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ADVANCED RESIDENTIAL INSPECTION

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10/02/2026



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25
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48
MAJOR DEFECT

SUMMARY

Summary Text (enter here)

- 2.4.1 Roof - Gutters & Downspouts: Gutters Missing
- 3.1.1 Chimney, Fireplace, or Stove - Masonry Chimney: Crowned Cap Defect
- 4.2.1 Exterior - Eaves, Soffits & Fascia: Vinyl Opening in Soffit
- 4.2.2 Exterior - Eaves, Soffits & Fascia: Water Stains at Facia
- 4.3.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
- 4.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Dense Vegetation
- 4.5.1 Exterior - GFCIs & Electrical: Missing GFCI
- 4.7.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Slippery Steps
- 4.8.1 Exterior - Porches, Patios, Decks, and Balconies : Ledger Board Defect
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- 4.9.1 Exterior - Railings, Guards & Handrails: Guard Opening Was Too Large (4")
- 4.11.1 Exterior - Exterior Doors: Wood Rot at Door
- 4.11.2 Exterior - Exterior Doors: Weatherstripping Damaged
- 4.11.3 Exterior - Exterior Doors: Missing Door Closer
- 4.12.1 Exterior - Exhaust Hoods: Damaged Exhaust Hood
- 5.1.1 Basement, Foundation, Crawlspace & Structure - Basement: Improper support posts
- 5.1.2 Basement, Foundation, Crawlspace & Structure - Basement: Improper Notch, Hole, or Cut
- 5.1.3 Basement, Foundation, Crawlspace & Structure - Basement: Improper Construction Practices
- 5.1.4 Basement, Foundation, Crawlspace & Structure - Basement: Dry rot
- 5.1.5 Basement, Foundation, Crawlspace & Structure - Basement: Foundation Repointing Needed
- 5.1.6 Basement, Foundation, Crawlspace & Structure - Basement: Powdering Brick

5.4.1 Basement, Foundation, Crawlspace & Structure - Sump Pump: Battery Back-Up for Sump Pump Recommended

5.5.1 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: No Vapor Barrier

5.5.2 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Damaged Dryer Exhaust Pipe

5.5.3 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Inadequate Support Posts

6.1.1 Heating - Heating System Information: No Service Tag

6.1.2 Heating - Heating System Information: Missing Filter

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7.3.2 Plumbing - Hot Water Source: Near End of Life

7.4.1 Plumbing - Drain, Waste, & Vent Systems: Cast Iron Drain Pipe

8.4.1 Electrical - Panelboards & Breakers: Doubled Hot Conductors

9.1.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Evidence of Mice

9.1.2 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Wasp Nest

9.1.3 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Possible Bat Droppings Present

9.2.1 Attic, Insulation & Ventilation - Insulation in Attic: Additional Insulation Recommended

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10.2.2 Bathrooms - Sinks, Tubs & Showers: Loose Fixture

10.2.3 Bathrooms - Sinks, Tubs & Showers: Damage at Fixture

10.2.4 Bathrooms - Sinks, Tubs & Showers: Active Water Leak

10.2.5 Bathrooms - Sinks, Tubs & Showers: Safety Glazing Defect

10.2.6 Bathrooms - Sinks, Tubs & Showers: Sticking Shower Door

10.3.1 Bathrooms - Bathroom Exhaust Fan / Window: Missing Fan

10.4.1 Bathrooms - GFCI & Electric in Bathroom: GFCI Not Testing As Functional

10.6.1 Bathrooms - Cabinetry, Ceiling, Walls & Floor: Flaking Paint on Ceiling

11.1.1 Doors, Windows & Interior - Doors: Door Sticks

11.2.1 Doors, Windows & Interior - Windows: Missing Window Screen

11.2.2 Doors, Windows & Interior - Windows: Window Would Not Stay Open

11.2.3 Doors, Windows & Interior - Windows: Gasket Shifted

11.3.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Ungrounded Receptacle

11.3.2 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Light Inoperable, Could Be Bulb

11.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Minor Cracks

11.4.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Roof Leak Damage

11.4.3 Doors, Windows & Interior - Floors, Walls, Ceilings: Missing Heat Supply at a Room

11.4.4 Doors, Windows & Interior - Floors, Walls, Ceilings: Possible Mold

11.5.1 Doors, Windows & Interior - Stairs, Steps, Stoops, Stairways & Ramps: Riser Height Too Tall (Greater Than 7 3/4")

11.5.2 Doors, Windows & Interior - Stairs, Steps, Stoops, Stairways & Ramps: Width of Stairway Too Narrow (36")

11.5.3 Doors, Windows & Interior - Stairs, Steps, Stoops, Stairways & Ramps: Damage at Step
11.6.1 Doors, Windows & Interior - Railings, Guards & Handrails: Loose Railing Component
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12.1.1 Laundry - Clothes Washer: Missing GFCI Protection in Laundry
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13.6.1 Kitchen - Built-in Microwave: Defect at the Microwave
14.3.1 Detached Garage - Eaves, Soffits & Fascia: Water stains on facia.
14.4.1 Detached Garage - Vegetation, Surface Drainage, Retaining Walls & Grading: Dense Vegetation
14.5.1 Detached Garage - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
14.5.2 Detached Garage - Wall-Covering, Flashing & Trim: Major damage
14.5.3 Detached Garage - Wall-Covering, Flashing & Trim: Unpainted Wall Surfaces
14.5.4 Detached Garage - Wall-Covering, Flashing & Trim: Damaged Shutter
14.8.1 Detached Garage - Garage Vehicle Door: Damage to Garage Door
14.9.1 Detached Garage - Garage Vehicle Door Opener: Photo-Electric Eyes Were Too High
14.9.2 Detached Garage - Garage Vehicle Door Opener: Extension Cord Used at Garage Door Opener Defect
14.10.1 Detached Garage - Electric in the Garage: Missing GFCI-Protection in Garage

1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy
Vacant, Furnished

General Inspection Info: Weather Conditions
Cloudy

General Inspection Info: Ground Conditions
overgrown



General Inspection Info: Type of Building
Single Family

General Inspection Info: In Attendance
Home Owner

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

Details



InterNACHI is so certain of the integrity of our members that we back them up with our **$25,000 Honor Guarantee.**

InterNACHI will pay up to $25,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

