Electric Meter & Base: Inspected the Electric Meter & Base

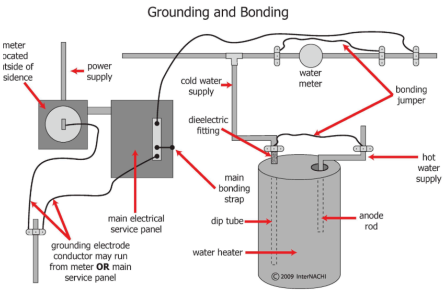
I inspected the electrical electric meter and base.





Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.





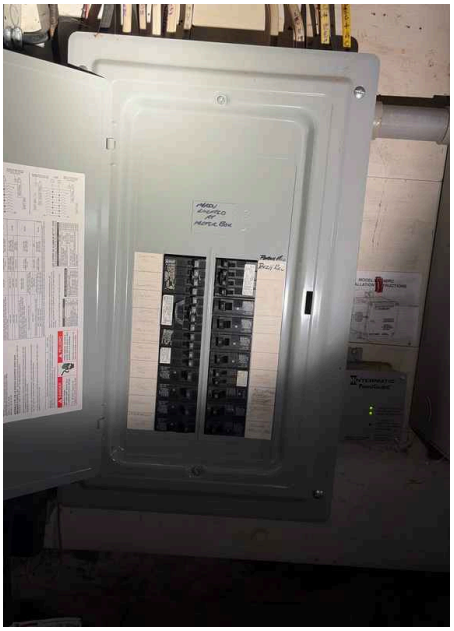
Panelboards & Breakers: Homeowner's Responsibility

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.

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

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.

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.

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

8.4.1 Panelboards & Breakers

Major Defect

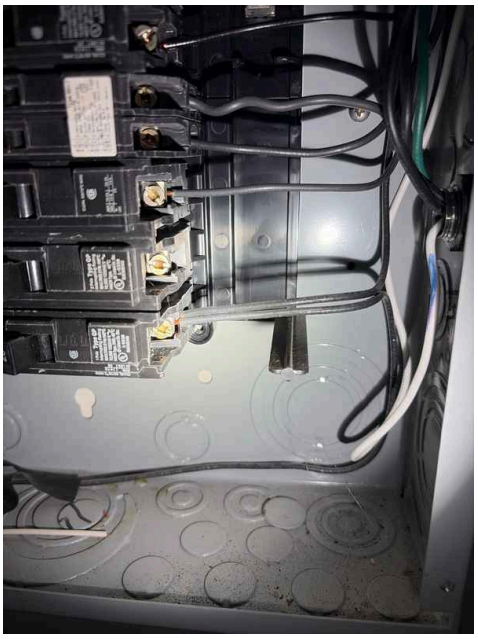
DOUBLED HOT CONDUCTORS

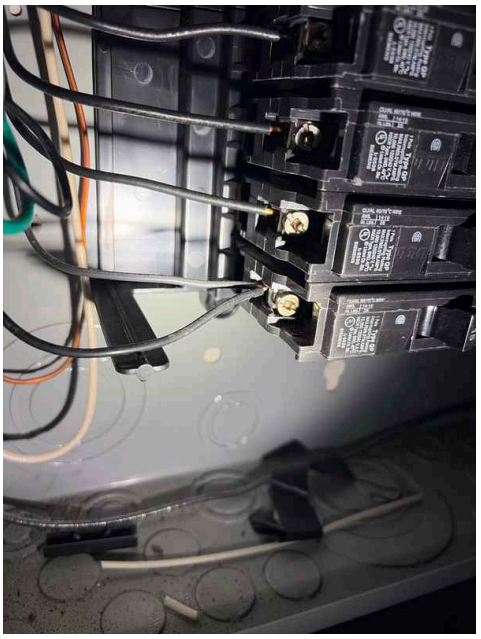
I observed doubled hot conductor wires connected to the same single breaker disconnect.

Each breaker should have just one conductor wire connected to it unless the breakers were designed for two.

Recommendation

Contact a qualified electrical contractor.







9: ATTIC, INSULATION & VENTILATION

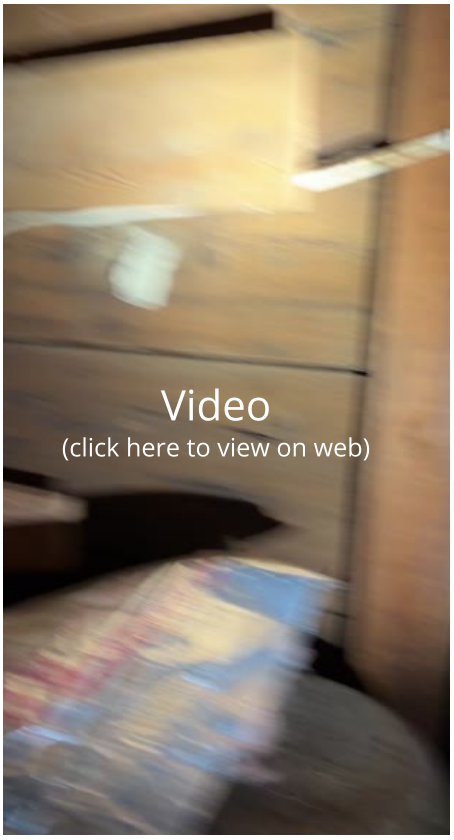
Information

Insulation in Attic: Type of Insulation Observed
Fiberglass

Ventilation in Attic: Ventilation Type
Gable Vents, Turtle vents

Structural Components & Observations in Attic: Structural Components Were Inspected

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



Insulation in Attic: Insulation Was Inspected

During the 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

1-3 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.
Maine is in climate zone 6 and a minimum of R-49 is recommended for attic space by the US Department of Energy.



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.

Recommendations

9.1.1 Structural Components & Observations in Attic

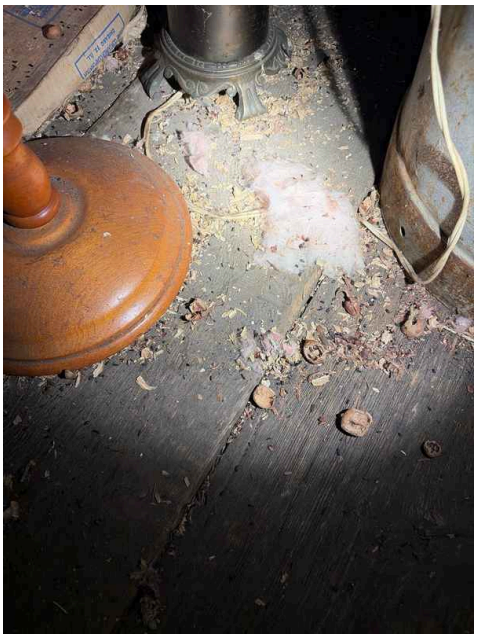
Minor Defect

EVIDENCE OF MICE

Mouse droppings and/or gnaw marks were observed in the attic during inspection, indicating an active or recent rodent infestation. Mice can contaminate insulation and structural components with urine and feces, creating potential odor issues. A pest control professional should inspect the attic, identify entry points, and implement exclusion and treatment measures to eliminate the infestation and prevent recurrence.

Recommendation

Contact a qualified professional.



