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ROOM BY ROOM TEMPLATE FOR HOME INSPECTIONS

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AUGUST 18, 2022

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Standard of Practice 91

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SUMMARY

68	11	8	1
ITEMS INSPECTED	MINOR DEFECT	MAJOR DEFECT	MATERIAL DEFECT

Summary Text (enter here)

2.1.1 Roof - Roof Covering: Cracked Roof-Covering Material
2.1.2 Roof - Roof Covering: Discoloration Stain from Algae
2.4.1 Roof - Gutters & Downspouts: Debris in Gutters
2.4.2 Roof - Gutters & Downspouts: Downspout Detached
3.2.1 Exterior - Eaves, Soffits & Fascia: Paint Surface in Poor Condition
3.3.1 Exterior - Wall-Covering, Flashing & Trim: Cracking - Minor
3.6.1 Exterior - Walkways & Driveways: Major Cracking at Driveway
3.7.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Missing Handrail
3.8.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Deck - Fastener Defect
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6.5.1 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Prior Water Penetration Observed
6.5.2 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Possible Foundation Movement - Unlevel Floor
7.3.1 Plumbing - Hot Water Source: Defect at TPR Valve Discharge
7.3.2 Plumbing - Hot Water Source: Missing Catch Pan Under Tank
8.8.1 Electrical - GFCIs: Material Defect
9.1.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Structural Defect in Attic
10.3.1 Bathrooms - Bathroom Exhaust Fan / Window: Improperly Exhausting
11.2.1 Doors, Windows & Interior - Windows: Fogged / Broken Seal
11.5.1 Doors, Windows & Interior - Stairs, Steps, Stoops, Stairways & Ramps: Loose Handrail

12.1.1 Laundry - Clothes Washer: Missing Catch Pan

1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy
Occupied, Furnished

General Inspection Info: Weather Conditions
Sunny

General Inspection Info: Type of Building
Single Family

General Inspection Info: In Attendance
Just the Inspector

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

2: ROOF

Information

Roof Covering: Homeowner's Responsibility

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

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

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

Debris build up along chimney flashing.

Debris build up in valley flashing. Also damaged ridge cap within red circle.

Roof Covering: Type of Roof-Covering Described

Asphalt

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

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

Roof Covering: Roof Was Inspected

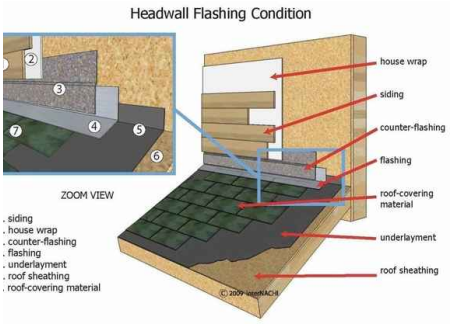
Drone

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

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

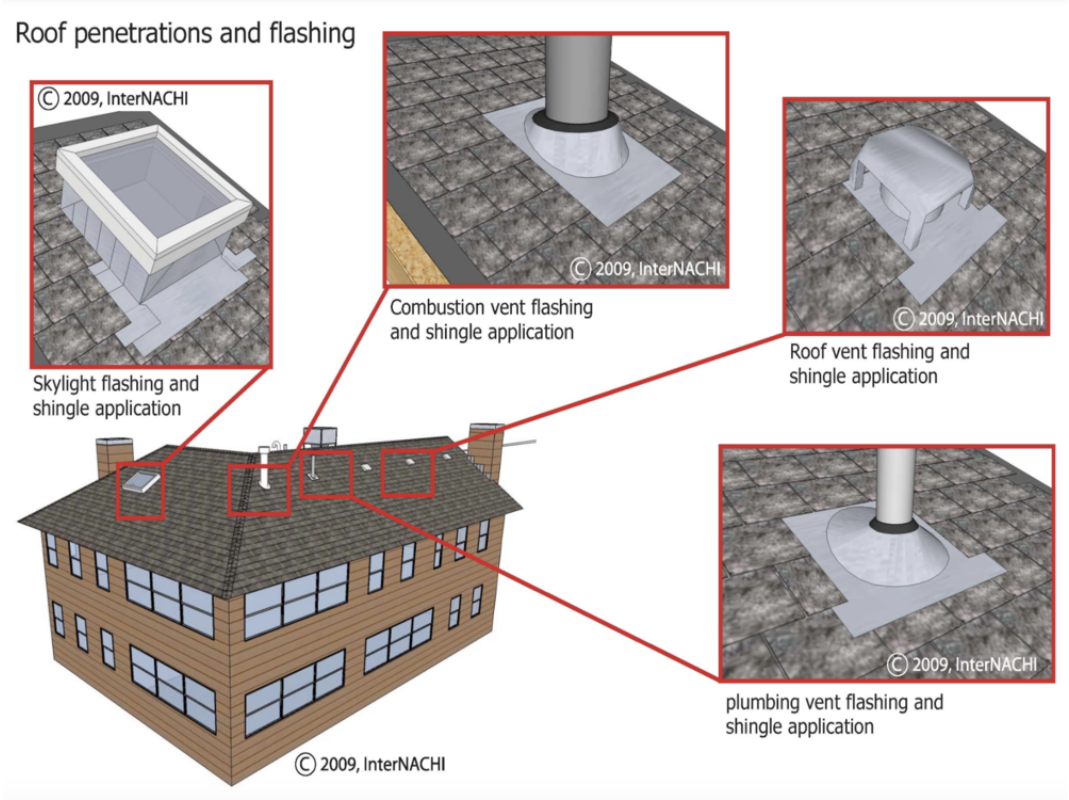
Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Homeowner's Responsibility

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

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



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

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

Gutters & Downspouts: Homeowner's Responsibility

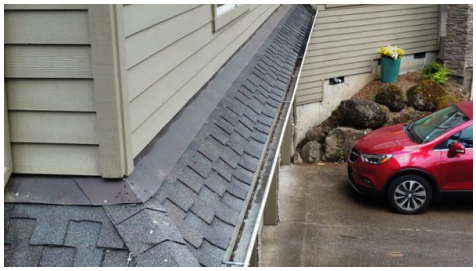
Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

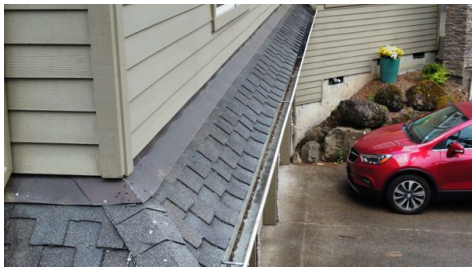
Gutters & Downspouts: **Gutters Were Inspected**

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

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

2nd Floor North





Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

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

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

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

Recommendations

2.1.1 Roof Covering

Major Defect

CRACKED ROOF-COVERING MATERIAL

I observed cracked and damaged shingles. Prone to leaking. Correction and further evaluation by a professional roofer is recommended.

Recommendation

Contact a qualified roofing professional.

2.1.2 Roof Covering

Minor Defect

DISCOLORATION STAIN FROM ALGAE

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

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

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

Alge stains.

Algae staining on asphalt

2.4.1 Gutters & Downspouts

Minor Defect

DEBRIS IN GUTTERS

I observed debris in the gutter. Cleaning and maintenance is recommended.

Recommendation

Contact a qualified gutter contractor

2.4.2 Gutters & Downspouts

Minor Defect

DOWNSPOUT DETACHED

I observed indications of a disconnected and detached downspout pipe. Easy fix.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

Information

General: Homeowner's Responsibility

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

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

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

General: Exterior Was Inspected

I inspected the exterior of the house.

1st Floor Southwest

1st Floor South

1st Floor East

Southeast corner

Southeast

1st Floor 2nd Floor Southeast

East

Northeast corner

Northwest facing garage.

North facing windows

Northwest corner

West side

west facing window

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

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

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

Stone Veneer, Fiber Cement

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

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

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

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

Vegetation contacting siding east side of home.

vegetation touching siding.

overgrown vegetation.

vegetation to close to home.

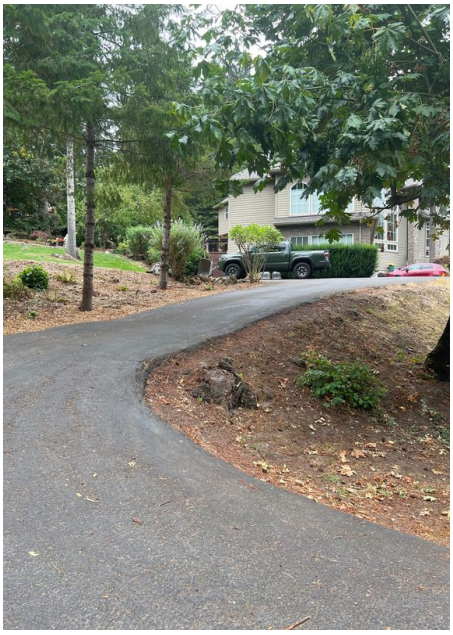
GFCIs & Electrical: Inspected GFCIs

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

missing gfci

Walkways & Driveways: Walkways & Driveways Were Inspected

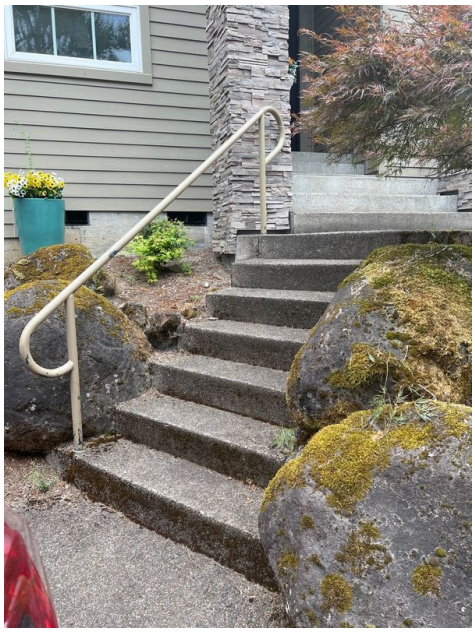
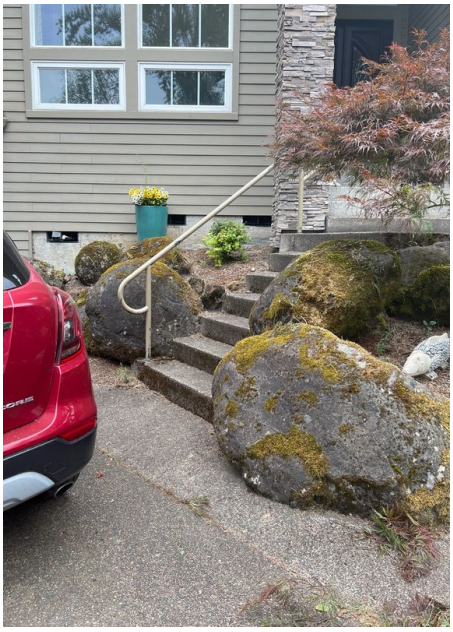
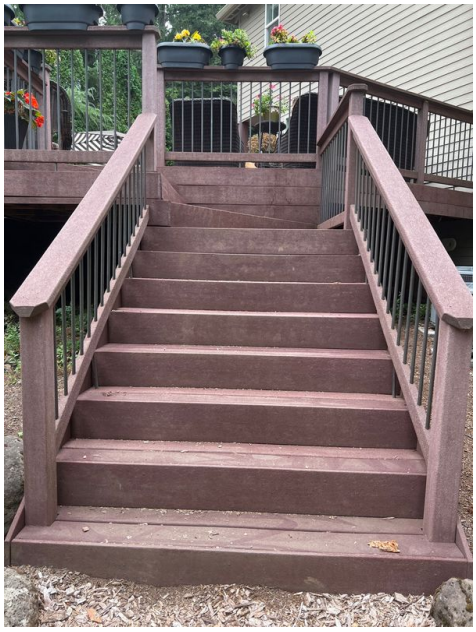
I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