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

2: ROOF

Information

Roof Type/Style
Gable

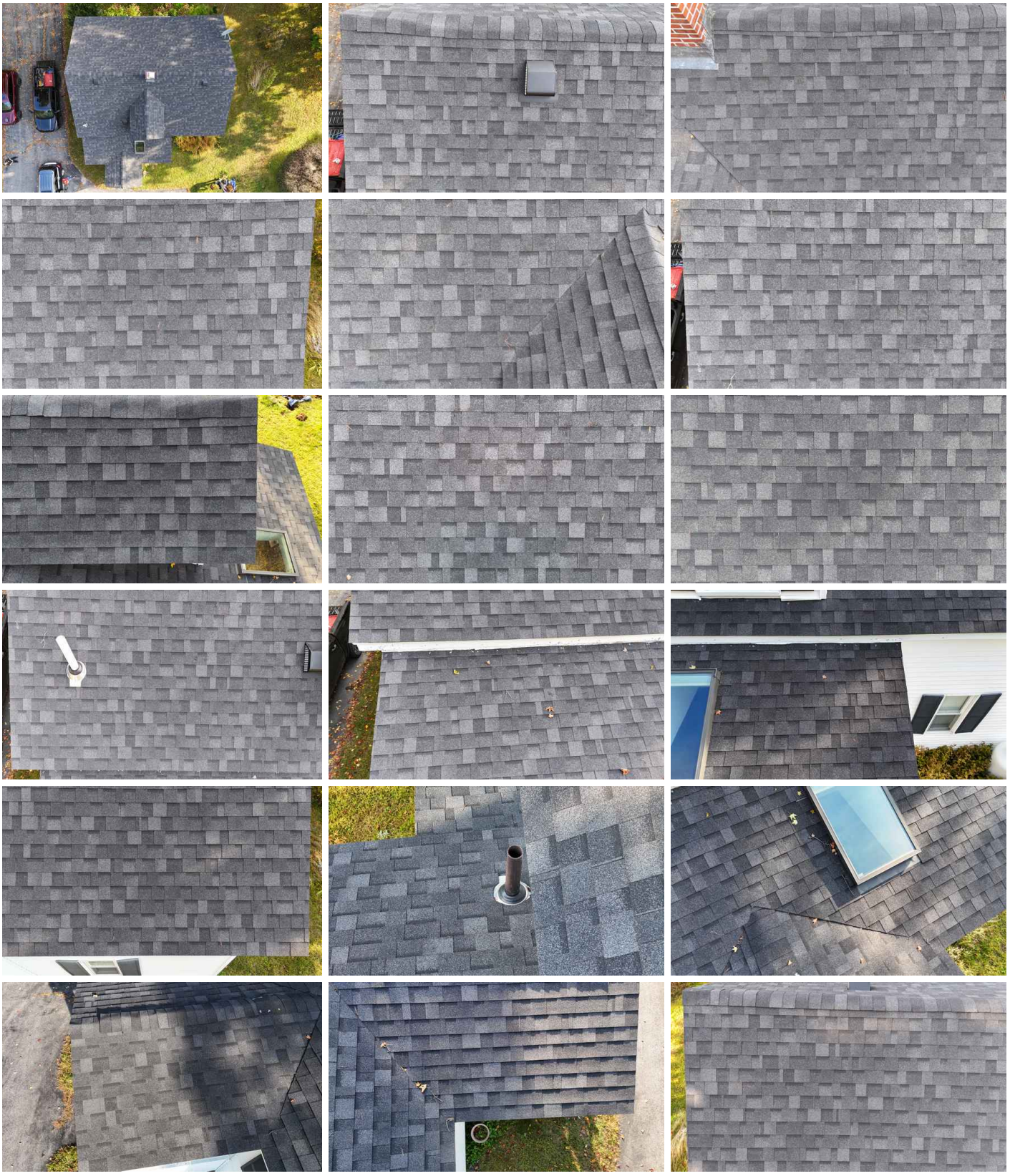
Flashing: Material
Aluminum

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 Covering: Homeowner's Responsibility

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

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

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

Roof Covering: Type of Roof-Covering Described

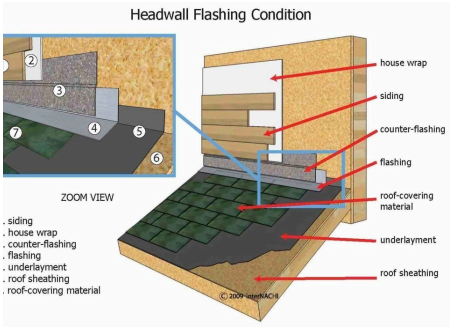
Asphalt Shingle

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.