9.1.2 Structural Components & Observations in Attic

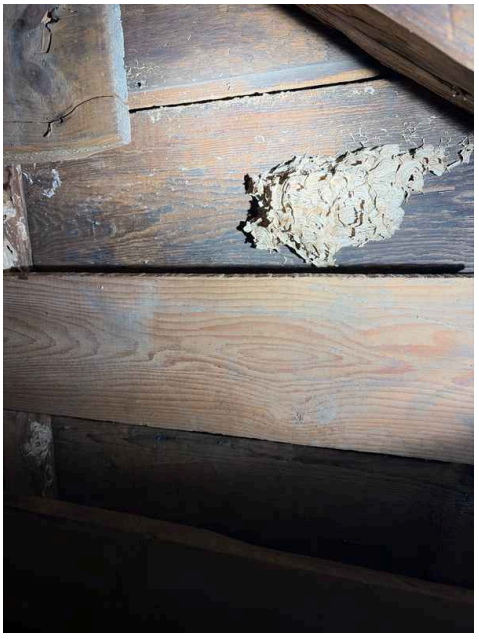
Minor Defect

WASP NEST

A wasp nest was observed in the attic during inspection. Wasp nests pose a stinging hazard to anyone accessing the attic space for maintenance or repairs. The nest should be safely removed by a qualified pest control professional to eliminate the hazard and prevent future infestations.

Recommendation

Contact a qualified professional.



9.1.3 Structural Components & Observations in Attic

Major Defect

POSSIBLE BAT DROPPINGS PRESENT

Possible bat droppings were observed in the attic during inspection. This indicates an active or recent bat infestation, which poses health risks including histoplasmosis exposure and potential structural damage from accumulated guano. A pest control professional should evaluate the extent of the infestation and implement humane removal and exclusion measures to prevent further colonization.

Recommendation

Contact a qualified professional.



9.2.1 Insulation in Attic

Major Defect

ADDITIONAL INSULATION RECOMMENDED

I recommend air sealing and adding insulation to the areas that need more insulation. There is only approximately 3 inches of fiberglass insulation giving an r value of around 11.

Recommendation

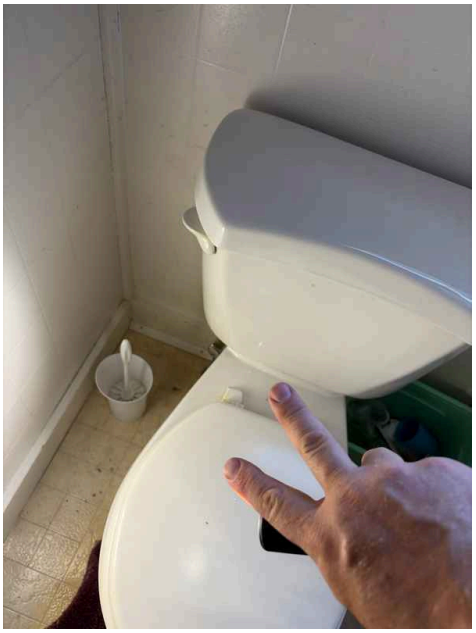
Contact a qualified insulation contractor.

10: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets twice.

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

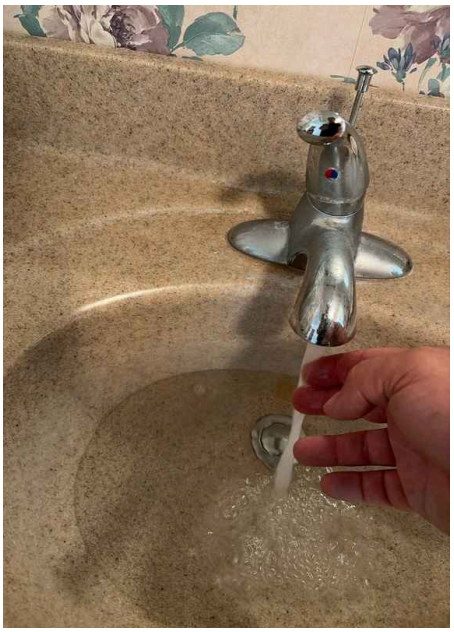
I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.




Sinks, Tubs & Showers: Tested for the presence of hot water

Bathroom

I tested for the presence of hot water at the sink and tub/shower





Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

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

GFCI & Electric in Bathroom: GFCI-Protection Tested

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

All receptacles in the bathroom must be GFCI protected.

Recommendations

10.2.1 Sinks, Tubs & Showers

Minor Defect

DRUM TRAP

This sink has a drum trap. Modern code requires that traps be self-scouring which drum traps are not. Drum traps are known to accumulate debris and need clearing. Upgrade if and when you desire to a P style trap.



10.2.2 Sinks, Tubs & Showers

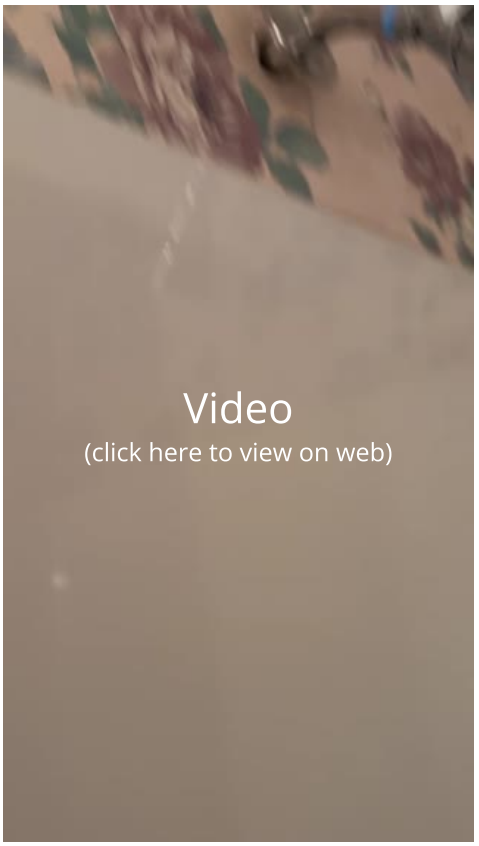
Minor Defect

LOOSE FIXTURE

I observed indications that the fixture is loose. Not secure.

Recommendation

Contact a qualified plumbing contractor.



10.2.3 Sinks, Tubs & Showers

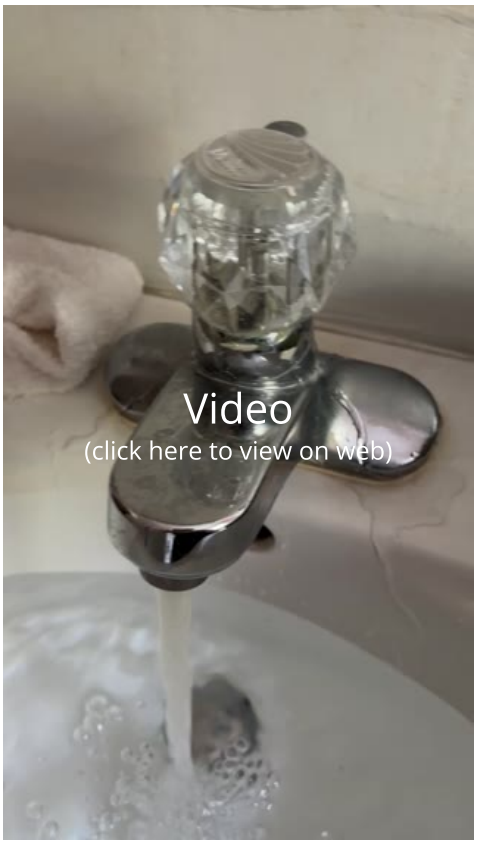
Major Defect

DAMAGE AT FIXTURE

I observed damage at the fixture. Water is leaking out of the valve.