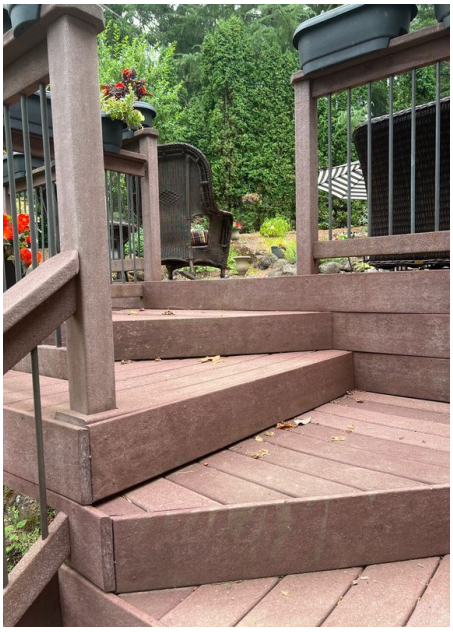


Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

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

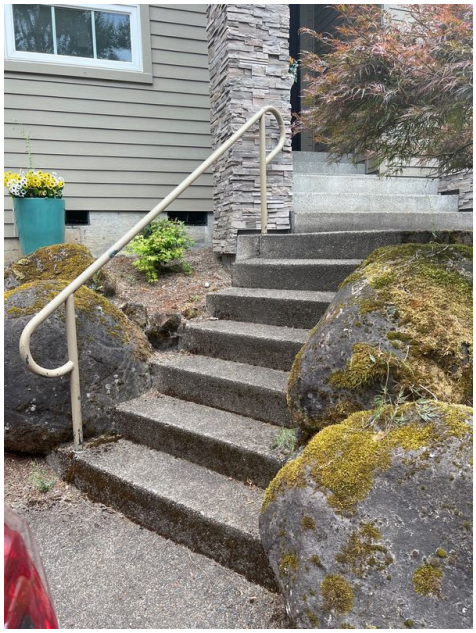
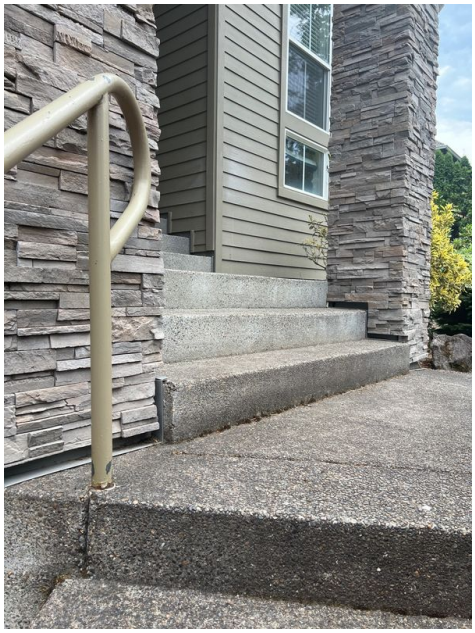
All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

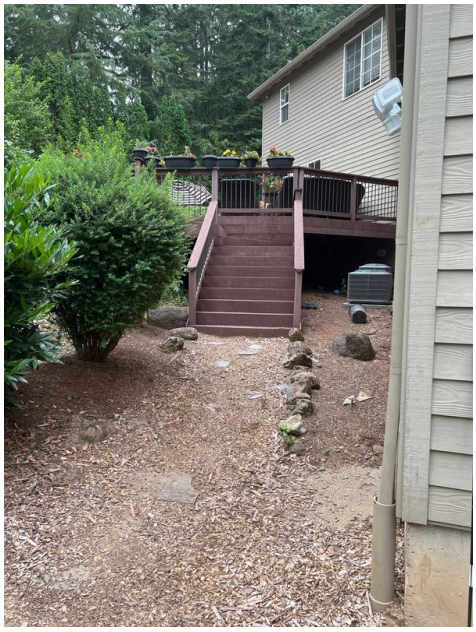






Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

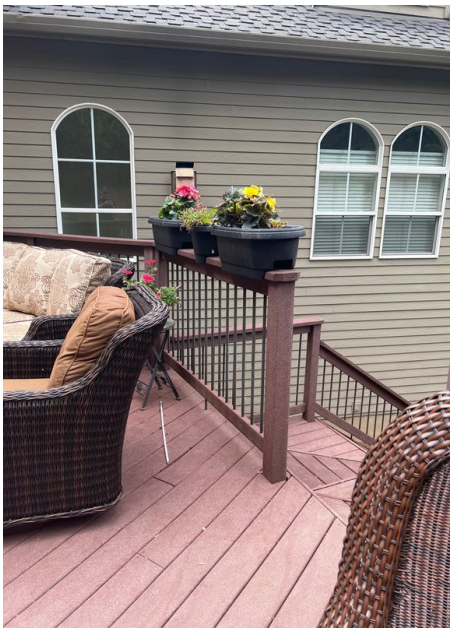
I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.



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

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

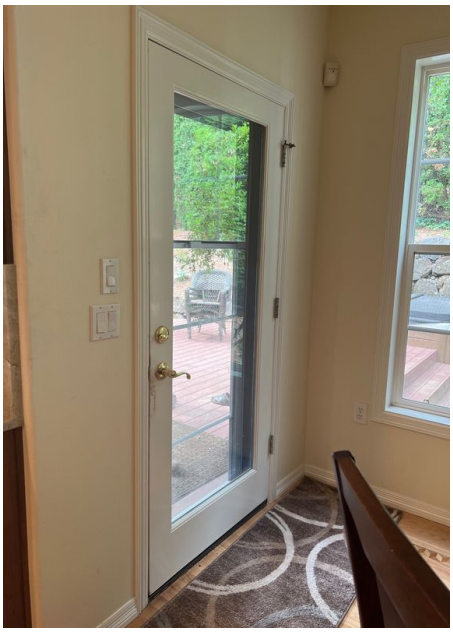


Windows: Windows Inspected

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

Exterior Doors: **Exterior Doors Inspected**

I inspected the exterior doors.



Storm door SE corner of home.

Main entry, N side of home.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

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

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

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

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

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

operates as normal.

Windows

INSPECTION RESTRICTED

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

Exhaust Hoods

UNIDENTIFIED HOODS

I observed some exterior exhaust hoods, but I was unable to identify them as to what their purpose was.

Recommendations

3.2.1 Eaves, Soffits & Fascia

Minor Defect

PAINT SURFACE IN POOR CONDITION

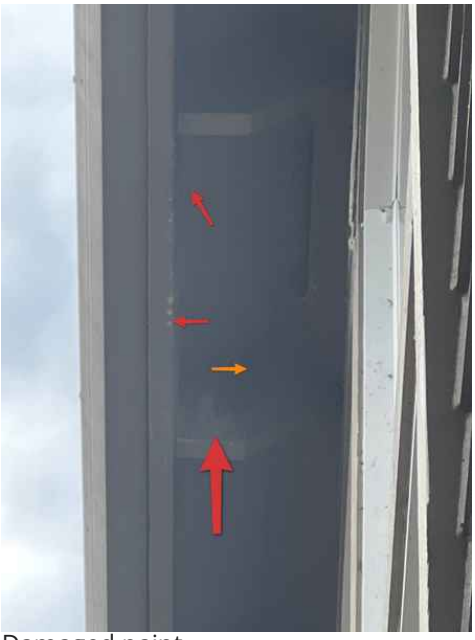
I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified painting contractor.

Damaged paint possibly rodents.



Damaged paint.

3.3.1 Wall-Covering, Flashing & Trim

Minor Defect

CRACKING - MINOR

Siding showed cracking in one or more places. Recommend monitoring.

Recommendation

Recommended DIY Project

Damaged siding, east side of home.

East

3.6.1 Walkways & Driveways

Minor Defect

MAJOR CRACKING AT DRIVEWAY

I observed indications of major cracking at the driveway.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified concrete contractor.

Major piting and cracking

3.7.1 Stairs, Steps, Stoops, Stairways & Ramps

Minor Defect

MISSING HANDRAIL

I observed a missing handrail at the exterior steps.

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

Recommendation

Contact a qualified professional.

Missing Graspable handrail.

Missing hand rail

3.8.1 Porches, Patios, Decks, Balconies & Carports

Major Defect

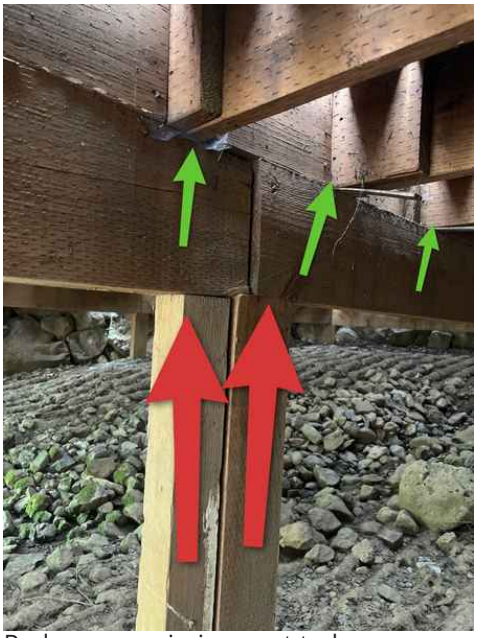
DECK - FASTENER DEFECT

I observed a defect at the deck related to fasteners (ie nails or screws).

Correction and further evaluation of the deck is recommended.

Recommendation

Contact a qualified deck contractor.


Red arrows missing post to beam bracket. Green arrows indicate missing joist hangers.

missing post to beam bracket.

No bracket for post to beam. Also no hurricane straps for floor joists.

3.8.2 Porches, Patios, Decks, Balconies & Carports

Major Defect

JOIST HANGER DEFECT

I observed a defect at the joist hangers of the deck. This condition is a major structural defect.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified deck contractor.

missing joist hangers.

4: HEATING

Information

Heating System Information:

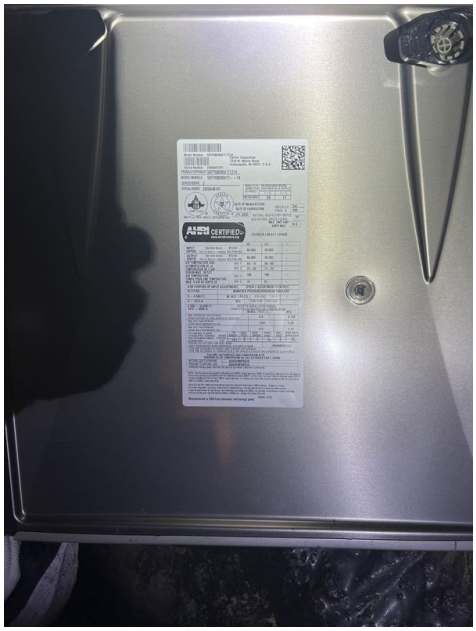
Energy Source

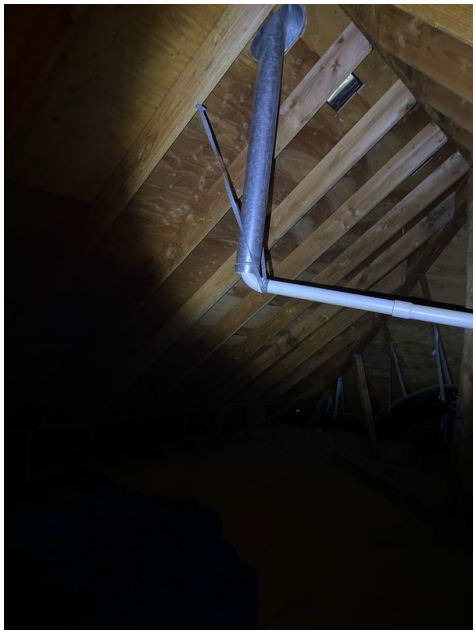
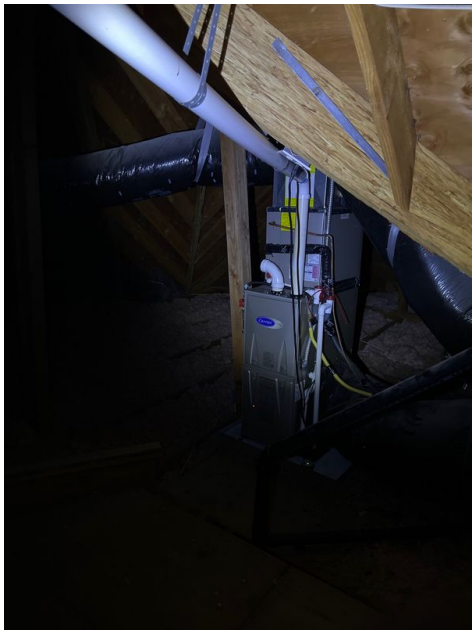
Gas

Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

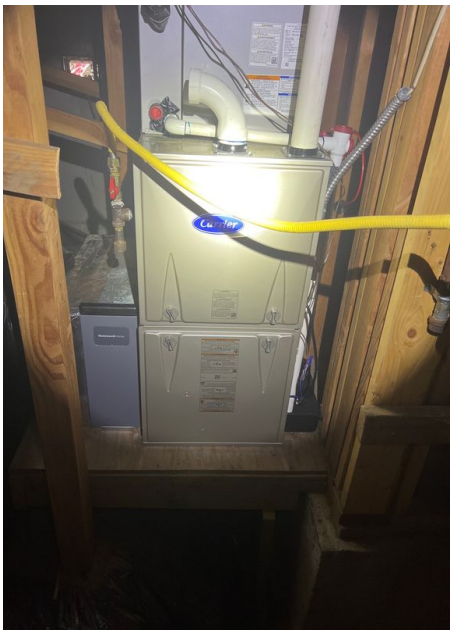
It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