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

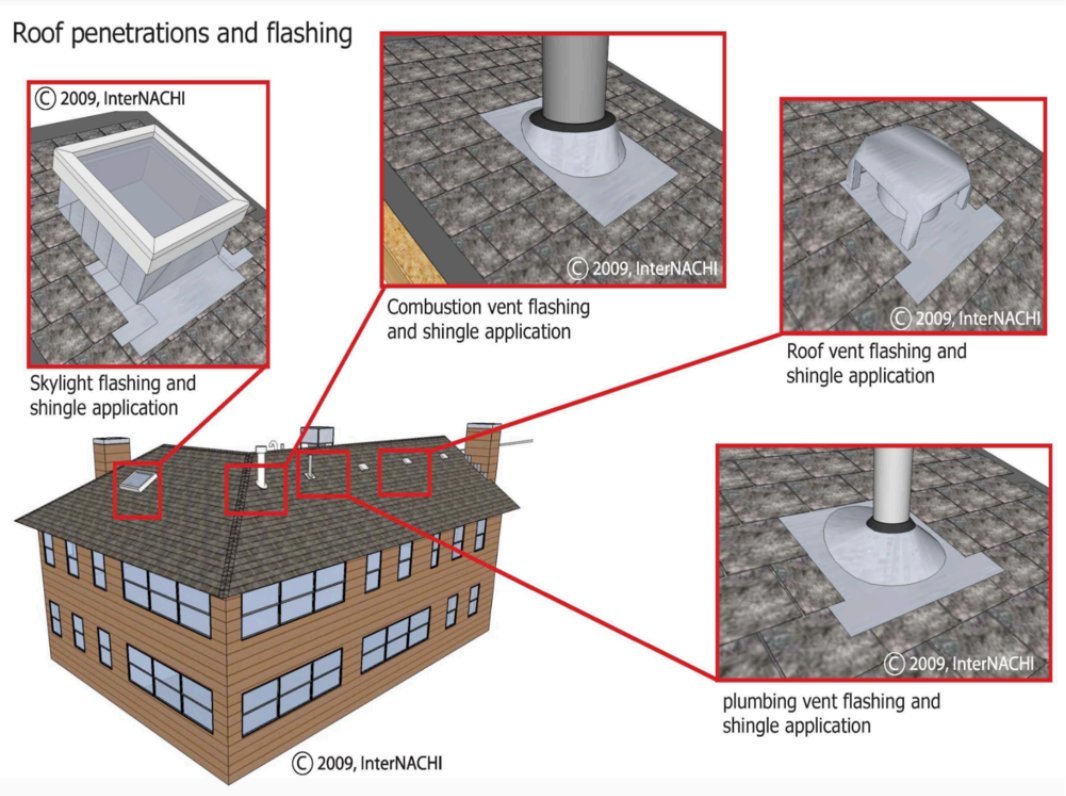
Flashing: Eaves and Gables

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

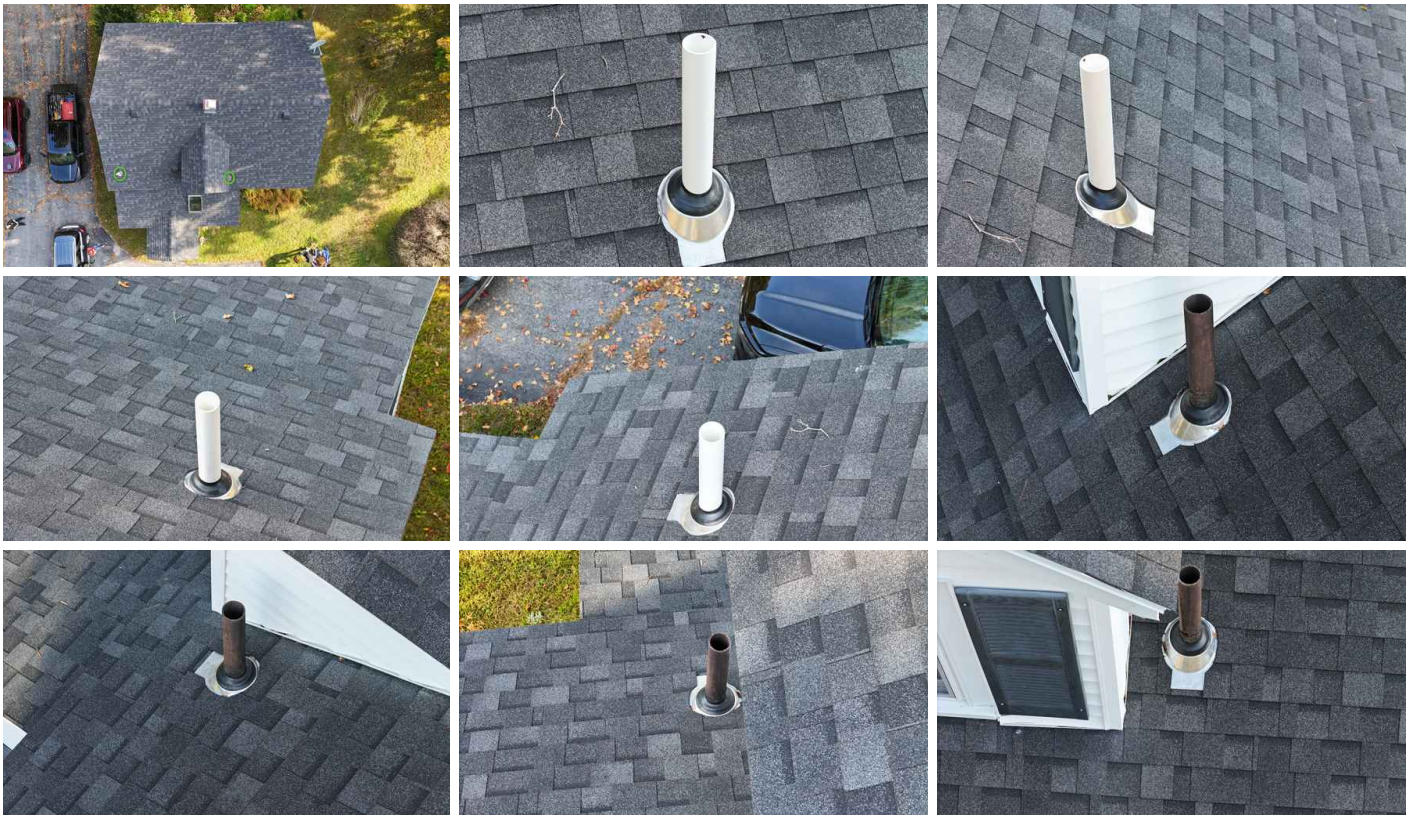
Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

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.



Limitations

General

ROOF TOO HIGH TO SAFELY WALK

The Inspector was unable to safely access the roof due to its height, and roofing materials and components were inspected by the use of a drone. The Inspector recommends that before the expiration of the Inspection Objection Deadline, you make arrangements to have the roof inspected by a qualified roofing contractor.

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.

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

2.4.1 Gutters & Downspouts

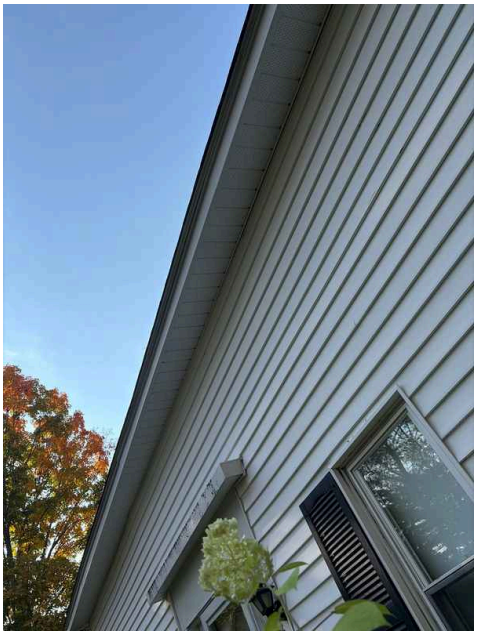
Major Defect

GUTTERS MISSING

Gutters are necessary to properly collect rain water from the roof, control it, divert it, and discharge that water away from the house and its foundation. Gutters also protect wood materials from rot due to roof run off and splash back. A missing gutter is a defect. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor



3: CHIMNEY, FIREPLACE, OR STOVE

Information

Masonry Chimney: Masonry Chimney Exterior Was Inspected

The chimney exterior was inspected during my home inspection.







Masonry Chimney: Masonry Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

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






Masonry Chimney: Masonry Chimney Hood or Cap Installed

A hood or cap was installed at the masonry chimney. Good.

Masonry chimneys without hoods should have stone or reinforced concrete caps at the top. Some masonry chimneys have hoods over the flues. Hoods on masonry chimneys consist of stone or reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.



Wood-Burning Stove: Not Inspected

The home inspection did not include the wood-burning stove and its components. A stove is not part of a home inspection. Please ask the homeowner or occupant about the stove, how it works, how to maintain it, and what problems may exist.



Limitations

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Recommendations

3.1.1 Masonry Chimney

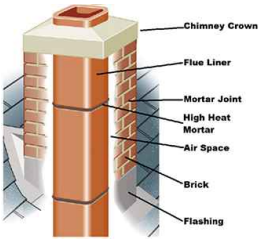
Major Defect

CROWNED CAP DEFECT

I observed indications of a defect at the chimney crowned cap. This is the top of the chimney that is shaped or "crowned" to divert water away from the top of the chimney stack. There is no crown cap on this chimney. This would be ok if the metal base plate of the rain cap covered the entire top of the chimney but it doesn't. The mortar joints at the top that are exposed will deteriorate more quickly. The metal plate is sealed with sealant to prevent water from getting into the chimney but sealant will degrade, shrink, and crack over time. The opening of the chimney was too large for the metal base plate so another one was attached with sealant. There is also an opening that did not get sealant.

Recommendation

Contact a qualified chimney contractor.