Recommendation

Contact a qualified plumbing contractor.



10.2.4 Sinks, Tubs & Showers

Major Defect

ACTIVE WATER LEAK

I observed indications of an active water leak.

Recommendation

Contact a qualified plumbing contractor.



10.2.5 Sinks, Tubs & Showers

Major Defect

SAFETY GLAZING DEFECT

I observed indications of a defect related to the required safety glazing in the bathroom.

Windows and doors within 60 inches horizontally and where the bottom edge is less than 60 inches horizontally from the area of a tub, shower or sauna require safety glazing. Those areas are specific hazardous locations because the occupant could break the glazing, causing serious injury.

Recommendation

Contact a qualified general contractor.



10.2.6 Sinks, Tubs & Showers

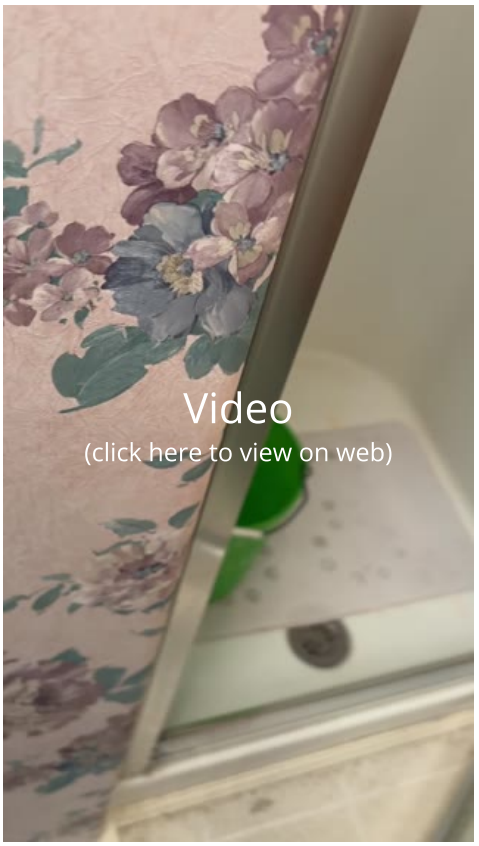
Minor Defect

STICKING SHOWER DOOR

The shower door sticks during operation, indicating a mechanical issue with the door frame, track, or hinges. This was observed during testing of the shower enclosure. Difficulty opening and closing the door may worsen over time and could eventually prevent proper operation. A handyman should inspect the track for debris or misalignment, lubricate moving parts, and adjust or repair hinges as needed to restore smooth operation.

Recommendation

Contact a qualified tile contractor



10.3.1 Bathroom Exhaust Fan / Window

Major Defect

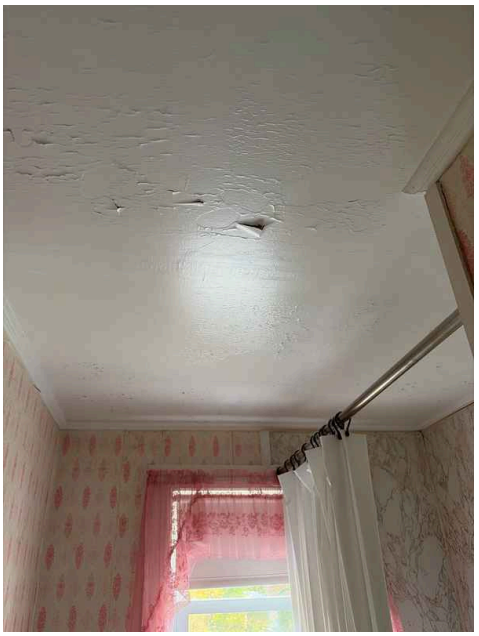
MISSING FAN

I observed that the bathroom does not have a mechanical exhaust fan installed.

Regardless of what kind of ventilation system may be installed for the rest of the house, exhaust fans are recommended in the bathrooms to remove excess moisture, cleaning chemical fumes, etc. The fan should be ducted to exhaust outside of the home.

Recommendation

Contact a qualified general contractor.



10.4.1 GFCI & Electric in Bathroom

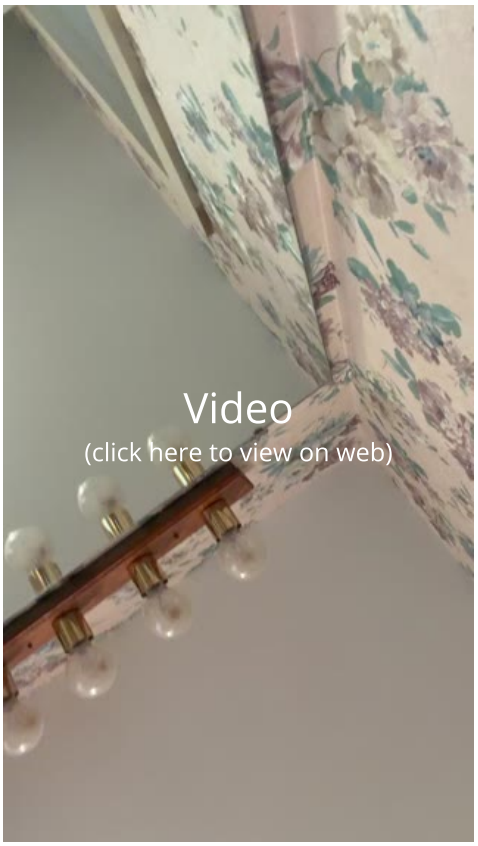
Major Defect

GFCI NOT TESTING AS FUNCTIONAL

I observed a defect at the GFCI in the bathroom. It was not testing properly. Not functioning.

Recommendation

Contact a qualified electrical contractor.



10.6.1 Cabinetry, Ceiling, Walls & Floor

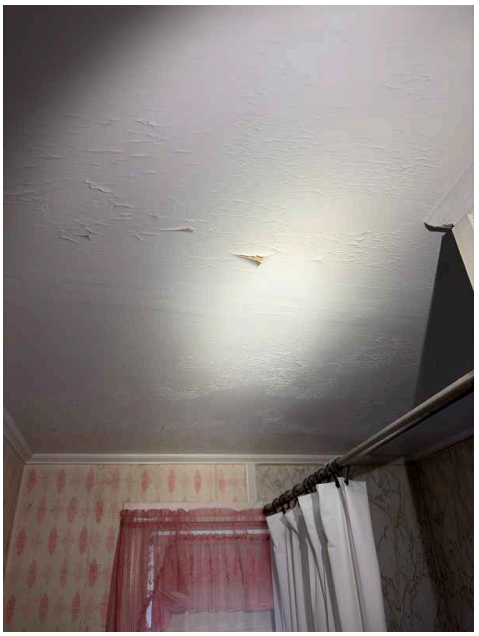
Minor Defect

FLAKING PAINT ON CEILING

Flaking paint was observed on the bathroom ceiling during inspection. This indicates the paint coating is failing and may be caused by moisture exposure, poor surface preparation, or age-related deterioration. The flaking paint should be scraped away, the underlying surface addressed if needed, and the ceiling repainted with moisture-resistant paint suitable for bathroom environments.

