; and Conveying laundry appliances. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Manufacturer: Americana**

Observations:

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

2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **InSinkErator**

Observations:

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

3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Maytag**

Observations:

- The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.
- **The gas shut off for the range was inaccessible at the time of the inspection. This condition is a safety concern and the Inspector recommends correction by a qualified plumbing contractor.**

4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The range hood did not exhaust to the outside but re-circulated air through cleanable filters.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.
- **The range hood filters needed cleaning at the time of the inspection.**

5. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **E-Wave**

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.
- **DEFEEERED COST:** This appears to be an older unit, and exhibits some cracking of the plastic on the exterior.

Appliances Continued

6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Kenmore

Observations:

- Appeared functional, at time of inspection.

7. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Kenmore

Observations:

- Operated as designed using normal controls

8. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. Limitations of Appliances Inspection

- Appliances are tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing an electrical repairs. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.

Garage

1. Garage Description

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: The home had a single-car detached garage.

2. Garage General Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: The garage was old and exhibited moderate general deterioration commensurate with its age.

3. Garage Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- At the time of the inspection, the occupant’s belongings significantly limited the Inspector’s view of the garage floor.
- Longitudinal cracking (cracking parallel to the long axis of the floor slab) was visible in the garage floor. This condition is often caused by inadequate compaction of the soil before concrete foundation walls and floor placed. This type of cracking typically occurs in the first five years after original construction and then becomes stable, although the length of time before reaching stability can vary with soil characteristics and conditions that may effect the soil such as moisture levels.



Cracking in garage floor

4. Garage Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

5. Door to Exterior

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The conventional door between the garage and the exterior exhibited general moderate damage and/or deterioration commensurate with its age.
- Hardware at the conventional door between the garage and the exterior was old and exhibited severe deterioration at the time of the inspection. The Inspector recommends replacement for security reasons. All work should be performed by a qualified individual.

Garage Continued



Garage exterior door



needs hardware

6. Framing General Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: No access hatch was provided through which to view garage roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition. The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist.

7. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

• Doors were warped and did not close thoroughly, leaving a gap in some areas. Door hinge has come detached in lower left corner. Possibly due to poor wood frame condition to which it was attached. This puts added stress from a heavy door on the remaining hinges. For safety reasons, the Inspector recommends correction or replacement by qualified individual.



Garage door



Loose hinge at lower left of garage door.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues.

Exterior		
Page 14 Item: 8	Window/Door Frames and Trim	<ul style="list-style-type: none"> Window installation on garage is non-standard and unfinished, leaving surfaces exposed to moisture penetration. Recommend repair by qualified individual.
Structure		
Page 19 Item: 3	Under Floor Crawlspace(s)	<ul style="list-style-type: none"> A beam in the crawlspace was visibly damp or wet. This may be the result of surface runoff seeping under and/or through the foundation walls. The location was by the front East corner by the exterior hose bib. The moisture could be caused by a leak at the hose bib or irrigation hitting the house. High moisture levels in soil beneath the foundation can effect its ability to support the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold or attract wood destroying organisms such as termites. The Inspector recommends the source of the moisture be identified and the condition corrected by a qualified individual.
Page 21 Item: 6	Ceiling and Roof Structure	<ul style="list-style-type: none"> A split rafter tie was observed at the time of the inspection. Recommend evaluation and repair by a qualified individual.
Attic		
Page 23 Item: 4	Thermal Insulation Condition	<ul style="list-style-type: none"> SAFETY CONCERN: Flammable debris in attic--may result in a fire hazard. Recommend removal.
Interior		
Page 29 Item: 12	Smoke/CO Detectors	<ul style="list-style-type: none"> SAFETY CONCERN: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.
Electrical		
Page 38 Item: 12	Overcurrent Protection	<ul style="list-style-type: none"> In the service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition. The Inspector recommends correction by a qualified electrical contractor.
Page 39 Item: 13	Distribution Wiring	<ul style="list-style-type: none"> Unprofessional wiring practices were observed in the attic. Junction box is not attached to framing and features nine to ten conductors. Recommend a licensed electrician review all wiring located in the attic and repair or replace as advised.
Page 39 Item: 14	Lighting, Fixtures, Switches, Outlets	<ul style="list-style-type: none"> An electrical receptacle in the dining room had hot and neutral wires reversed. Recommend this condition be corrected by a qualified individual. An electrical receptacle in the kitchen had an open ground. Other receptacles in the home were grounded. Recommend this receptacle have a functional equipment grounding conductor installed by qualified individual.

Page 41 Item: 16	GFCI - Ground Fault Circuit Interrupter	<ul style="list-style-type: none"> • No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided at the kitchen, exterior and garage at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: <ol style="list-style-type: none"> 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the circuit receptacle located closest to the electrical circuit overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.
Plumbing		
Page 45 Item: 12	General Condition	<ul style="list-style-type: none"> • This water heater was improperly strapped against seismic activity. Generally-accepted modern safety standards mandate one strap be installed in the lower third of the tank and one in the upper third. The Inspector recommends correction by a qualified plumbing contractor. One or more straps here terminates above the water heater.
Garage		
Page 51 Item: 7	Garage Door(s)	<ul style="list-style-type: none"> • Doors were warped and did not close thoroughly, leaving a gap in some areas. Door hinge has come detached in lower left corner. Possibly due to poor wood frame condition to which it was attached. This puts added stress from a heavy door on the remaining hinges. For safety reasons, the Inspector recommends correction or replacement by qualified individual.