4: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

Wall-Covering, Flashing & Trim: Siding Style

Clapboard

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

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.

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

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.

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.

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.

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, and Balconies : 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.

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.

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

4.2.1 Eaves, Soffits & Fascia

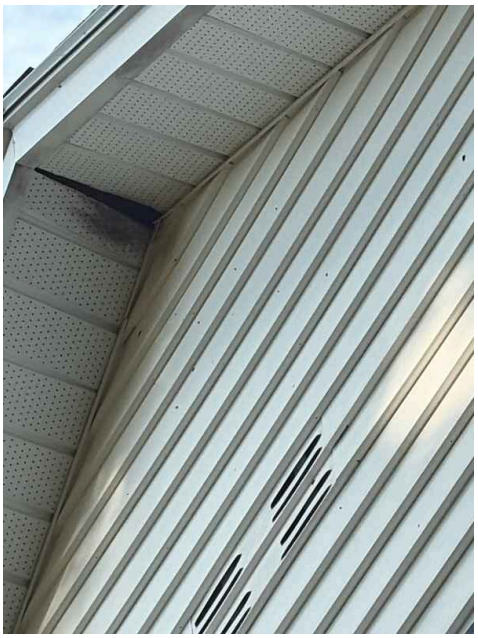
Minor Defect

VINYL OPENING IN SOFFIT

The vinyl soffit material does not cover the entire soffit at this peak.
This may allow openings for wasps and bats to enter the attic space.

Recommendation

Contact a qualified siding specialist.



4.2.2 Eaves, Soffits & Fascia

Minor Defect

WATER STAINS AT 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.

Recommendation

Contact a qualified professional.

4.3.1 Wall-Covering, Flashing & Trim

Minor Defect

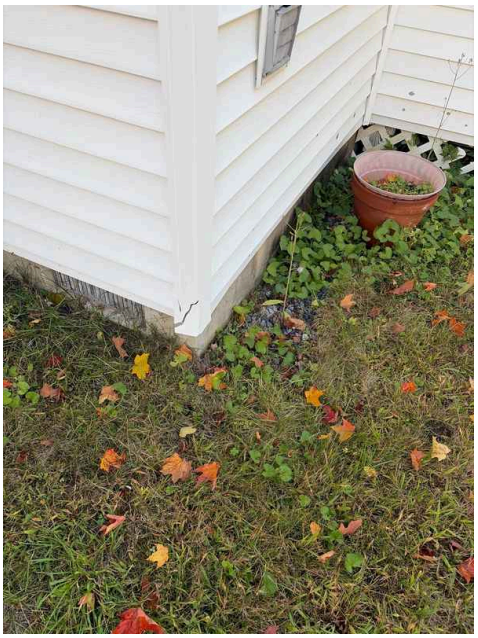
DAMAGED WALL-COVERING MATERIAL

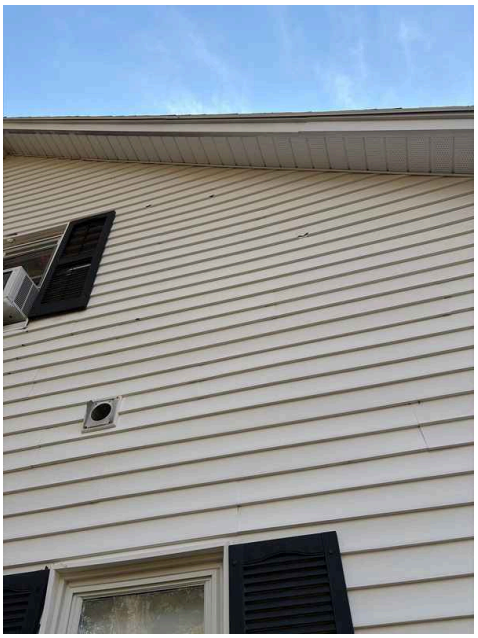
I observed indications of a defect at the exterior wall-covering material.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified siding specialist.





4.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Minor Defect

DENSE VEGETATION

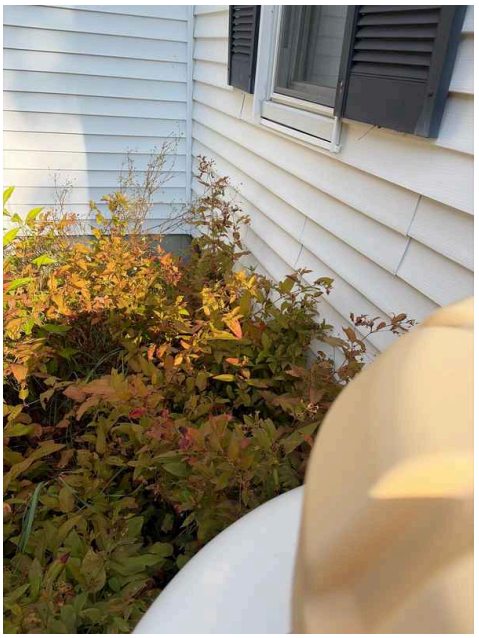
I observed dense vegetation around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation. Vegetation should be at least a foot away from the structure.

Trimming, pruning and some landscaping is recommended.

Recommendation

Recommended DIY Project





4.5.1 GFCIs & Electrical

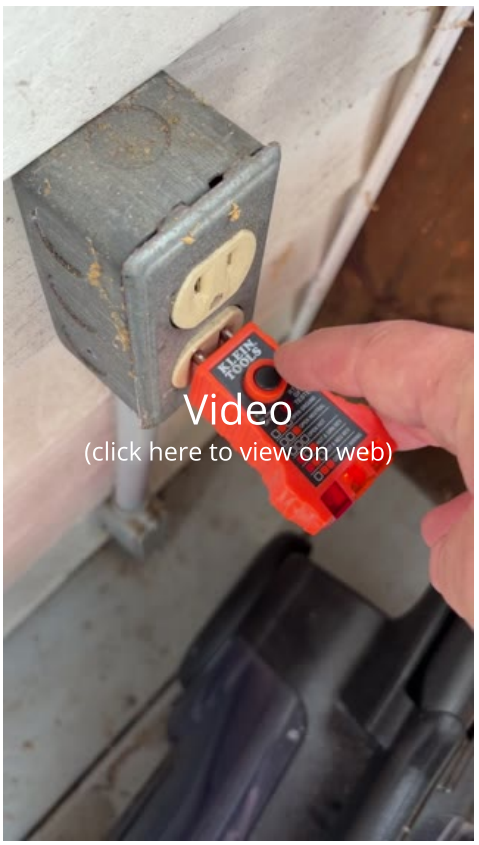
Major Defect

MISSING GFCI

I observed indications that a GFCI is missing in an area that is required to keep people safe.

Recommendation

Contact a qualified electrical contractor.



4.7.1 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

SLIPPERY STEPS

I observed indications at the stair treads or steps are slippery as they are covered in moss.