Recommendation

Contact a qualified handyman.



11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Type
Double-hung

Floors, Walls, Ceilings: Ceiling Material
Plaster, Drywall

Floors, Walls, Ceilings: Floor Coverings
Hardwood, Vinyl

Floors, Walls, Ceilings: Wall Material
Plaster

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 Switches, Fixtures & Receptacles

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

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

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

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

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

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

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

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

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

Windows

RESTRICTED BY PERSONAL BELONGINGS

The access to many windows were restricted by occupants belongings and were not inspected.

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.

Floors, Walls, Ceilings

RESTRICTED BY PERSONAL BELONGINGS

I was unable to fully inspect the interior rooms because had personal belongings of the occupant(s).

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

11.1.1 Doors

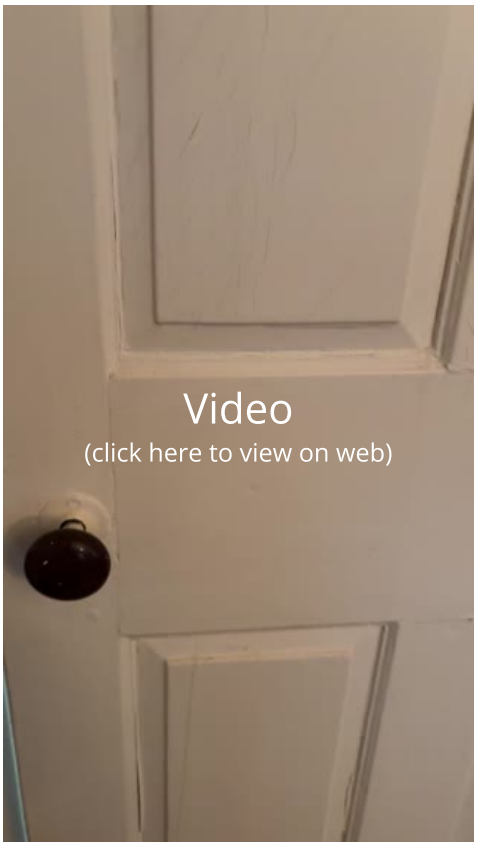
Minor Defect

DOOR STICKS

I observed that the door sticks.

Recommendation

Contact a qualified handyman.



11.2.1 Windows

Minor Defect

MISSING WINDOW SCREEN

I observed a missing window screen.

Recommendation

Contact a qualified window repair/installation contractor.



11.2.2 Windows

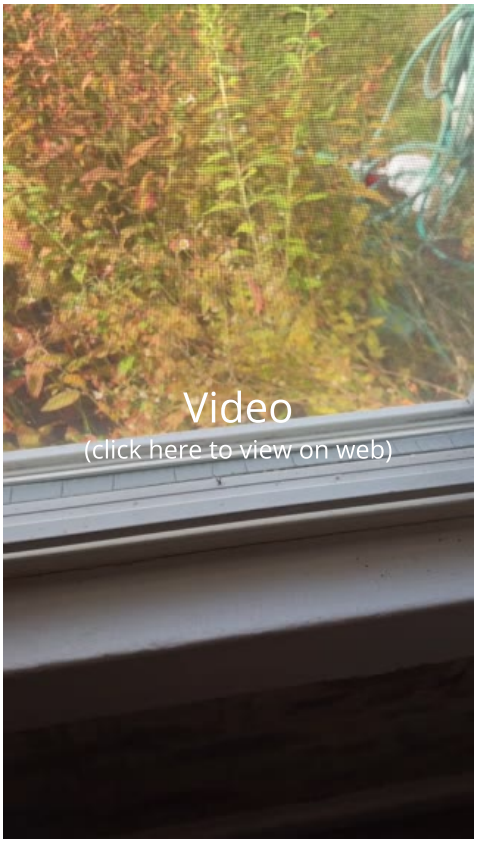
Major Defect

WINDOW WOULD NOT STAY OPEN

I observed a window that would not stay open. It kept falling down. Hazardous condition.

Recommendation

Contact a qualified window repair/installation contractor.



11.2.3 Windows

Minor Defect

GASKET SHIFTED

The gasket inside the window appears to have bulged and shifted.



11.3.1 Switches, Fixtures & Receptacles

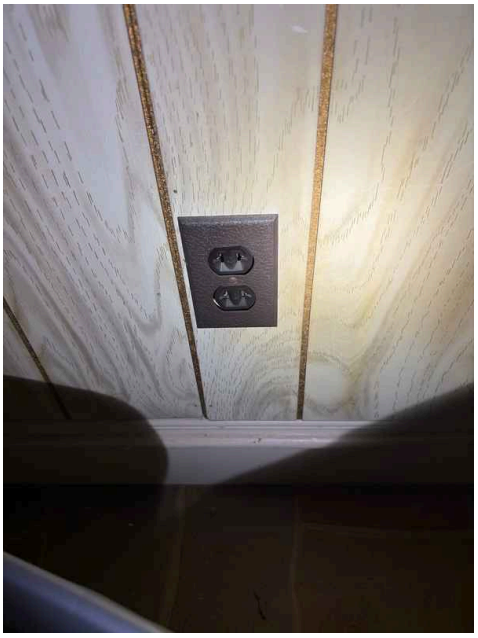
Major Defect

UNGROUNDED RECEPTACLE

I observed indications of one or more wall receptacles that were tested as being ungrounded. The wall receptacle apparently has a disconnected ground connection. This is a potential electrical hazard.

Recommendation

Contact a qualified electrical contractor.





11.3.2 Switches, Fixtures & Receptacles

Minor Defect

LIGHT INOPERABLE, COULD BE BULB

I observed one or more lights that were not turning on. A new light bulb was possibly needed. We recommend asking the homeowner about why this light fixture did not turn on.

Recommendation

Contact a qualified electrical contractor.