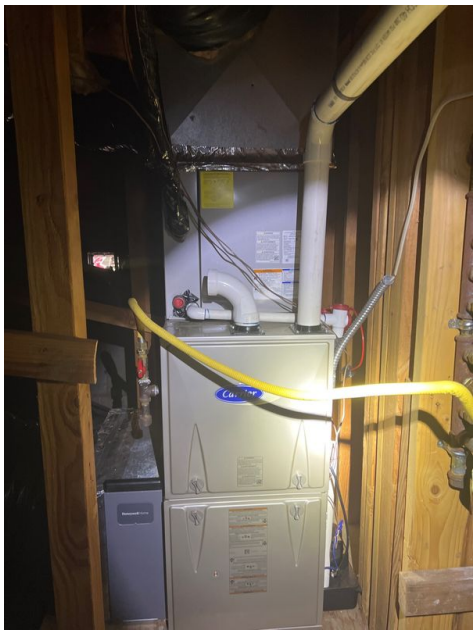


Heating System Information: **Heating Method**

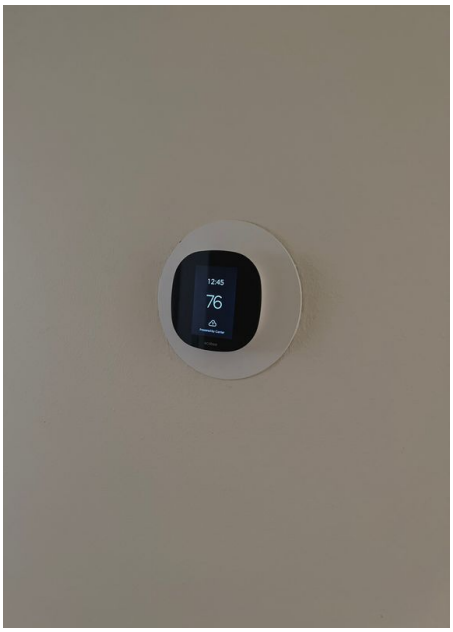
Warm-Air Heating System

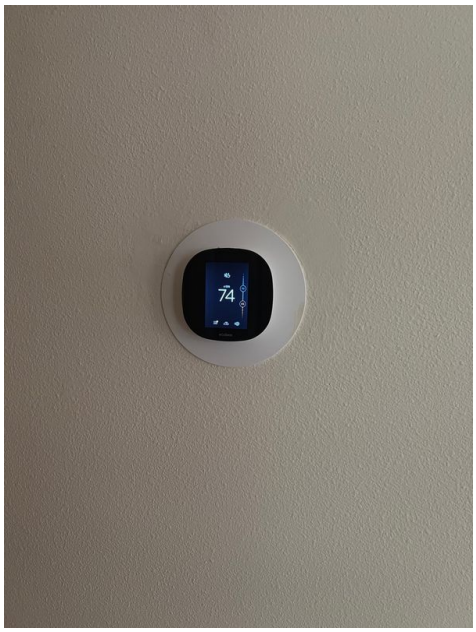




Thermostat and Normal Operating Controls: **Thermostat Location**

Multiple thermostats





Limitations

Heating System Information

HOT TEMPERATURE RESTRICTION

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

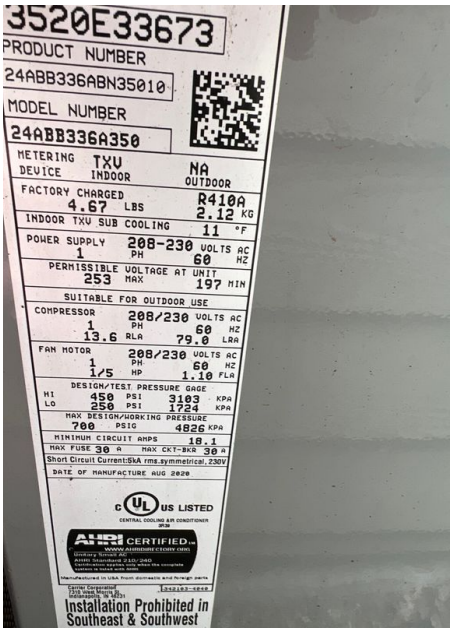
5: COOLING

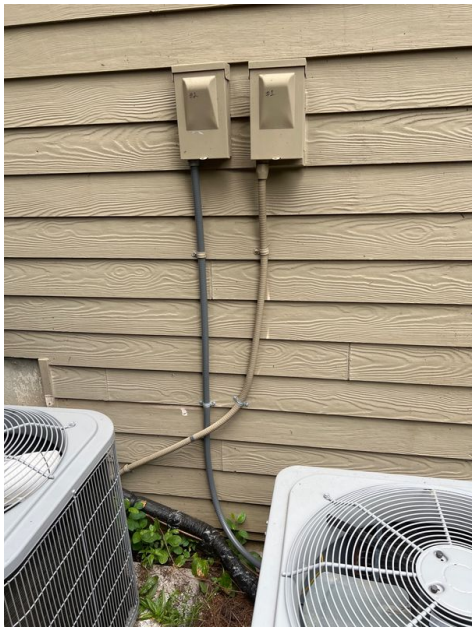
Information

Cooling System Information: Homeowner's Responsibility

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

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

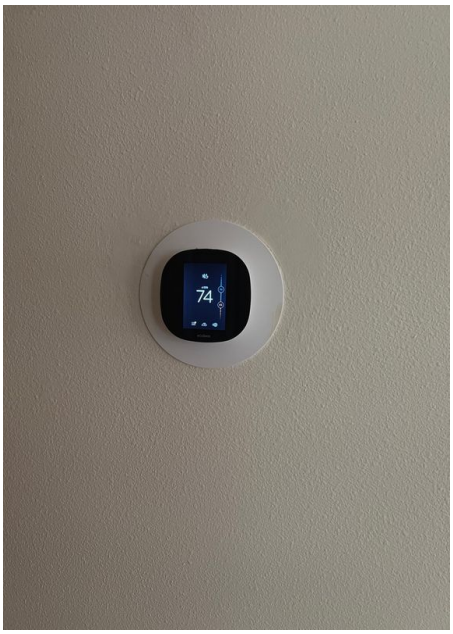


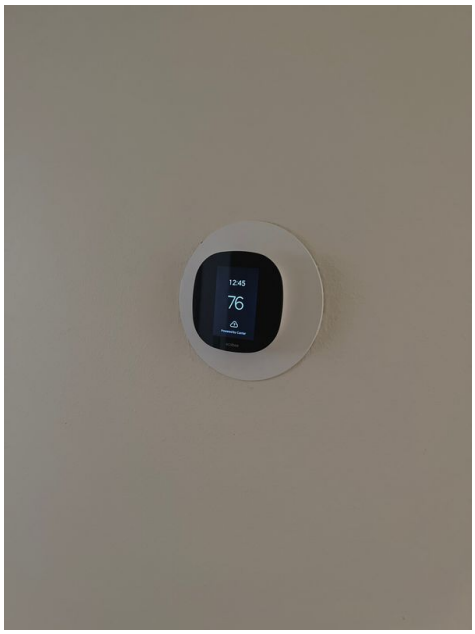


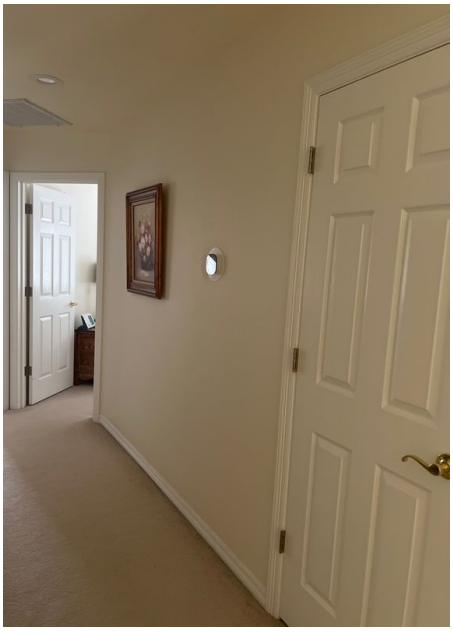
Carrier

Thermostat and Normal Operating Controls: **Thermostat Location**

Multiple locations, Multiple thermostats

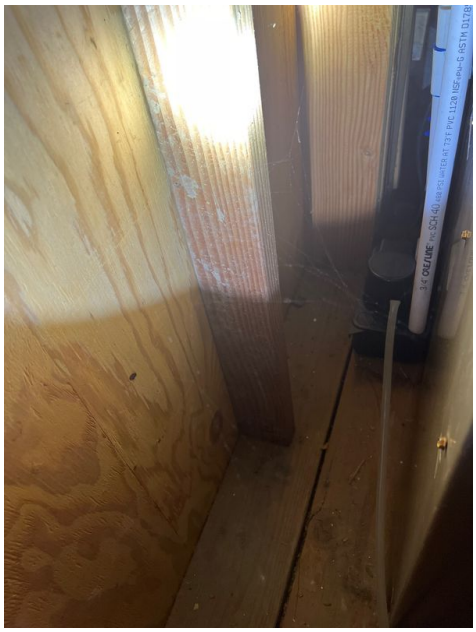


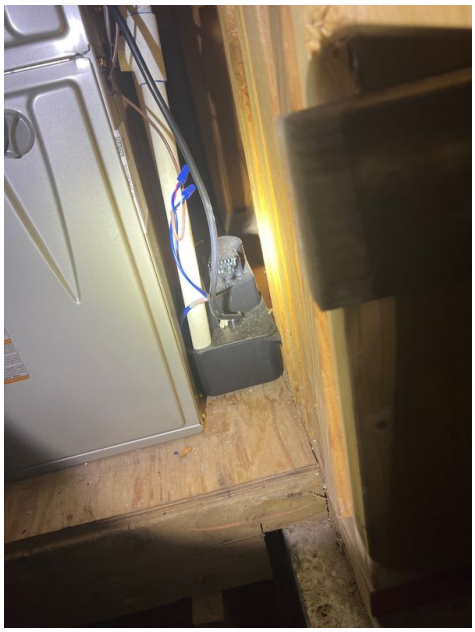




Condensate: **Condensate Discharge Confirmed**

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





6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Type of Basement Foundation Described
Concrete

Basement: No basement

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

Ventilation in Foundation/Basement Area: Insulation Type
Batt

Insulation in Crawlspace: Type of Insulation Observed
Batt

Ventilation in Crawlspace: Insulation Type
Batt

Basement: Homeowner's Responsibility

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

Basement: Structural Components Were Inspected

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

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

3-6 inches

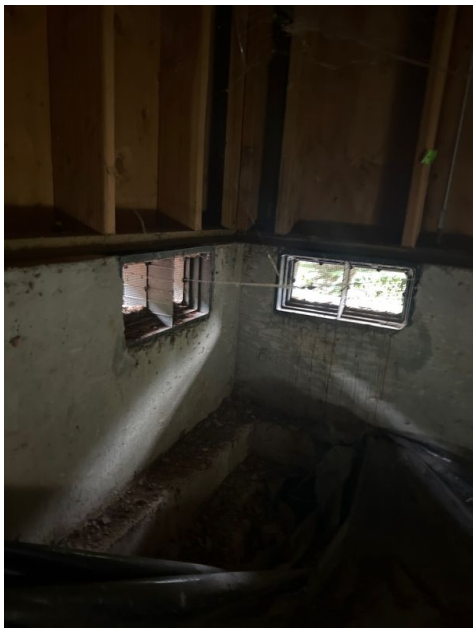
Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

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

Ventilation in Foundation/Basement Area: Ventilation Inspected

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

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



Ventilation in Foundation/Basement Area: Attic Insulation Thickness

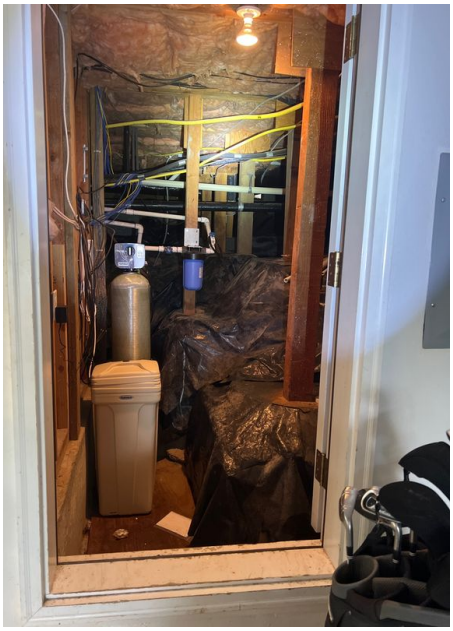
3-6 inches

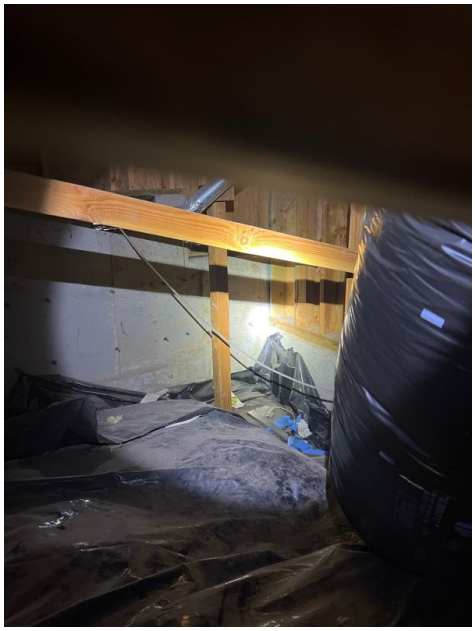
Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

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

Under-Floor Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.





Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described

Concrete

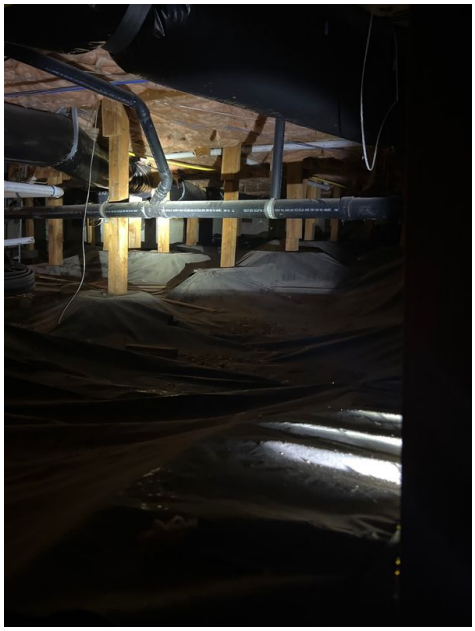
Under-Floor Crawlspace: Under-Floor Crawl Access Location

Closet

Under-Floor Crawlspace: Under-Floor Crawlspace Inspected

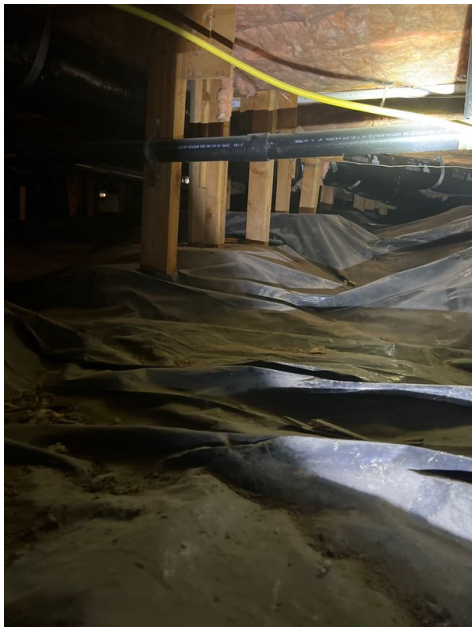
The under-floor crawlspace area was inspected according to the Home Inspection Standards of Practice.

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



Under-Floor Crawlspace: Structural Components Inspected

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



Insulation in Crawlspace: Insulation Was Inspected

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

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

Insulation in Crawlspace: Approximate Average Depth of Insulation

3-6 inches

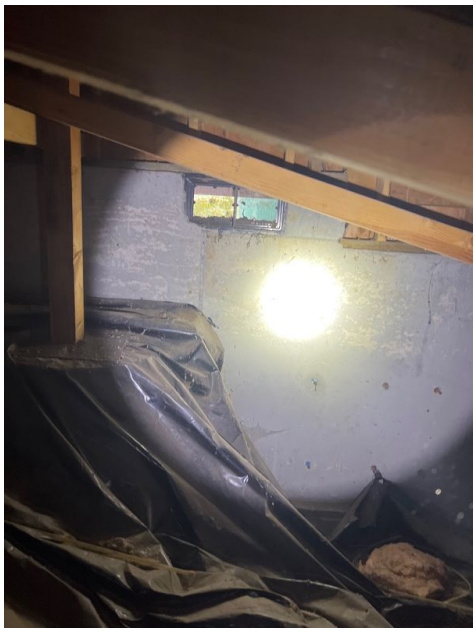
Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

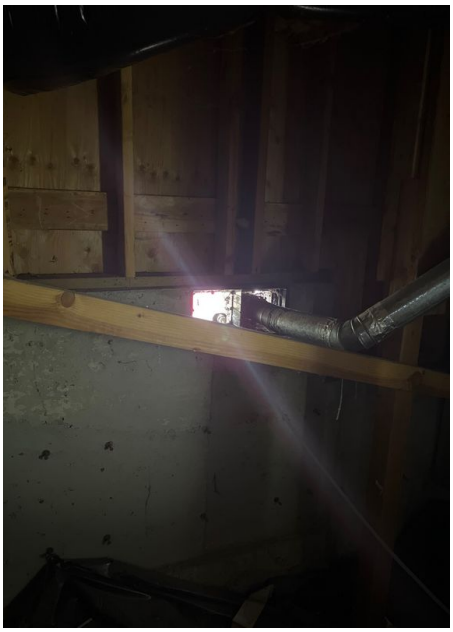
This house is located in a climate zone that requires an R-value of

Ventilation in Crawlspace: Ventilation Inspected

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

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





Ventilation in Crawlspace: Attic Insulation Thickness

3-6 inches

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

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

Limitations

Basement

NO BASEMENT PRESENT

Sump Pump

SUMP NOT PRESENT

Recommendations

6.5.1 Under-Floor Crawlspace

Minor Defect

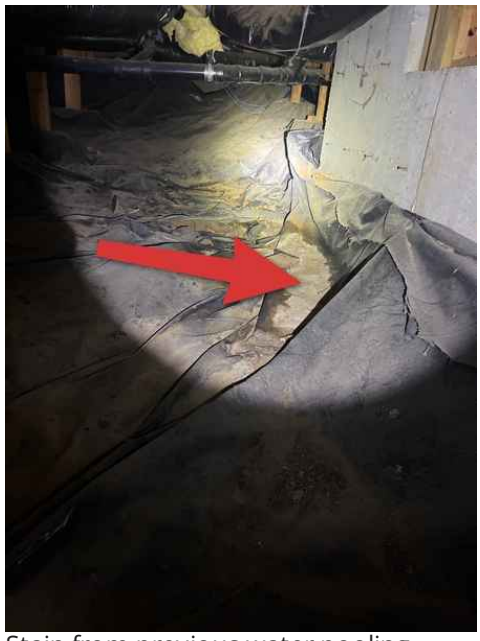
PRIOR WATER PENETRATION OBSERVED

I observed indications that sometime in the past, there was water penetration or intrusion into the crawlspace.

Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.



Stain from previous water pooling.

6.5.2 Under-Floor Crawlspace

Major Defect

POSSIBLE FOUNDATION MOVEMENT - UNLEVEL FLOOR

I observed indications of possible foundation movement at an unlevel floor area.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.

Cracked foundation post.

Crack on post.

7: PLUMBING

Information

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

Outside of House

Hot Water Source: Inspected Seismic Bracing

I inspected the seismic bracing for the hot water tank.

Incorrect Plumbers strap.

Main Water Shut-Off Valve: Homeowner's Responsibility

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

Water Supply : Water Supply Is Public

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

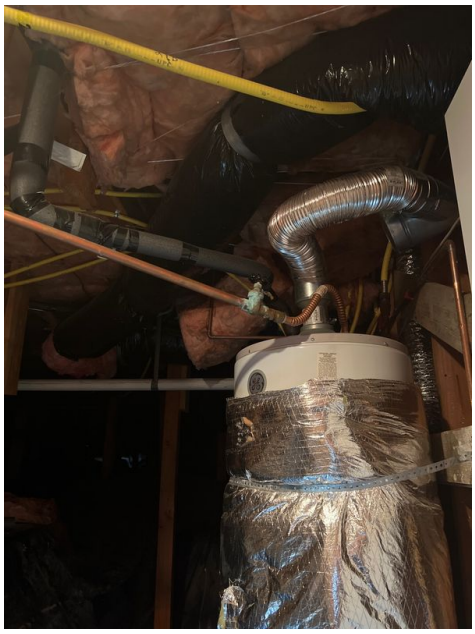
Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

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

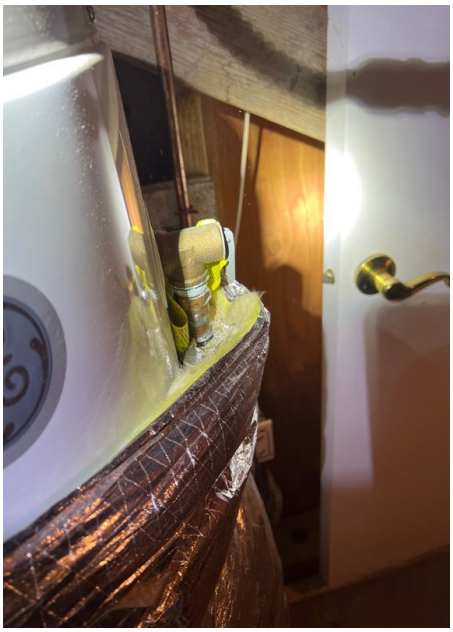
Hot Water Source: Inspected Hot Water Source

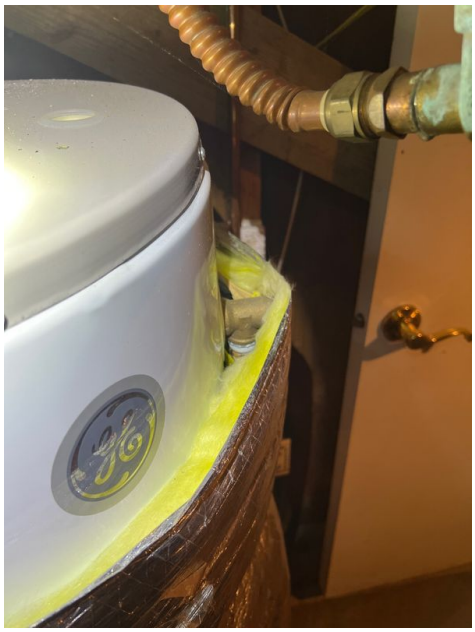
I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.



Hot Water Source: Inspected TPR Valve

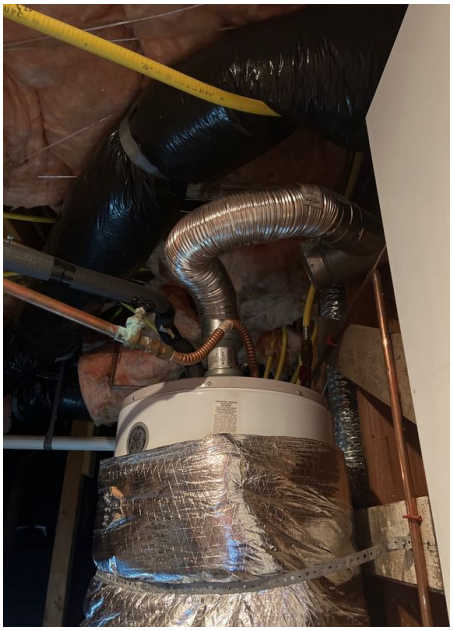
I inspected the temperature and pressure relief valve.





Hot Water Source: Inspected Venting Connections

I inspected the venting connections.



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

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

Limitations

Hot Water Source

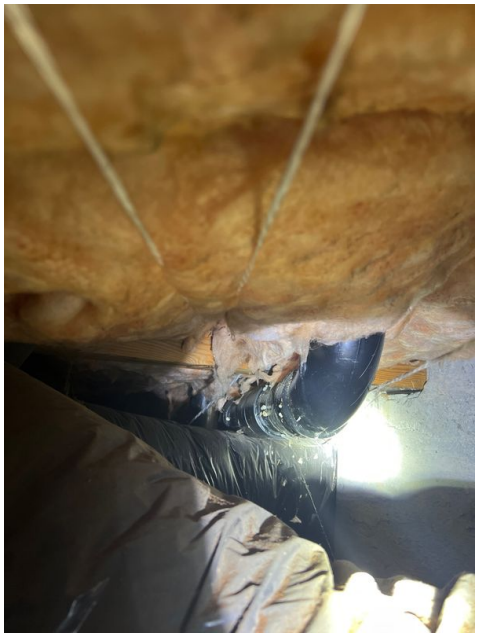
INSPECTION RESTRICTION

The inspection of the system was restricted. I was unable to completely inspect the system.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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



Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

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

Recommendations

7.3.1 Hot Water Source

DEFECT AT TPR VALVE DISCHARGE

Major Defect

I observed a defect a the TPR (temperature, pressure, and relief) valve. The discharge pipe that serves a temperature pressure relief valve must:

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

TPR valve restricted under blanket.

Recommendation

Contact a qualified plumbing contractor.

7.3.2 Hot Water Source

Minor Defect

MISSING CATCH PAN UNDER TANK

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

Recommendation

Contact a qualified professional.

missing catch pan.