Recommendation

Contact a handyman or DIY project



4.8.1 Porches, Patios, Decks, and Balconies

Major Defect

LEDGER BOARD DEFECT

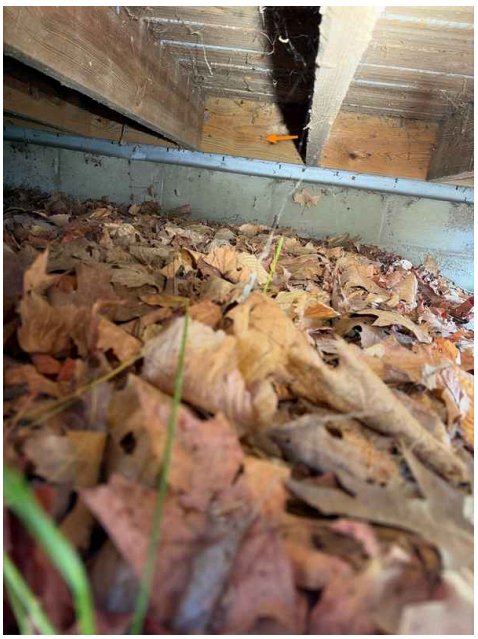
I observed indications of a defect at the ledger board of the deck.

The ledger board is not properly attached to the building. It is attached with nails when it should be attached with 1/2 inch lag bolts or structural screws rated for the application. This can cause the deck to pull away from the building and possibly collapse.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified deck contractor.





4.8.2 Porches, Patios, Decks, and Balconies

Major Defect

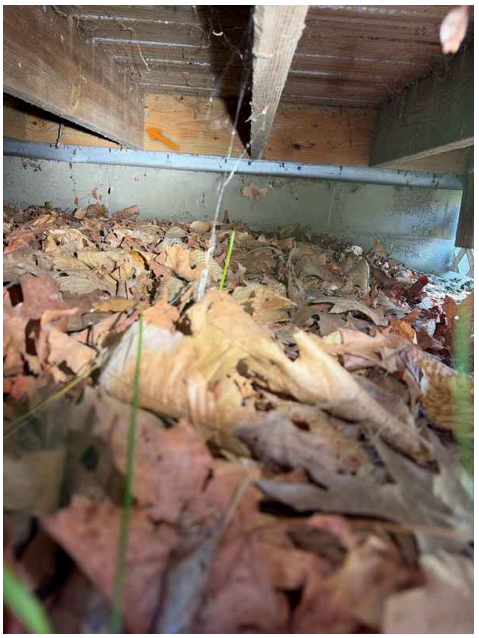
DECK - FASTENER DEFECT

I observed a defect at the deck related to fasteners (ie nails or screws). The joists of the deck are toenailed into the ledger board when they should be attached with joist hangers.

Correction and further evaluation of the deck is recommended.

Recommendation

Contact a qualified deck contractor.



4.9.1 Railings, Guards & Handrails

Major Defect

GUARD OPENING WAS TOO LARGE (4")

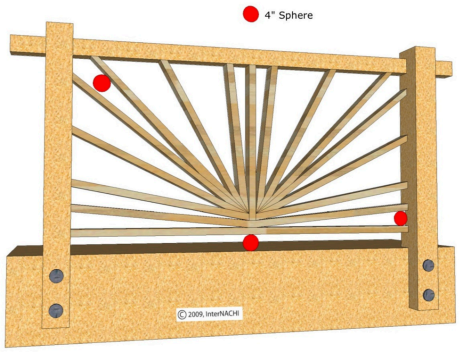
I observed improper spacing between intermediate balusters, spindles and rails at a required guard. This is a safety hazard, especially for small children.

Guards may not allow the passage of a sphere 4 inches in diameter.

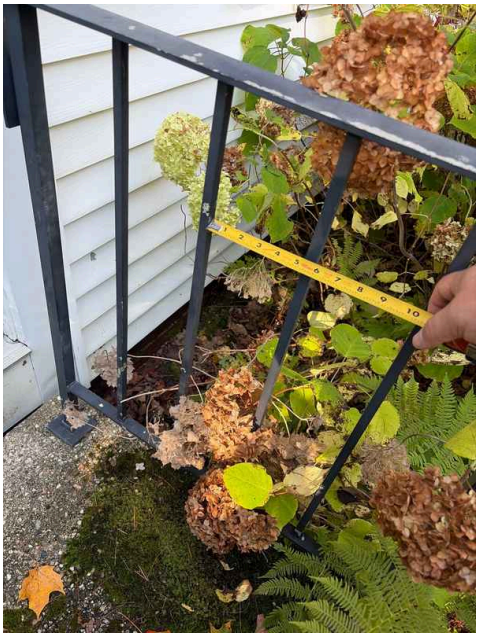
Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.



4-inch sphere opening at a guard



4.11.1 Exterior Doors

Major Defect

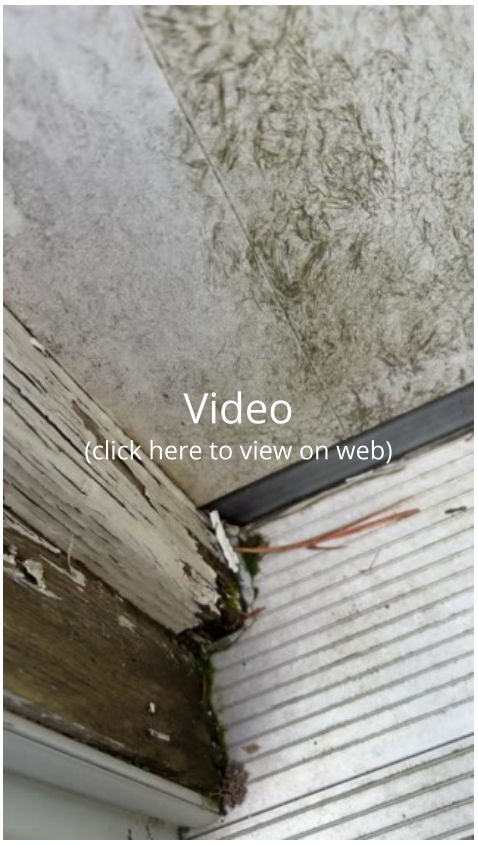
WOOD ROT AT DOOR

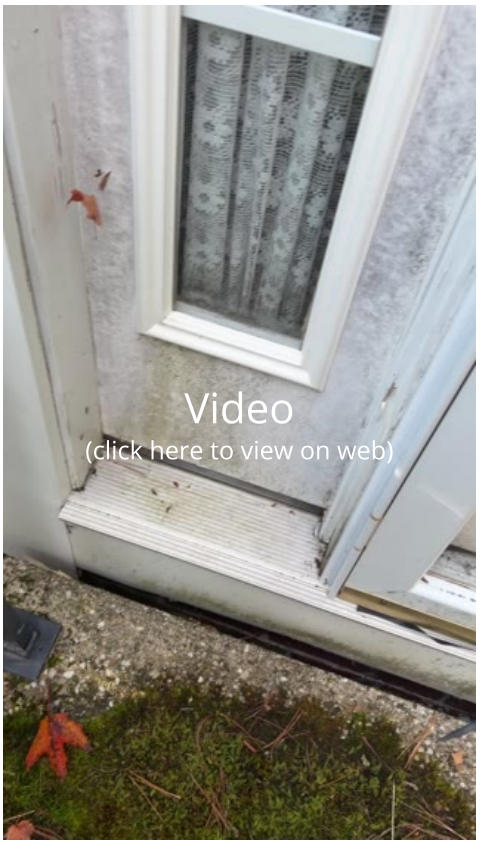
I observed wood rot at the exterior door.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.