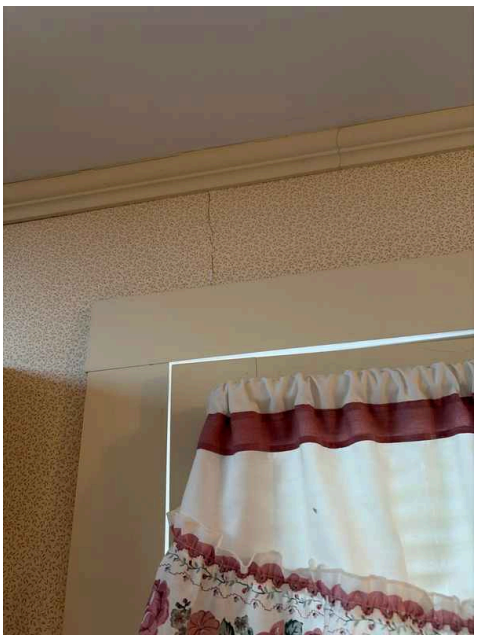


11.4.1 Floors, Walls, Ceilings

Minor Defect

MINOR CRACKS

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



11.4.2 Floors, Walls, Ceilings

Major Defect

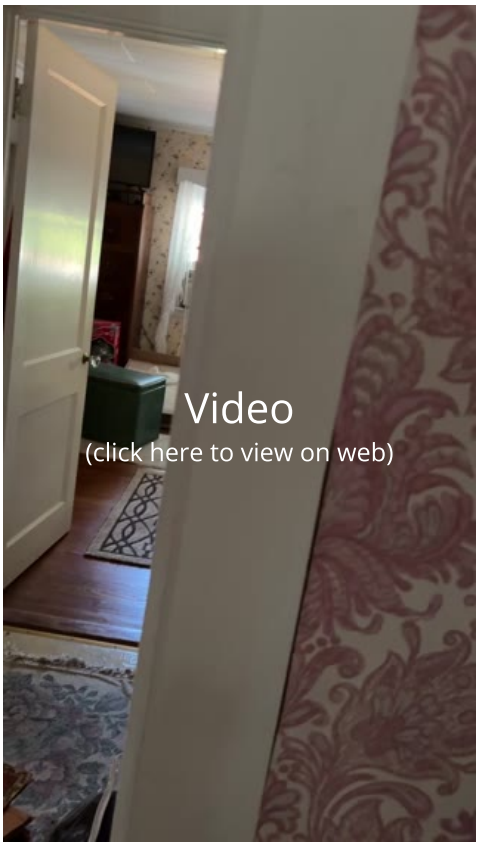
ROOF LEAK DAMAGE

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

Recommendation

Contact a qualified professional.





11.4.3 Floors, Walls, Ceilings

Major Defect

MISSING HEAT SUPPLY AT A ROOM

I observed an absence of a heating supply register and heat supply source to a room. Every living space should have a heat source or heat supplied to it. Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



11.4.4 Floors, Walls, Ceilings

Major Defect

POSSIBLE MOLD

There are possible signs of fungi growth. Recommend a qualified mold inspector evaluate.

Recommendation

Contact a qualified mold inspection professional.


Bedroom Closet

11.5.1 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

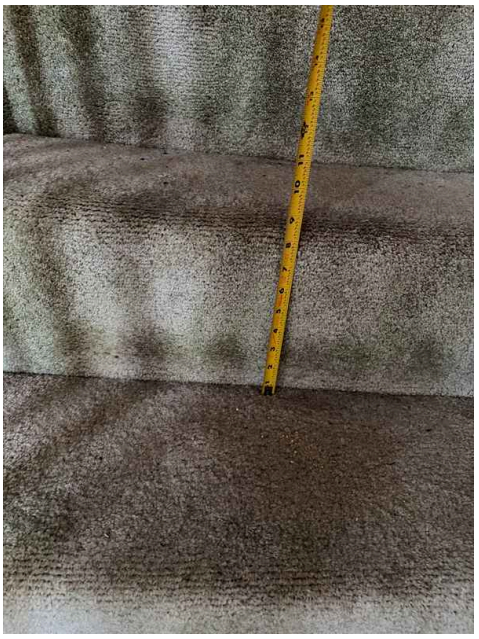
RISER HEIGHT TOO TALL (GREATER THAN 7 3/4")

I observed a defect at the stair riser height.

The riser height maximum is 7 3/4 inches measured vertically between the stair treads. This poses a trip hazard.

Recommendation

Contact a qualified professional.



11.5.2 Stairs, Steps, Stoops, Stairways & Ramps

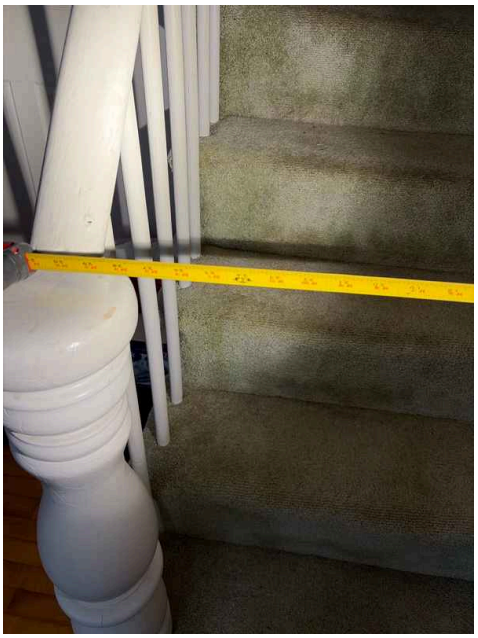
Minor Defect

WIDTH OF STAIRWAY TOO NARROW (36")

I observed that the width of the stairway (above the handrail) is less than the standard minimum of 36 inches.

Recommendation

Contact a qualified professional.



11.5.3 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

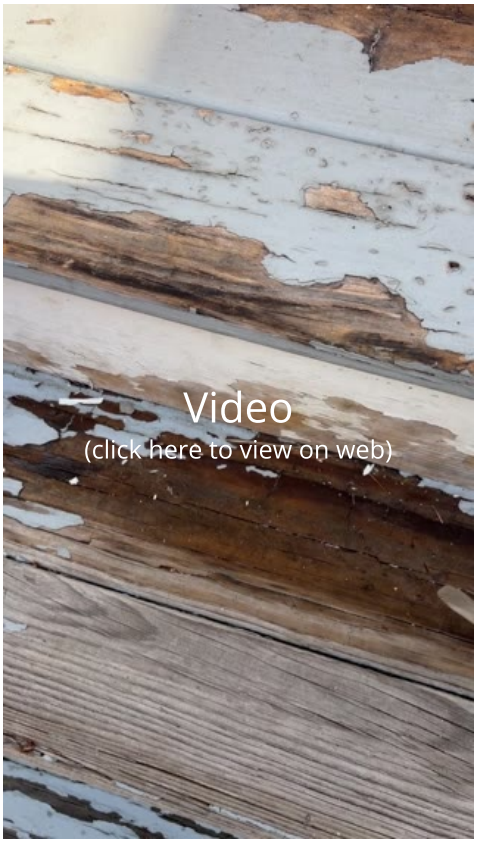
DAMAGE AT STEP

I observed a damage at a step. This condition is a safety hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.



11.6.1 Railings, Guards & Handrails

Major Defect

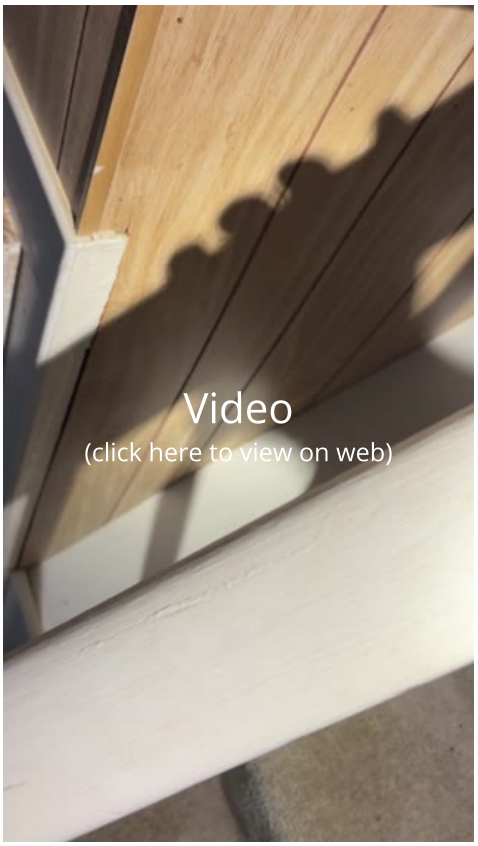
LOOSE RAILING COMPONENT

I observed a loose railing component. This condition is a safety hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.