8: ELECTRICAL

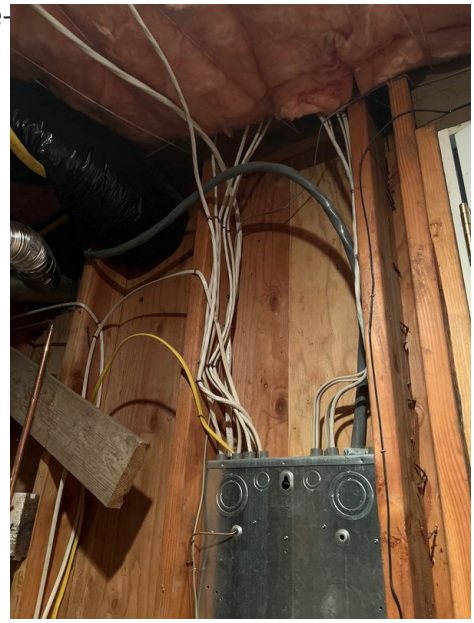
Information

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

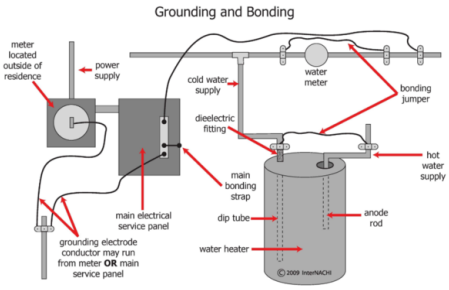
Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)



Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Main Service Disconnect: Homeowner's Responsibility

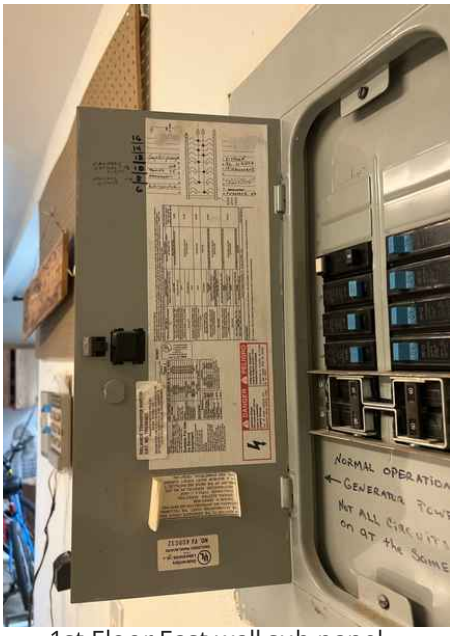
It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

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

1st Floor East garage wall

sub panel 1st Floor East garage wall

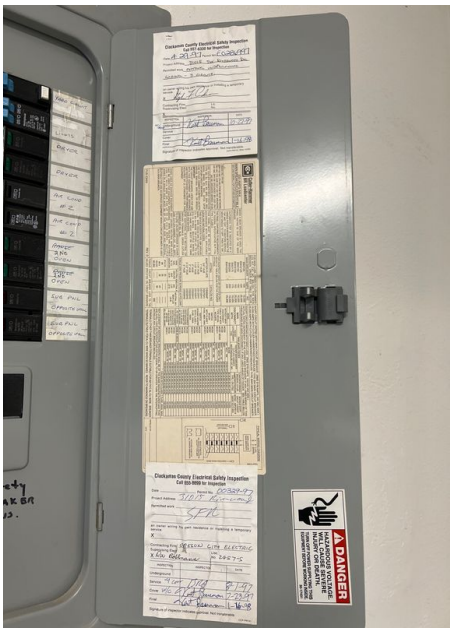
addition sub panel near crawlspace access



1st Floor East wall sub panel

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



Main Service Disconnect: Main Disconnect Rating, If Labeled

200

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

Panelboards & Breakers: Inspected Main Panelboard & Breakers

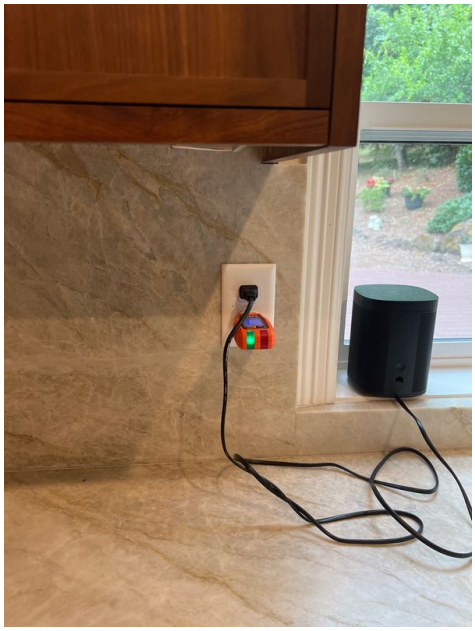
I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

Panelboards & Breakers: Inspected Subpanel & Breakers

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

GFCIs: **Inspected GFCIs**

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

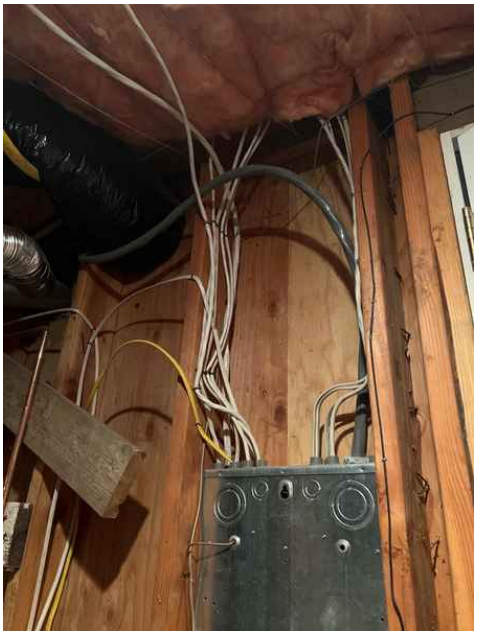


Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

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



Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

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

AFCIs

UNABLE TO INSPECT EVERYTHING

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

GFCIs

UNABLE TO INSPECT EVERYTHING

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

Recommendations

8.8.1 GFCIs

Material Defect

MATERIAL DEFECT

I observed indications of a material defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended.

Recommendation

Contact a qualified electrical contractor.

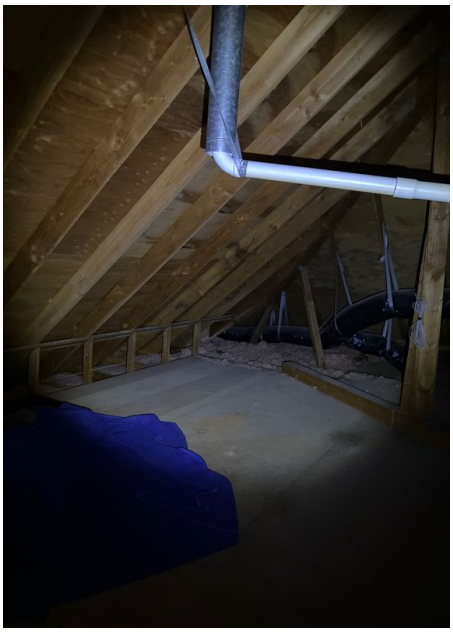
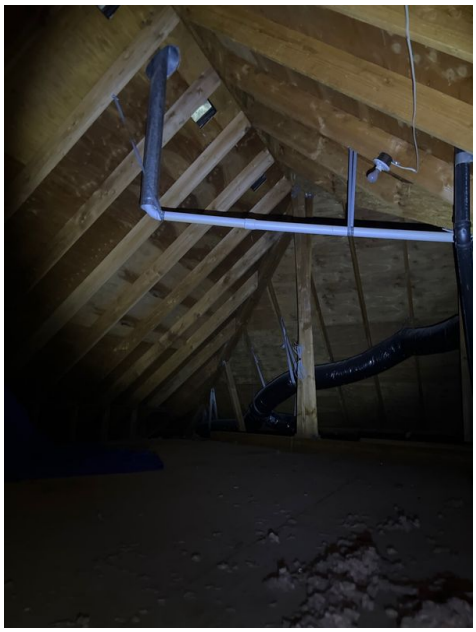
9: ATTIC, INSULATION & VENTILATION

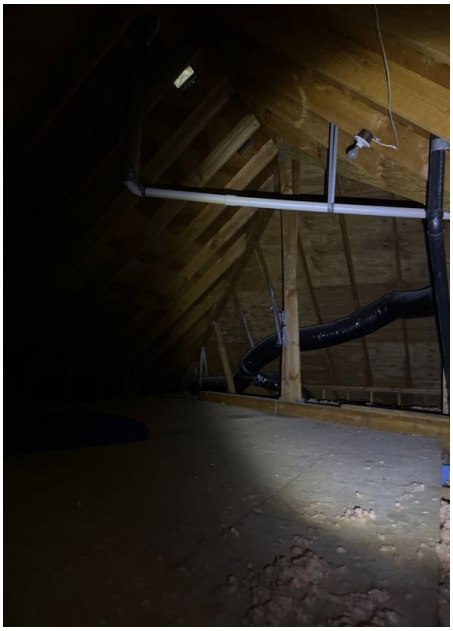
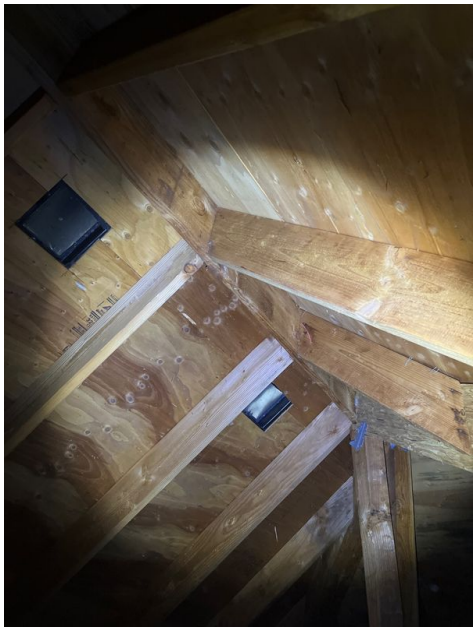
Information

Insulation in Attic: Type of Insulation Observed
Undeterminted, Fiberglass

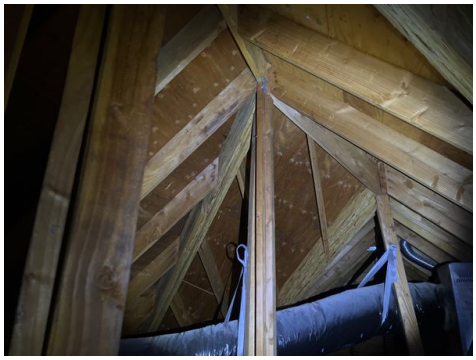
Structural Components & Observations in Attic: Structural Components Were Inspected

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

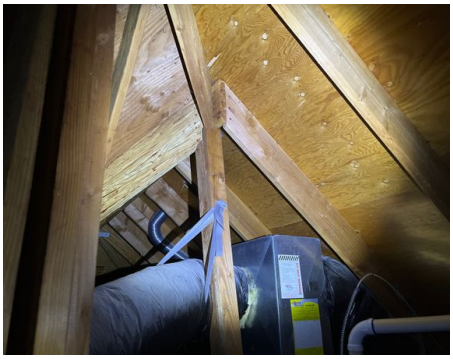



framing post spit.



Bracket not appropriate for use.



Broken roof rafter.