4.11.2 Exterior Doors

Minor Defect

WEATHERSTRIPPING DAMAGED

Door has damaged weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Here is a DIY guide on weatherstripping.



4.11.3 Exterior Doors

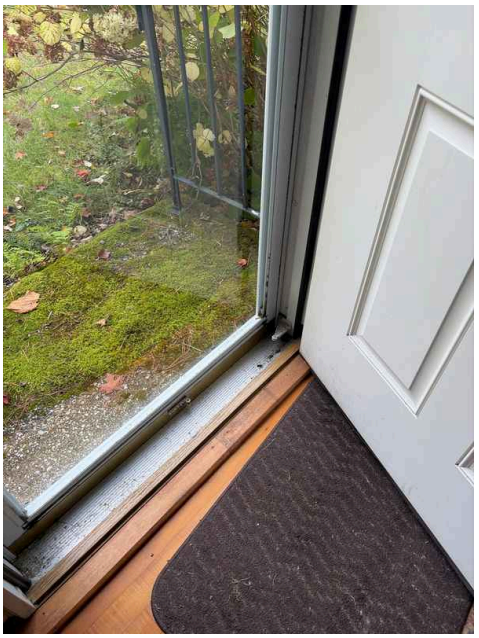
Major Defect

MISSING DOOR CLOSER

The exterior door is missing a closer mechanism, which is typically a hydraulic or pneumatic device that automatically closes the door after it is opened. Without a closer, the door may not close properly, allowing drafts, pests, and weather to enter the home. A strong wind could cause the door to swing open violently causing damage to people and property. A qualified professional or handyman should install an appropriate door closer to ensure the door functions correctly and maintains weatherproofing.

Recommendation

Contact a qualified professional.



4.12.1 Exhaust Hoods

Minor Defect

DAMAGED EXHAUST HOOD

I observed an exhaust hood that was damaged. The hood that serves the bathroom fan does not have anything to protect it from birds, and bats entering.

Recommendation

Contact a handyman or DIY project





5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Type of Basement Foundation Described
Brick

Insulation in Foundation/Basement Area: Type of Insulation Observed
Foam-board

Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described
Masonry Block, Brick

Under-Floor Crawlspace: Under-Floor Crawl Access Location
Basement

Insulation in Crawlspace: Type of Insulation Observed
Foam-board

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: Basement Was Inspected

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

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, 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.

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: Insulation Was Inspected

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

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

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

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

1-3 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.

Ventilation in Foundation/Basement Area: 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.

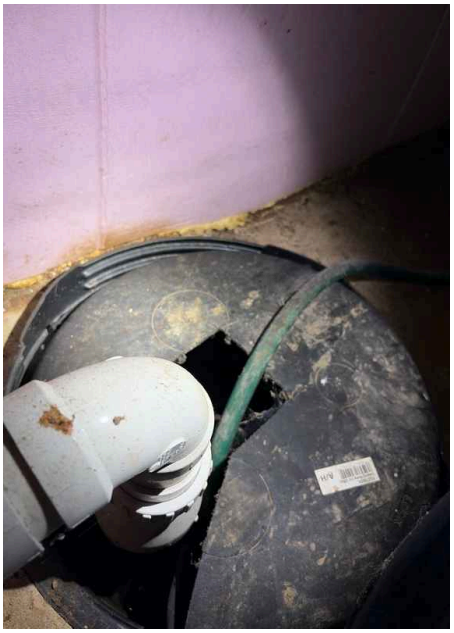
Sump Pump: Sump Pump Installed

I observed a sump pump was installed in the house.

Neglecting to test a sump pump routinely, especially if it is rarely used, can lead to severe water damage when a heavy storm, snow melt, or flooding sends water against the home.

Overload of the sump pump due to poor drainage elsewhere on the property can lead to pump failure. Frequent sump operation can be a sign of excessive water buildup under the basement floor due to poorly sloped landscaping, poor rain runoff, gutter back-flows, and other problems.

Lack of a back-up sump pump, which can be quickly installed in the event the first pump fails, can lead to serious water damage and property loss. This is especially important if the sump pump is relied upon to maintain a dry basement, or if the house is located in an area of seasonally high groundwater. Sump failure can cause extensive water damage and the loss of valuable personal belongings.



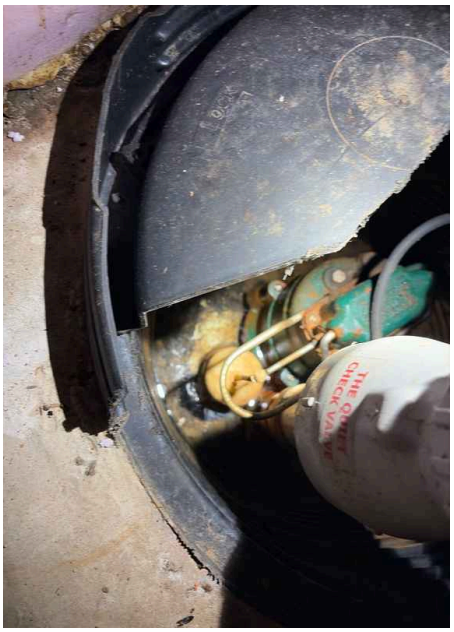
Sump Pump: Sump Pump Activated

I activated the sump pump. It turned on.

The sump pump should not recycle. When a sump pump is used to keep a buildings interior dry, the discharge should drain away from the building and should not add to the subsurface water condition that the sump pump is meant to control.

Sump Pump: Water in Sump Pump

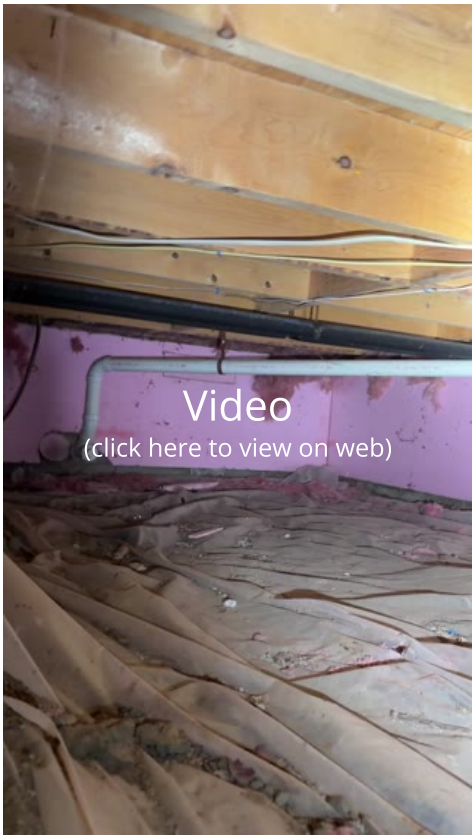
I observed standing water in the sump pump bucket. This may indicate that the sump pump is critical and necessary to keep the house basement or foundation from having water intrusion problems developing.