11.7.1 Presence of Smoke and CO Detectors

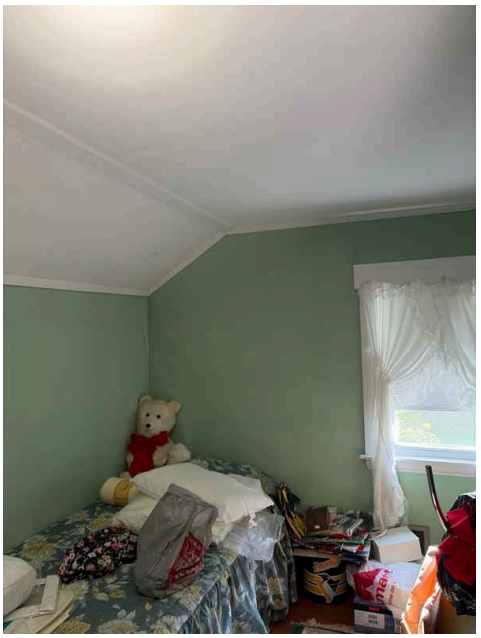
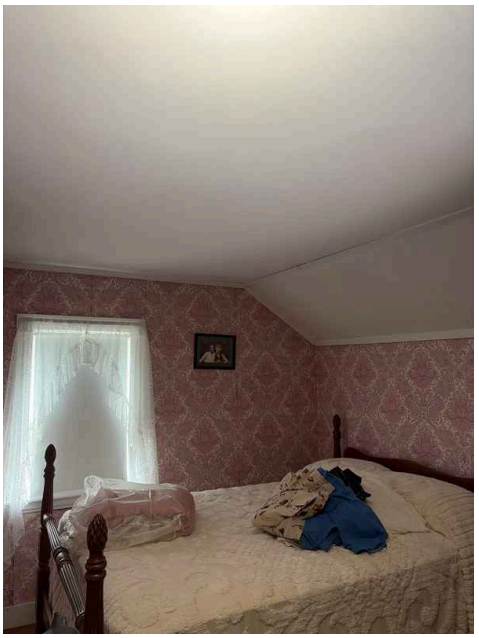
Major Defect

MISSING SMOKE DETECTOR

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

Recommendation

Contact a qualified professional.

12: LAUNDRY

Information

Clothes Dryer: Dryer Power Source
220 Electric

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

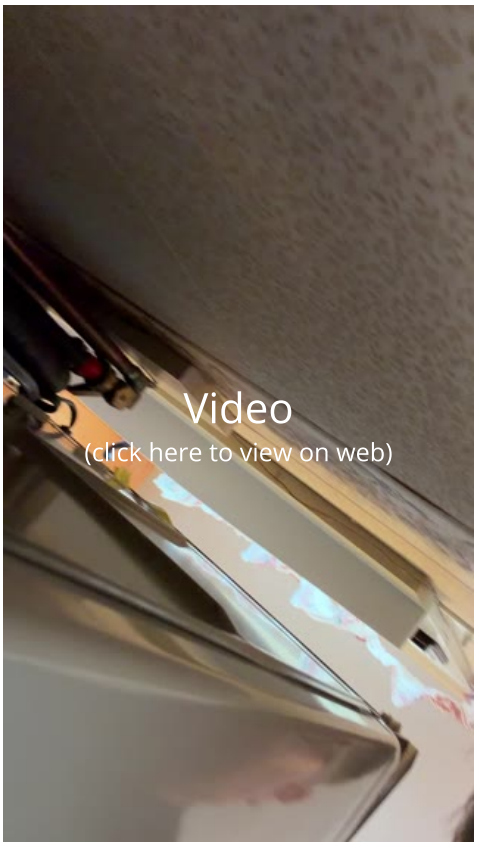
Major Defect

MISSING GFCI PROTECTION IN LAUNDRY

I observed missing GFCI protection for all receptacle outlets in the laundry, as it is required by standards.

Recommendation

Contact a qualified electrical contractor.

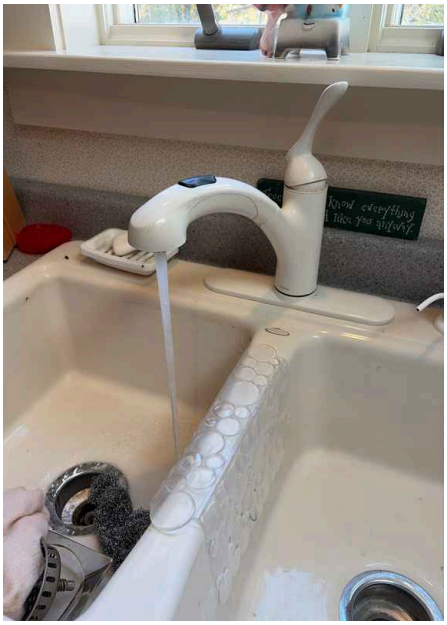

Video
(click here to view on web)

13: KITCHEN

Information

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

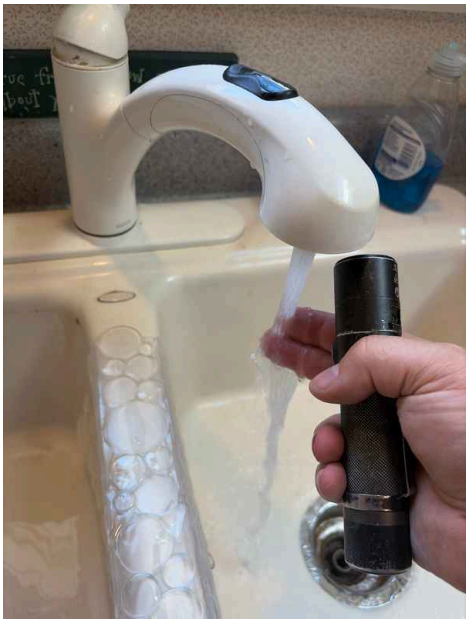
I ran water at the kitchen sink.



Kitchen Sink: **Tested for the presence of hot water**

Kitchen

I tested for the presence of hot water.



Dishwasher: **Brand**

Whirlpool



Range/Oven/Cooktop: **Turned On Stove & Oven**

I turned on the kitchen's stove and oven.



Range/Oven/Cooktop: **Range/Oven Brand**

GE

Range/Oven/Cooktop: **Range/Oven Energy Source**

Electric

Countertops & Cabinets:
Cabinetry
Wood

Countertops & Cabinets:
Countertop Material
Laminate

GFCI: GFCI Tested

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

Refrigerator: Refrigerator Was On

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

Built-in Microwave: Microwave Turned On

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



Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

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

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

Limitations

Dishwasher

DISHWASHER WAS NOT OPERATED

I did not operate the dishwasher.