Insulation in Attic: Insulation Was Inspected

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

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

Insulation in Attic: Approximate Average Depth of Insulation

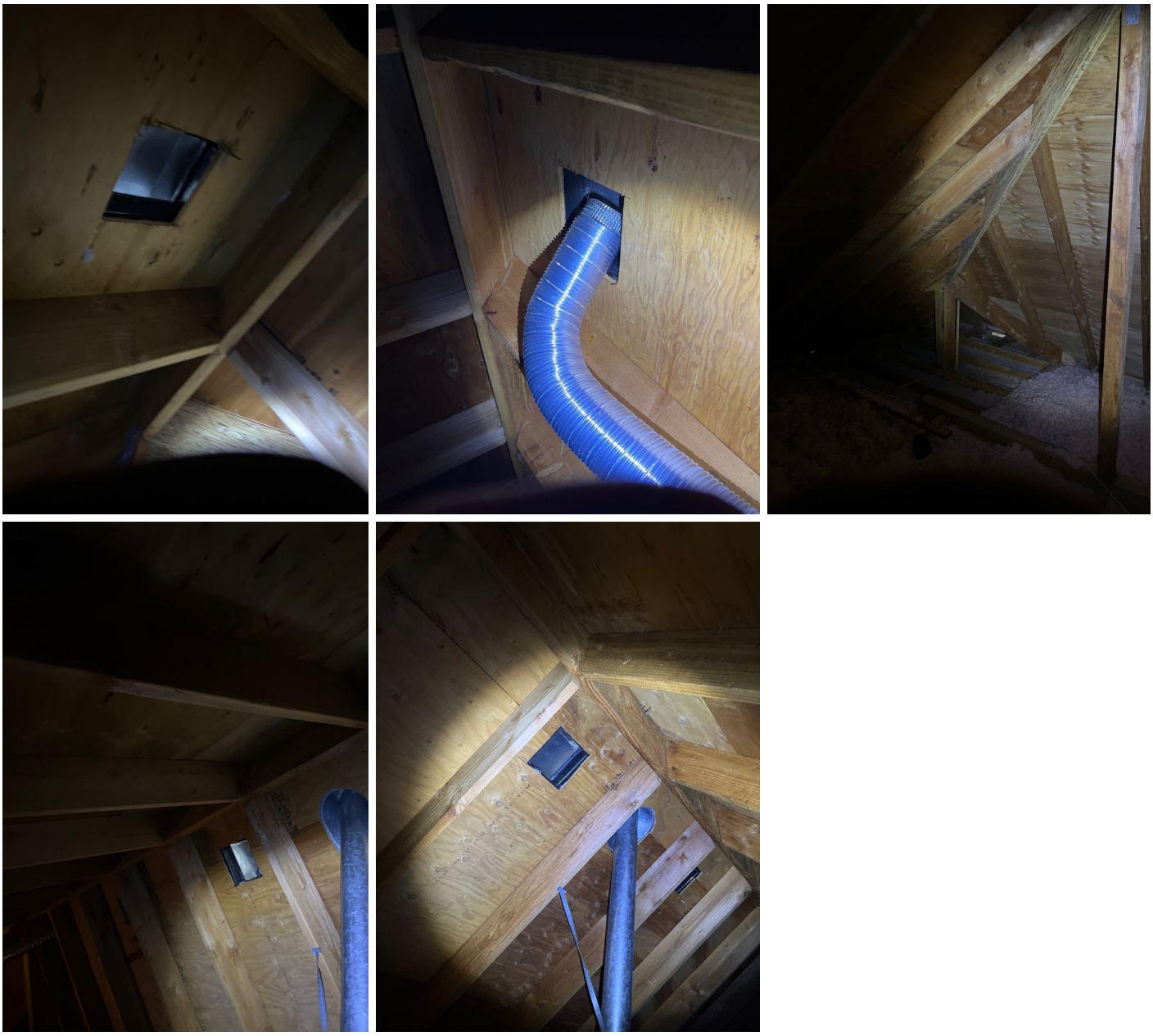
3-6 inches

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

Ventilation in Attic: Ventilation Inspected

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

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



Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

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

Recommendations

9.1.1 Structural Components & Observations in Attic

STRUCTURAL DEFECT IN ATTIC

Major Defect

I observed a major structural defect in the attic.

Recommendation

Contact a qualified carpenter.

Broken rafter.

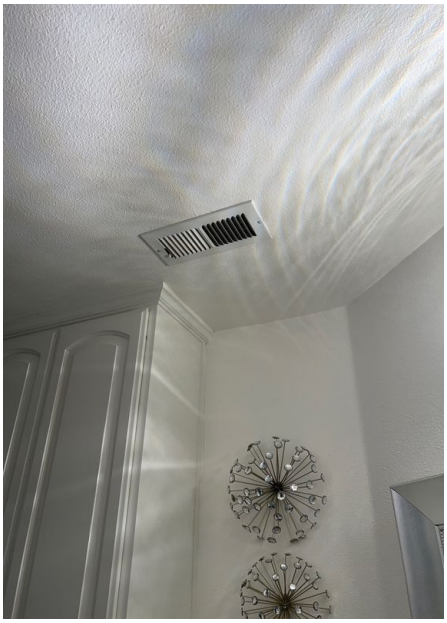
Missing Brackets.

10: BATHROOMS

Information

Heat Source in Bathroom: **Heat Source in Bathroom Was Inspected**

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

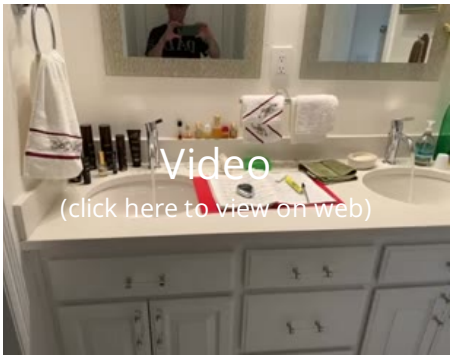


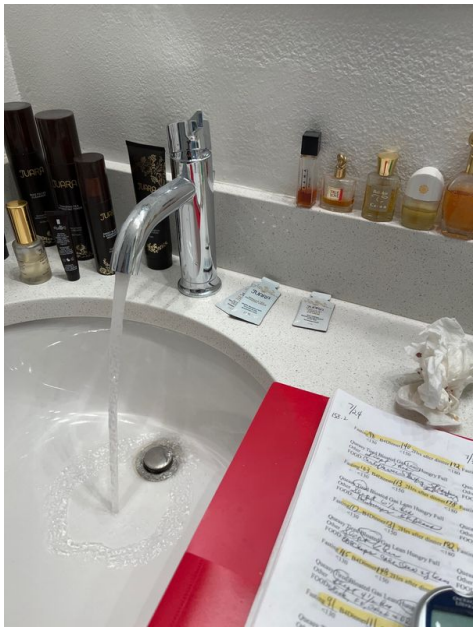
Bathroom Toilets: **Toilets Inspected**

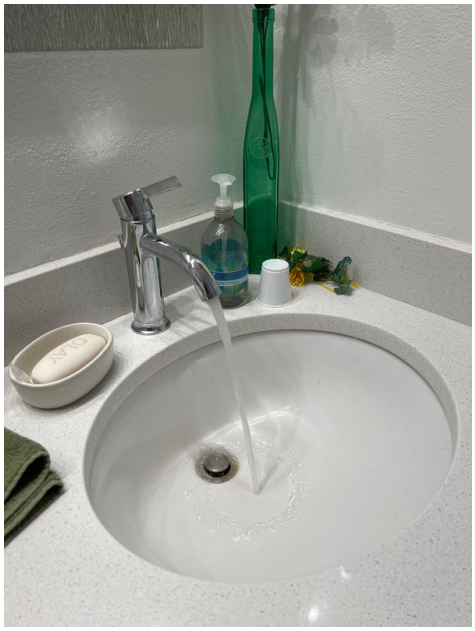
I flushed all of the toilets.

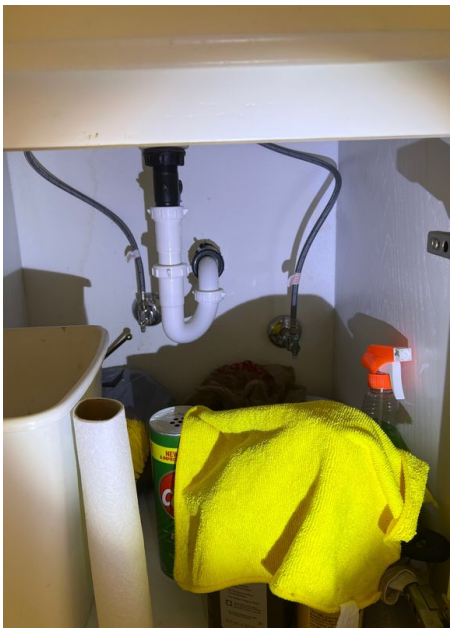
Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

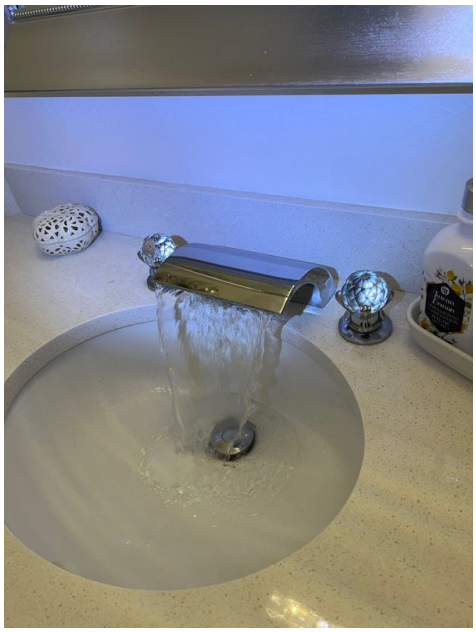
I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

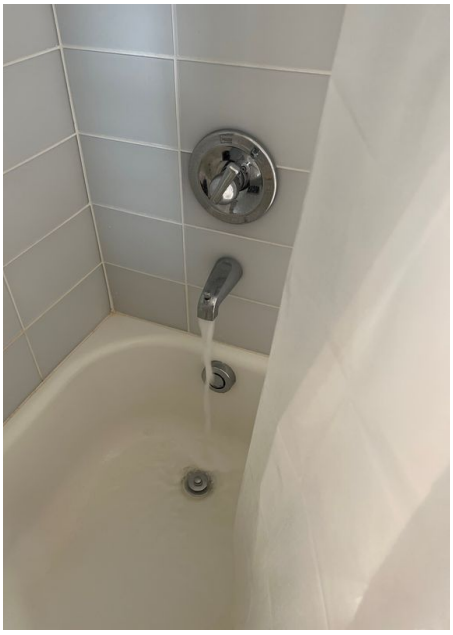












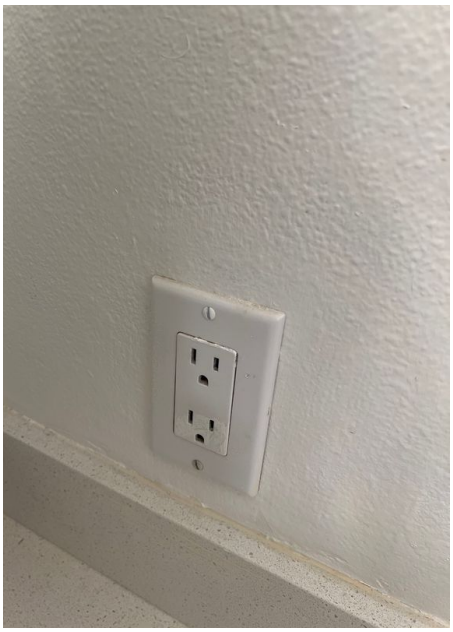
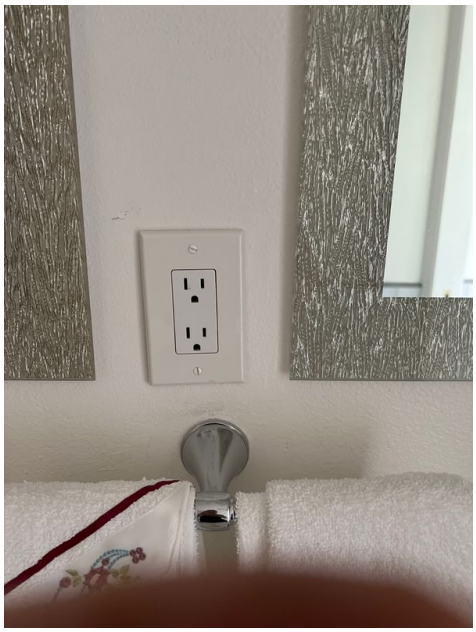
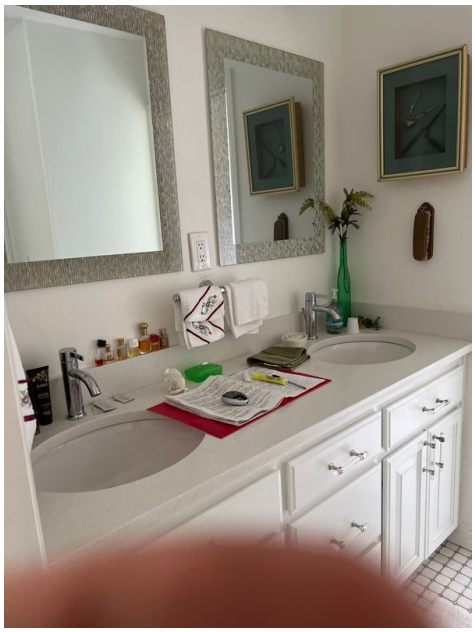
Bathroom Exhaust Fan / Window: **Inspected Bath Exhaust Fans**

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

GFCI & Electric in Bathroom: GFCI-Protection Tested

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

All receptacles in the bathroom must be GFCI protected.

Recommendations

10.3.1 Bathroom Exhaust Fan / Window

Major Defect

IMPROPERLY EXHAUSTING

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

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

- exhausted into an attic, soffit, ridge vent, crawlspace, or other areas inside the building; or
- recirculated within a residence or to another dwelling unit.