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. There are two crawlspace areas in this home. One is relatively modern and under the kitchen addition. The other is an original section of crawlspace and encompasses the street facing side of the home.





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

1-3 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.

Limitations

Basement

FOAM BOARD

The walls of the basement were insulated with foam board. This is a great idea for energy conservation however I was unable to see the condition of the basement walls behind the foam board.

Sump Pump

UNABLE TO DETERMINE DISCHARGE OF SUMP PUMP

I was unable to determine where the sump pump discharges. It should discharge outside far enough away from the house foundation. Monitoring is recommended.

Recommendations

5.1.1 Basement

IMPROPER SUPPORT POSTS

Major Defect

The floor structure support beam was improperly supported. The rusted out steel post was replaced with a temporary post. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for installation of proper support posts.



Recommendation

Contact a qualified professional.

5.1.2 Basement

Major Defect

IMPROPER NOTCH, HOLE, OR CUT



I observed indications of cutting, notching and boring of framing members that may, in my opinion, present a structural or safety concern.

There are structural concerns because of this condition.

Correction and further evaluation is recommended.

Notches in solid lumber joists, rafters and beams can not be greater than 1/6th of the member's depth, must not be longer than 1/3rd of the member depth, and must not be located in the middle 1/3rd of the span.

Notches at the ends must not exceed 1/4th the member depth.

The tension side of members 4 inches or greater in thickness must not be notched, except at the ends.

The diameter of holes bored or cut into members must not exceed 1/3rd the member depth.

Holes must not be closer than 2 inches to the top or bottom of the member, or to any other hole located in the member. If the member is notched, the hole must not be closer than 2 inches to the notch.

Recommendation

Contact a qualified professional.

5.1.3 Basement

Major Defect

IMPROPER CONSTRUCTION PRACTICES

An old joist had a section removed and was replaced with a section of 2X6. I could not see how the section was attached to the original joist and appeared to be held on by tension. The old joists are full logs so have a rounded profile and may be difficult to sister but I would recommend flattening some of the old joist to properly sister some lumber to it or creating and new full joist spanning the full distance along side of this one.

Recommendation

Contact a qualified professional.



5.1.4 Basement

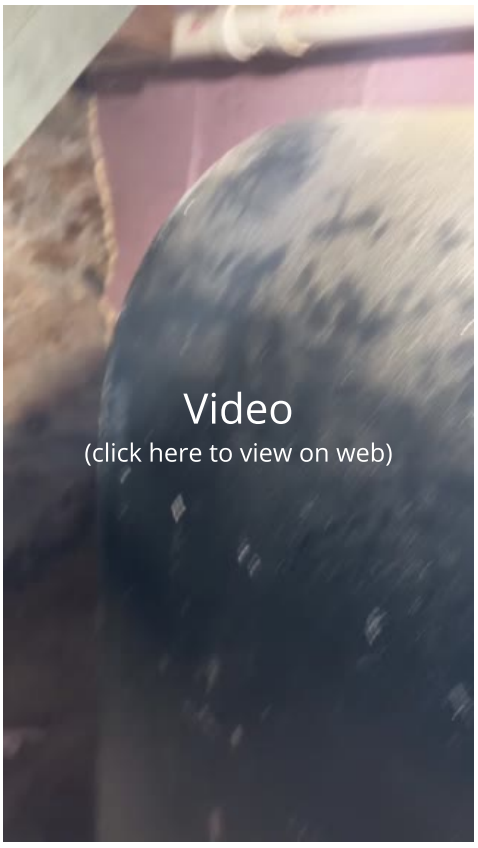
DRY ROT

Major Defect

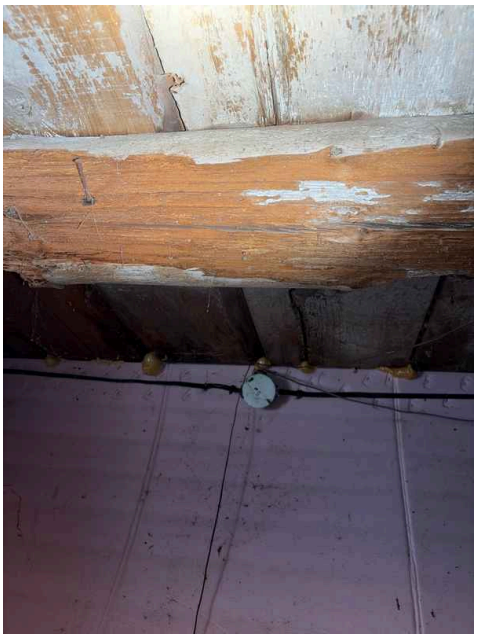
Much of the original joists and beams were dry rotted. Some of these still have adequate strength but some are extensively rotted and should be repaired/replaced. I recommend fully evaluating the floor support structure and repairing/replacing those components that are significantly rotted.

Recommendation

Contact a qualified professional.







5.1.5 Basement

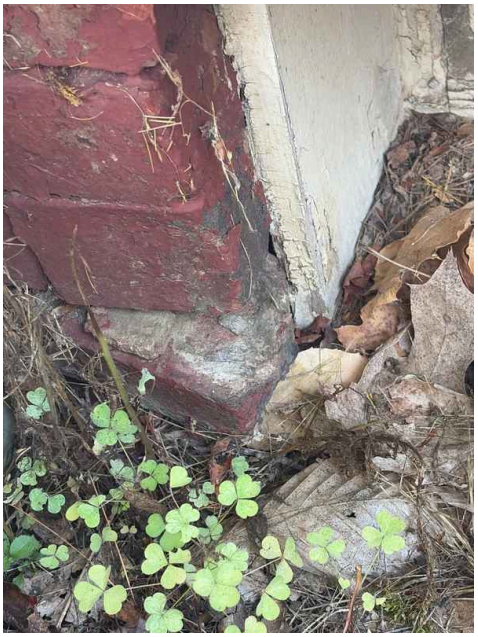
FOUNDATION REPOINTING NEEDED

Major Defect

The brick foundation mortar joints require repointing to restore structural integrity and prevent water infiltration. Deteriorated mortar allows moisture to penetrate the foundation, which can lead to efflorescence, spalling, and eventual structural compromise. A masonry contractor should evaluate the extent of deterioration and perform professional repointing to seal the joints and protect the foundation.

Recommendation

Contact a qualified professional.