Recommendations

13.2.1 GFCI

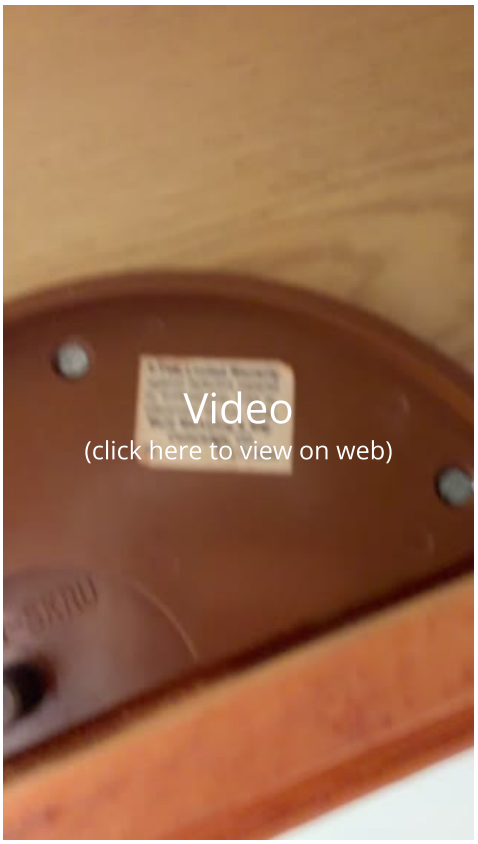
Major Defect

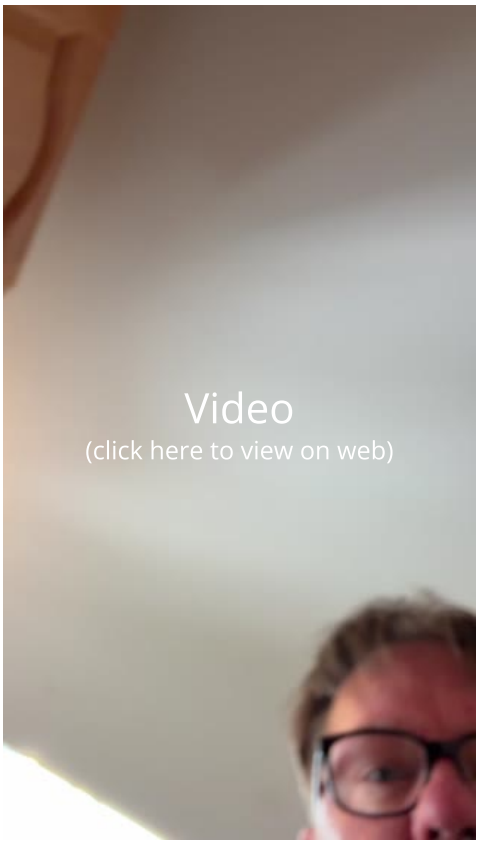
MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.





13.4.1 Range/Oven/Cooktop

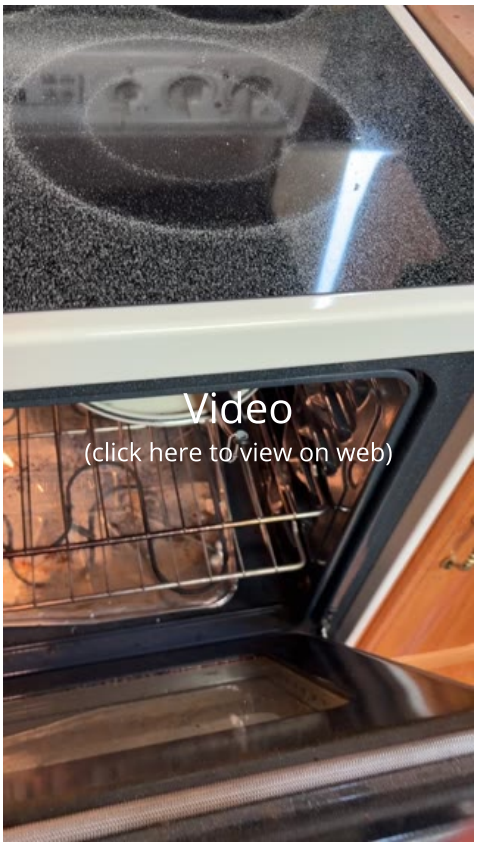
Minor Defect

NOT LEVELED

The legs on the oven are not leveled which causes it to wobble.

Recommendation

Contact a handyman or DIY project



13.6.1 Built-in Microwave

Major Defect

DEFECT AT THE MICROWAVE

I observed indications of a defect at the microwave.

Recommendation

Contact a qualified professional.

14: DETACHED GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Garage Vehicle Door: Type of Door Operation

Opener

Exterior Door: Exterior Doors Inspected

I inspected the exterior doors of the detached garage.

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.

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

Ground, Drone

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

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.



Roof 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.

Roof 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.

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.

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.

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

Vinyl

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.

Ceiling & Walls in Garage: **Garage Ceiling & Walls Were Inspected**

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

Windows: **Windows Inspected**

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

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.

Roof 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.

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.

Garage Floor

CAN'T SEE EVERYTHING

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

Windows

INSPECTION RESTRICTED

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

Recommendations

14.3.1 Eaves, Soffits & Fascia

Minor Defect

WATER STAINS ON FACIA.

I observed water stains on the facia. If the facia is wood this will promote rot. I recommend correcting the condition that is allowing water to run down the facia.



14.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Major Defect

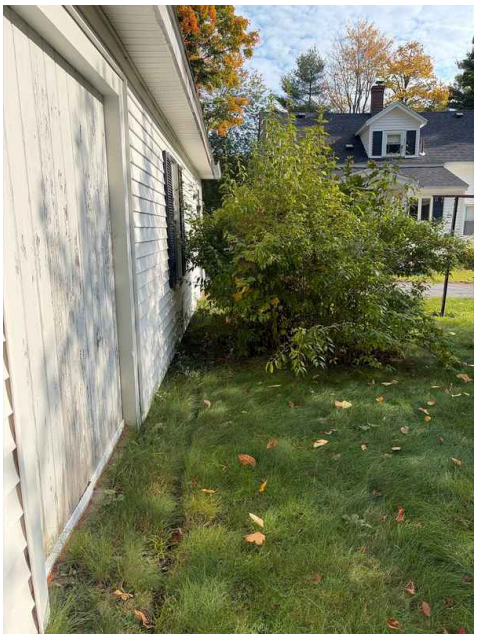
DENSE VEGETATION

I observed dense vegetation around the garage in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation

Recommended DIY Project



14.5.1 Wall-Covering, Flashing & Trim

Minor Defect

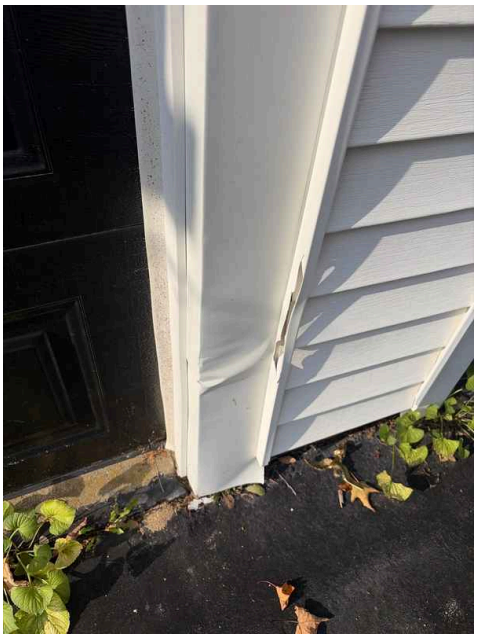
DAMAGED WALL-COVERING MATERIAL

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

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.