Recommendation

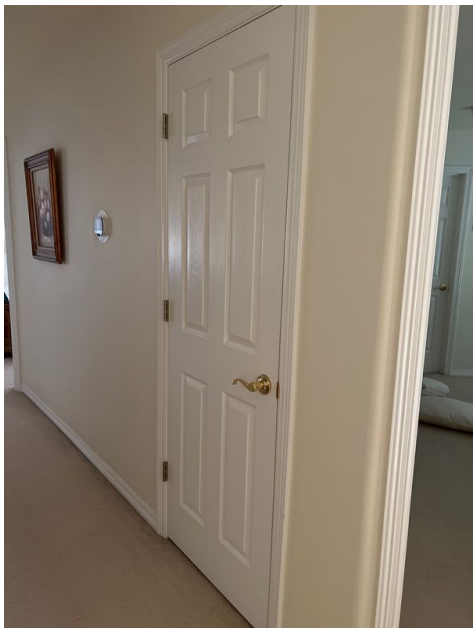
Contact a qualified general contractor.

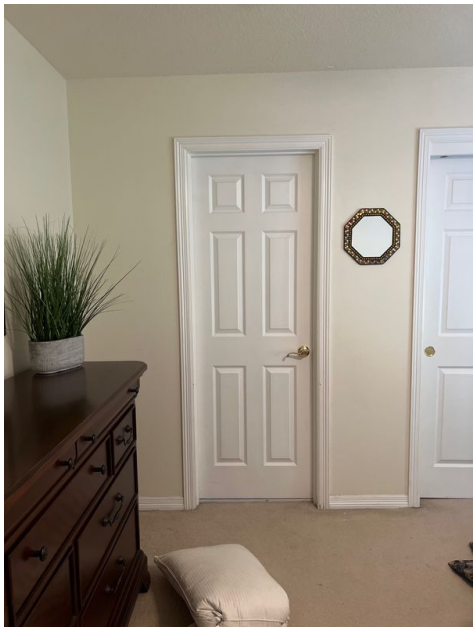
11: DOORS, WINDOWS & INTERIOR

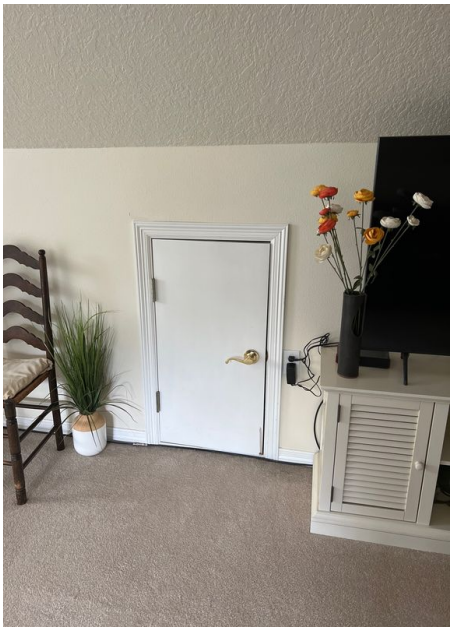
Information

Doors: Doors Inspected

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

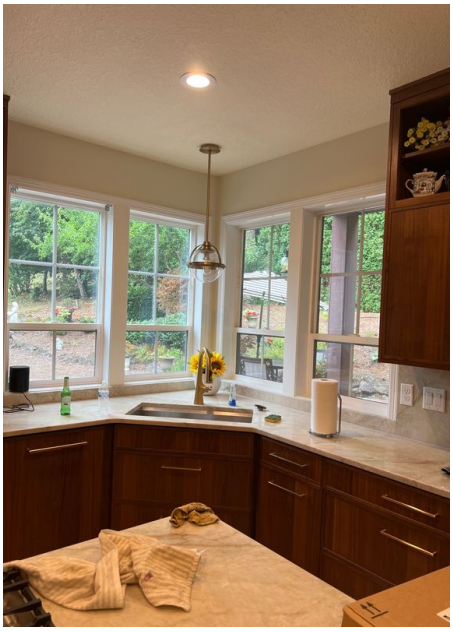






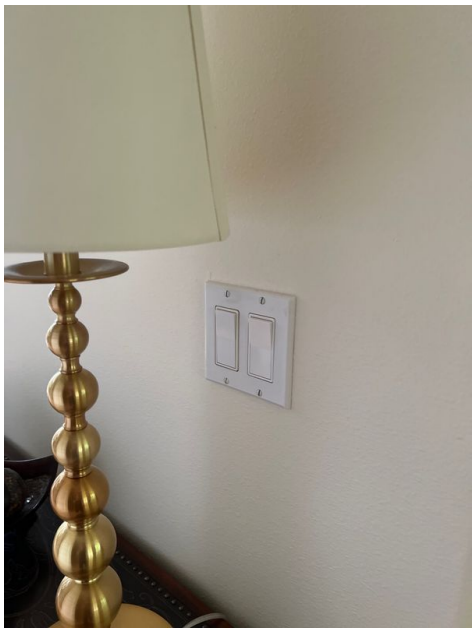
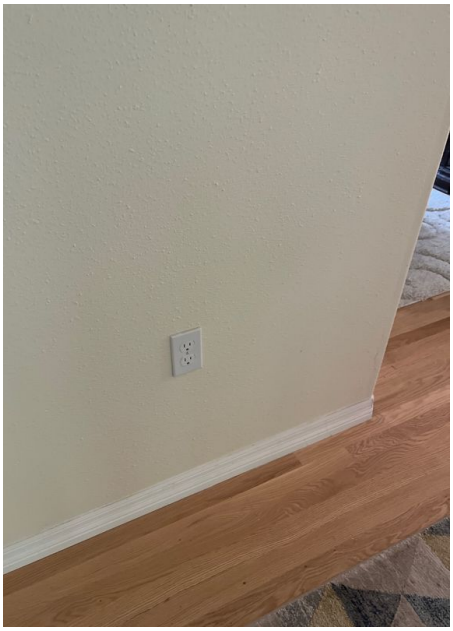
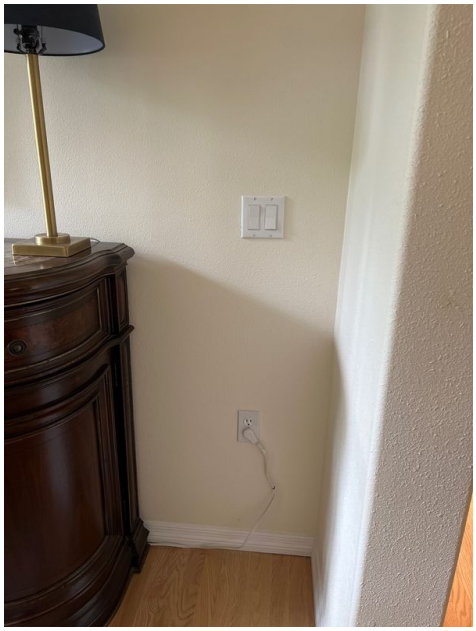
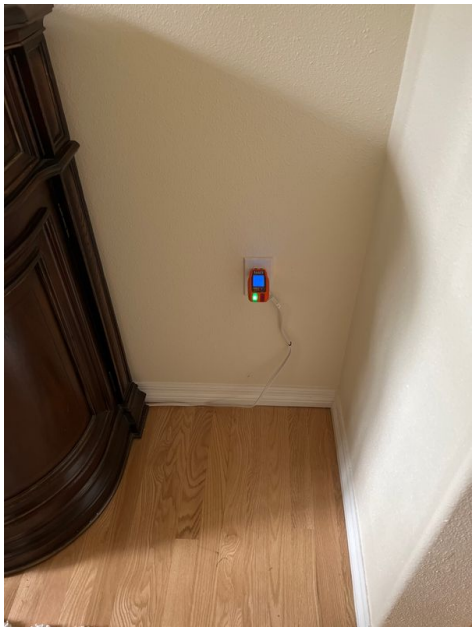
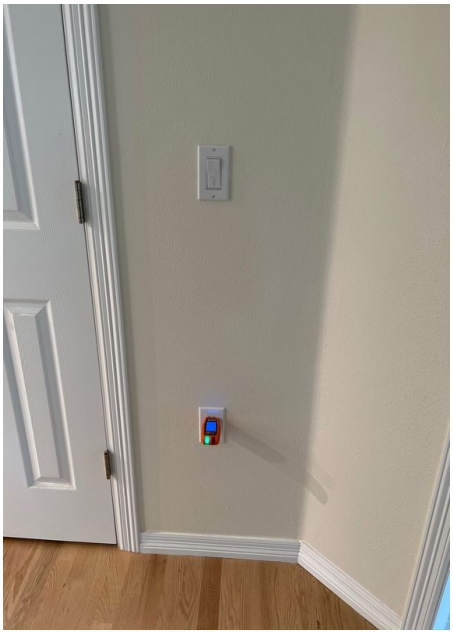
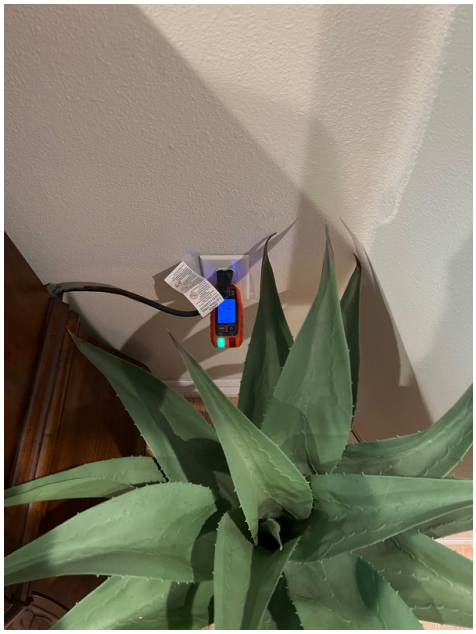
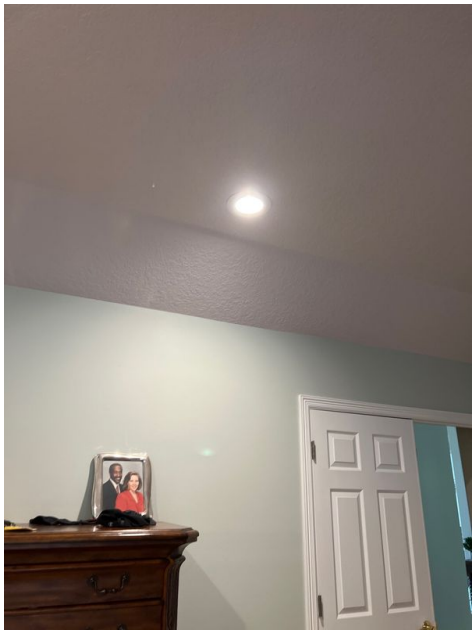
Windows: Windows Inspected

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



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

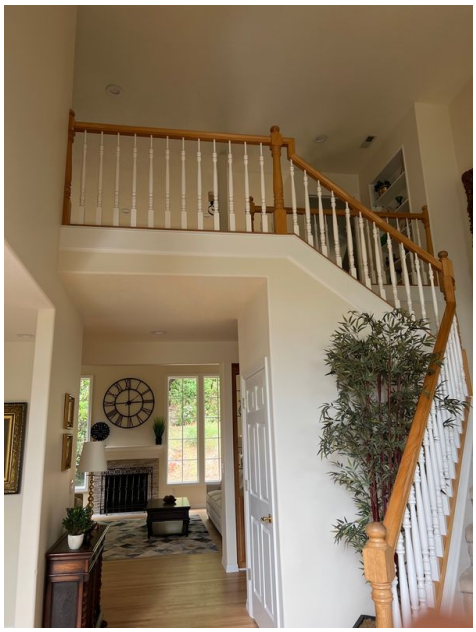
I inspected a representative number of switches, lighting fixtures and receptacles.