14.5.2 Wall-Covering, Flashing & Trim

Major Defect

MAJOR DAMAGE

The corner of the garage appears to have suffered an impact not only damaging the vinyl siding but also the wooden framing behind it.

Recommendation

Contact a qualified professional.



14.5.3 Wall-Covering, Flashing & Trim

Minor Defect

UNPAINTED WALL SURFACES

Bare, unpainted wall covering and trim materials observed on the garage exterior. Exposed wood or metal surfaces lack protective paint coating, which allows moisture penetration and accelerates deterioration. Paint the affected surfaces to restore weather protection and prevent further damage to underlying materials.

Recommendation

Contact a qualified professional.



14.5.4 Wall-Covering, Flashing & Trim

Minor Defect

DAMAGED SHUTTER

Damage to the shutter was observed during inspection of the garage exterior.

Recommendation

Contact a qualified professional.



14.8.1 Garage Vehicle Door

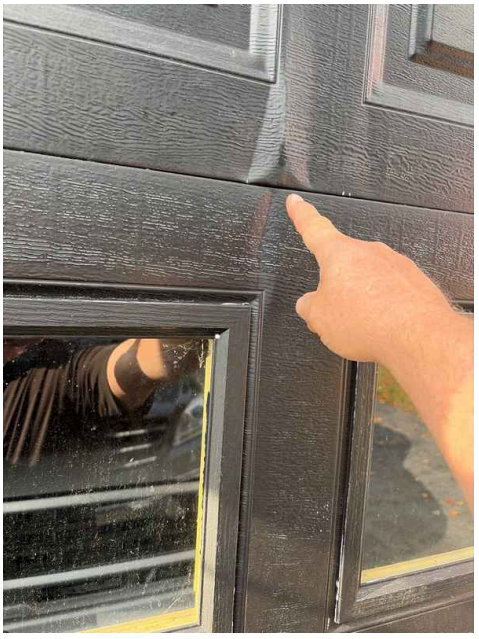
Major Defect

DAMAGE TO GARAGE DOOR

I observed indications of damage to the garage door itself.

Recommendation

Contact a qualified garage door contractor.



14.9.1 Garage Vehicle Door Opener

Major Defect

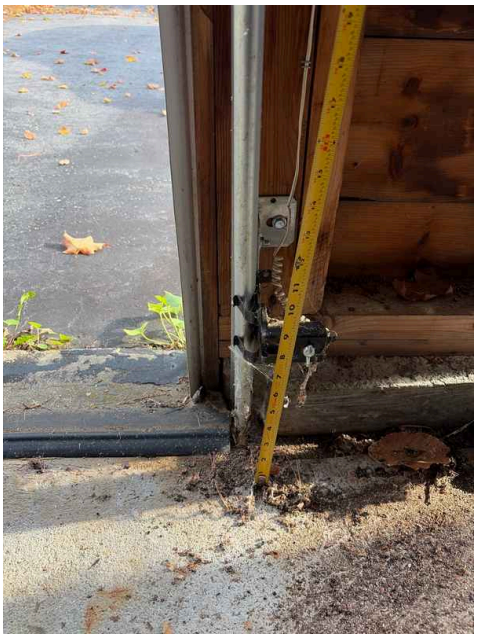
PHOTO-ELECTRIC EYES WERE TOO HIGH

I observed that the photo-electric eyes are installed too high from the garage floor surface.

The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

Recommendation

Contact a qualified garage door contractor.



14.9.2 Garage Vehicle Door Opener

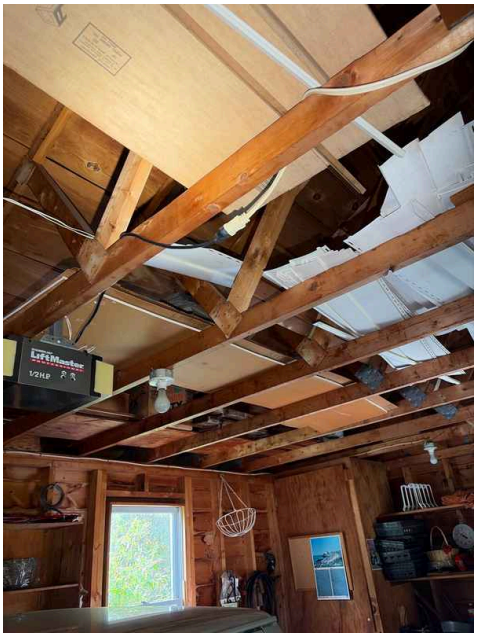
Minor Defect

EXTENSION CORD USED AT GARAGE DOOR OPENER DEFECT

I observed an extension cord being used at the garage door opener. Extension cords are for temporary use only.

Recommendation

Contact a qualified garage door contractor.



14.10.1 Electric in the Garage

Major Defect

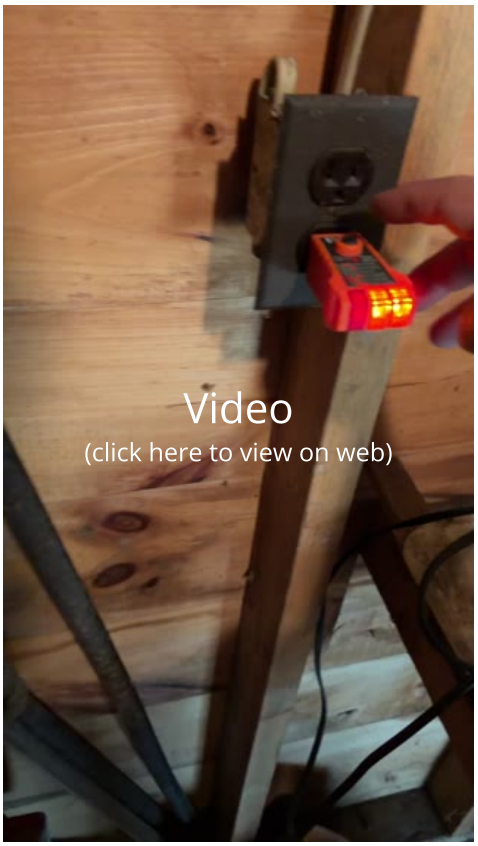
MISSING GFCI-PROTECTION IN GARAGE

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

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

Recommendation

Contact a qualified electrical contractor.


Video
(click here to view on web)

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.

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

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

II. The inspector shall describe:

1. the type of fireplace.

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

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

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.

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

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

II. The inspector shall describe:

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

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

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

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

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

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.

Detached Garage
The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

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