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

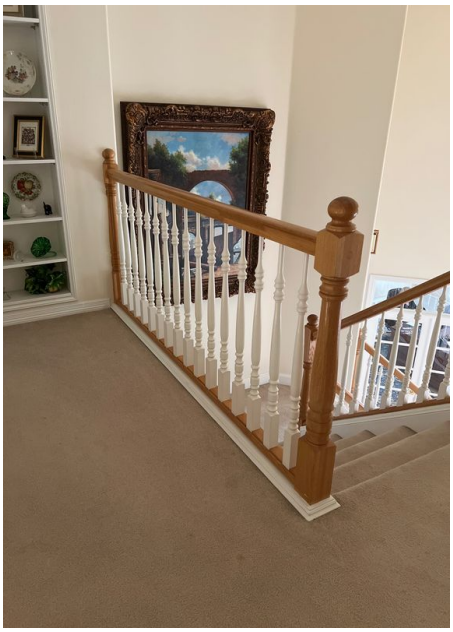
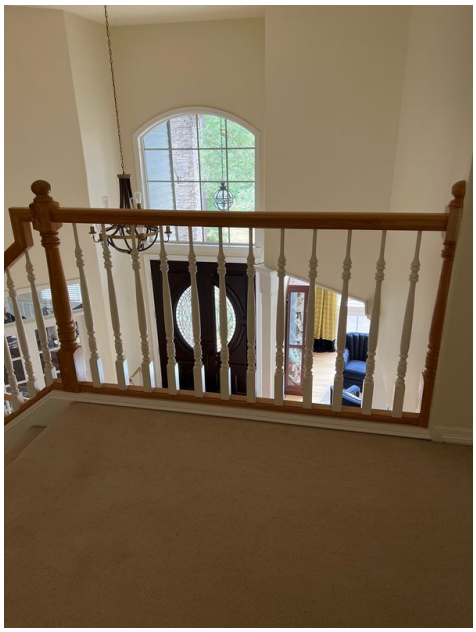
I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

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



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

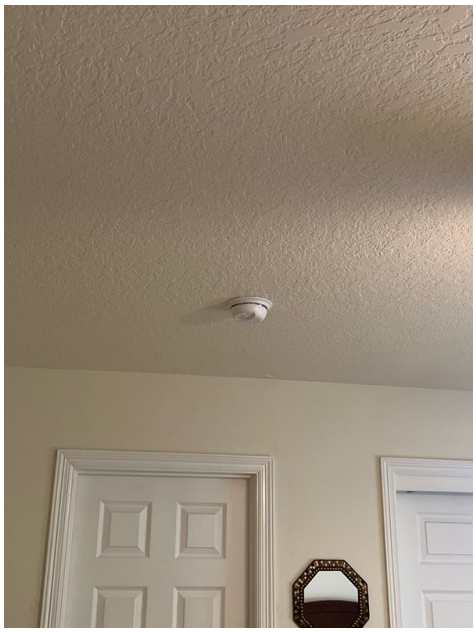
I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

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

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

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



Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

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

Recommendations

11.2.1 Windows

Minor Defect

FOGGED / BROKEN SEAL

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

Recommendation

Contact a qualified window repair/installation contractor.

11.5.1 Stairs, Steps, Stoops, Stairways & Ramps

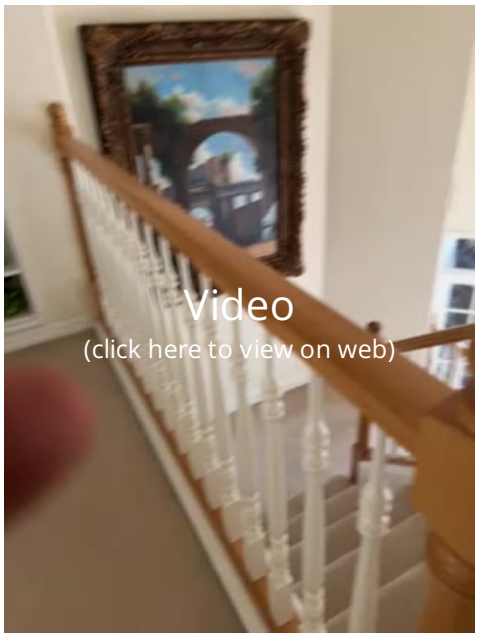
Major Defect

LOOSE HANDRAIL

I observed a loose handrail.

Recommendation

Contact a qualified professional.



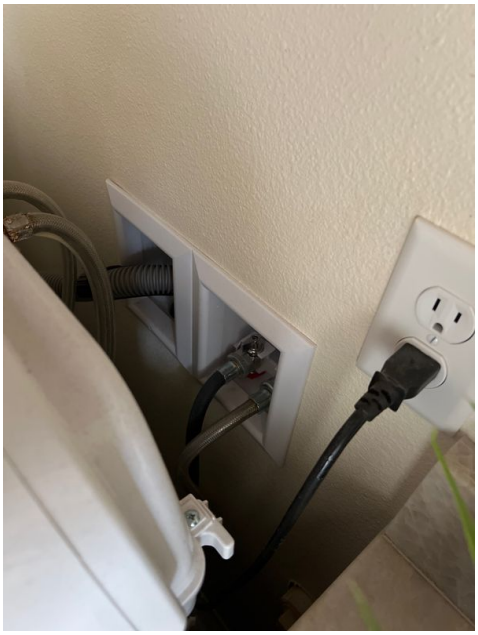
12: LAUNDRY

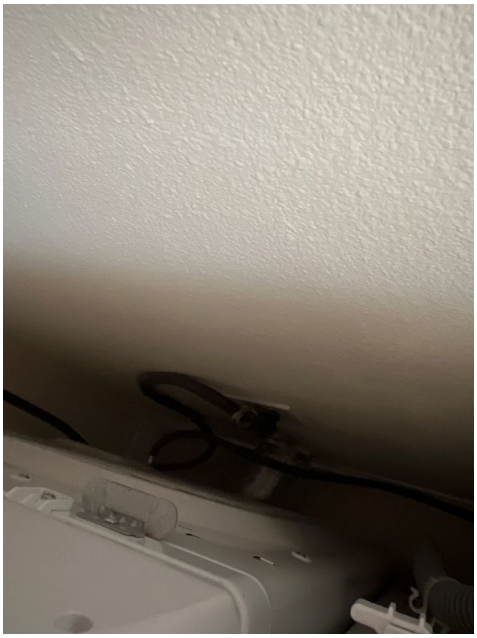
Limitations

Clothes Washer

DID NOT INSPECT

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





Clothes Dryer

DID NOT INSPECT

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

Recommendations

12.1.1 Clothes Washer

MISSING CATCH PAN

Minor Defect

I observed a missing water catch pan that should be installed under the clothes washer.

Recommendation

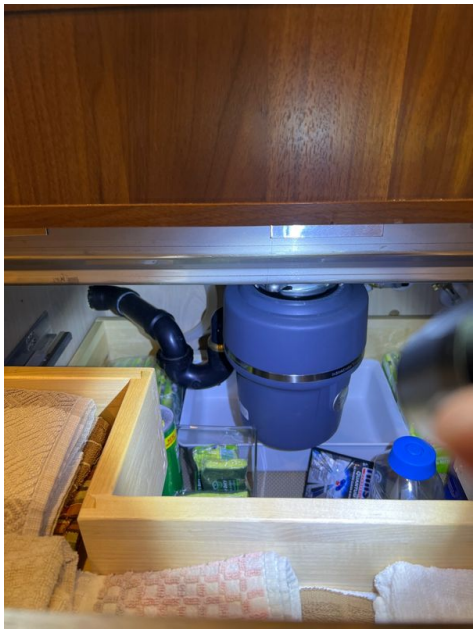
Recommended DIY Project

13: KITCHEN

Information

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

I ran water at the kitchen sink.

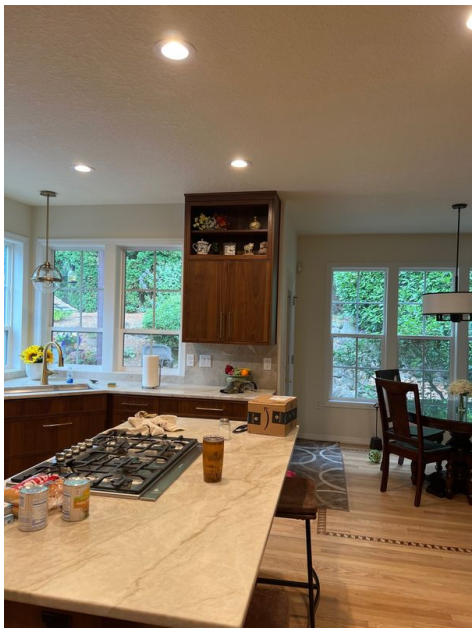
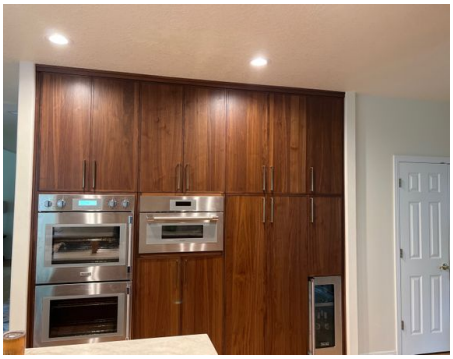


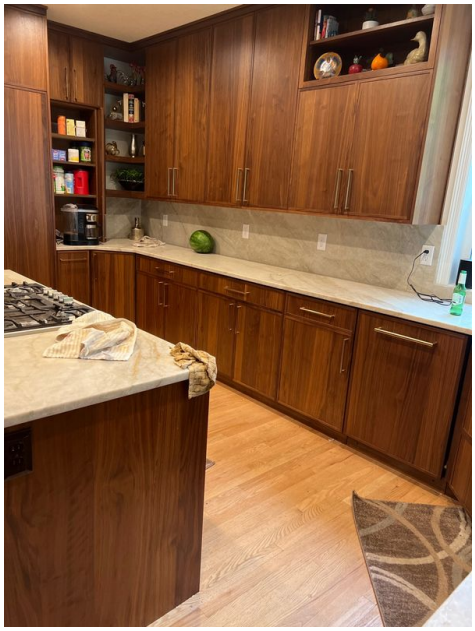
GFCI: **GFCI Tested**

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

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

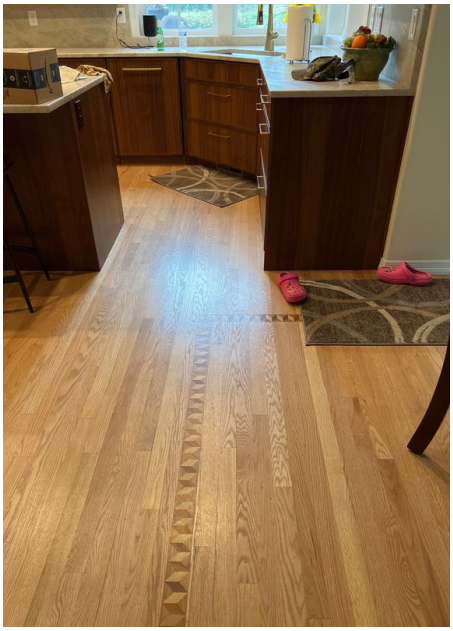
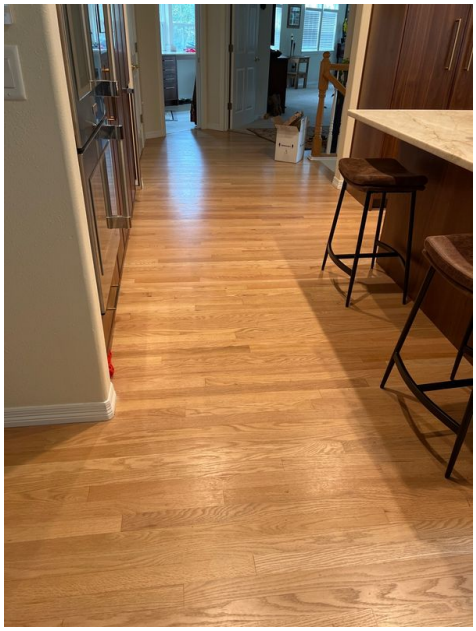



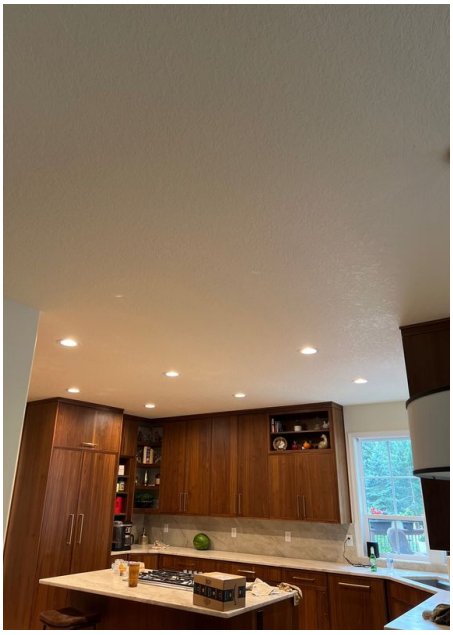


Thermador Customer Service (SERVICE CLIENTÈLE): 1-800-735-4328
MODEL: DWHD650WPR/15
FD010601716
~ 120 V/~ 12 A 60 HZ
0.1 KW 1.2 KW
Made in the USA of US and imported parts
(Fabriqué aux É.-U. de pièces É.-U. et importées)
LISTED (LISTÉ)
CONTAINS
FCC ID: 2AGES-COM2
IC: 21152-COM2
Intertek
EP3132782
SN6APW5TR 10106052001980017782

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

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



STANDARDS OF PRACTICE

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

Roof
Please refer to the Home Inspection Standards of Practice related to inspecting the roof of the house.

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

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

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

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

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

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

Cooling
I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

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

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

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Plumbing
I. The inspector shall inspect:

1. the main water supply shut-off valve;

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

II. The inspector shall describe:

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

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

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

Electrical
I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Attic, Insulation & Ventilation

The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Bathrooms
The home inspector will inspect:

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

Doors, Windows & Interior
The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

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

Laundry
The inspector shall inspect:

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

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

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.