5.1.6 Basement

POWDERING BRICK

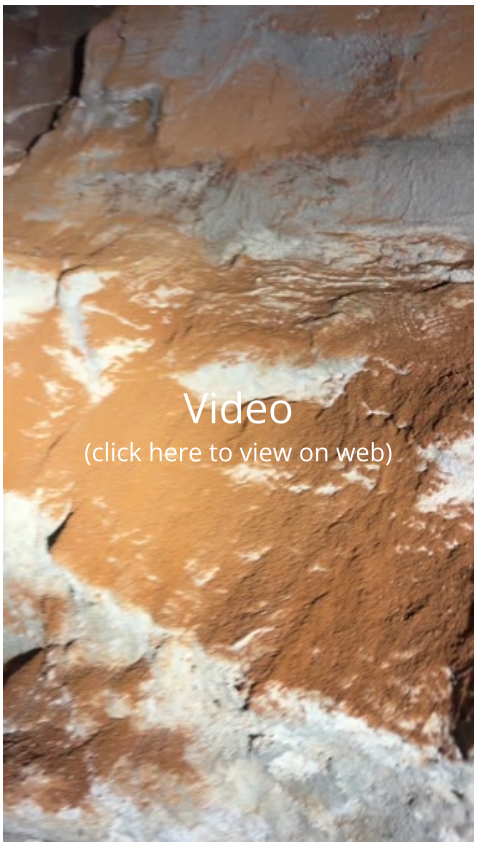
Major Defect

Brick surfaces are deteriorating and crumbling, with mortar or brick material turning to powder. This indicates moisture damage typically from long term exposure in a high humidity environment or efflorescence affecting the masonry. A masonry contractor should evaluate the extent of deterioration and recommend appropriate repairs or repointing to prevent further structural compromise.

The brick foundation walls on the exterior were covered with foam board so I could not see their condition but its likely that they are also experiencing this condition.

Recommendation

Contact a qualified professional.



5.4.1 Sump Pump

Major Defect

BATTERY BACK-UP FOR SUMP PUMP RECOMMENDED

I recommend a battery back-up system for the sump pump.

Recommendation

Recommended DIY Project

5.5.1 Under-Floor Crawlspace

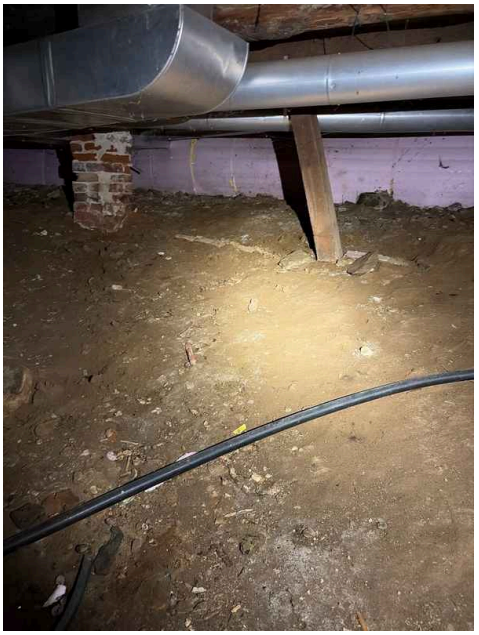
Major Defect

NO VAPOR BARRIER

The floor of the crawlspace is a dirt floor. Dirt contains a lot of moisture and can hold onto moisture for a long time. In an enclosed space like a crawlspace the dirt will release its moisture into the air as water vapor which can cause high humidity in these spaces leading to many problems like wood destroying insects, mold, and dry rot of wood. I recommend installing a vapor barrier on the floor of the crawlspace such as 6 mil plastic sheeting to prevent excessive humidity in the crawlspace.

Recommendation

Contact a qualified professional.



5.5.2 Under-Floor Crawlspace

Minor Defect

DAMAGED DRYER EXHAUST PIPE

I observed indications of a disconnected exhaust pipe. I do not know what if anything this duct serves but it is disconnected.

Recommendation

Contact a qualified appliance repair professional.



5.5.3 Under-Floor Crawlspace

Major Defect

INADEQUATE SUPPORT POSTS

The floor structure support beam was improperly supported. The two brick supports had extensive powdering of the brick which effects its structural integrity. There was also a 6x6 piece of lumber that appeared have once been wedged under a beam as support that has moved and is no longer helping to support the beam. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for installation of proper support posts.







6: HEATING

Information

Heating System Information: Brand
Thermo Pride



Heating System Information: Energy Source
Oil

Heating System Information: Heating Method
Warm-Air Heating System

Thermostat and Normal Operating Controls: Thermostat Location
Living room



Heating System Information: AFUE Rating

80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

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 has an air filter, be sure to keep that filter cleaned.

Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.



Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch. I inspected it. It worked when I used it during my inspection.



Recommendations

6.1.1 Heating System Information

Major Defect

NO SERVICE TAG

I was not able to find a service tag to tell when the last maintenance was done. Ideally these systems should be evaluated and cleaned once a year. I recommend asking the homeowner when the last service was done and by whom.

Recommendation

Contact the seller for more info

6.1.2 Heating System Information

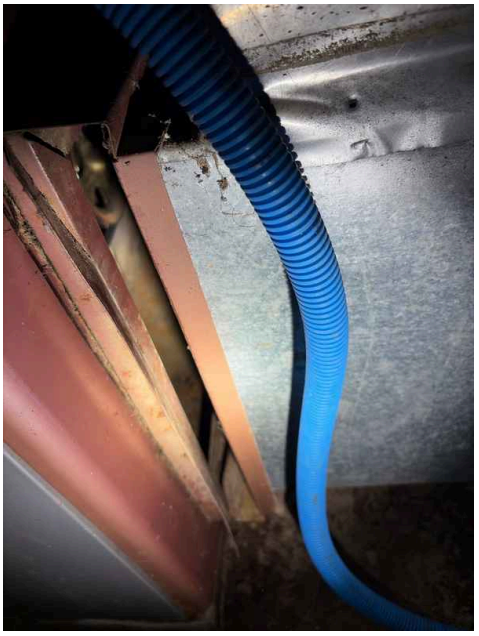
Major Defect

MISSING FILTER

The furnace is missing a filter.

Recommendation

Recommended DIY Project



7: PLUMBING

Information

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

Water Supply : Filters
None

Hot Water Source: Location
Basement



Hot Water Source: Capacity
40 gallons

Hot Water Source: Inspected TPR Valve
I inspected the temperature and pressure relief valve.

Drain, Waste, & Vent Systems: Material
Copper, Iron, PVC

Water Supply & Distribution Systems: Water Supply Material
Copper

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 Private

The water supply to the house appeared to be from a private 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: Inspected Hot Water Source

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

Hot Water Source: Type of Hot Water Source

Electric 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: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.



Drain, Waste, & Vent Systems: **Inspected Drain, Waste, Vent Pipes**

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

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

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

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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

Drain, Waste, & Vent Systems

PRIVATE SEPTIC DISCLAIMER

The home had a private onsite wastewater sewage treatment system. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be extremely expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by a qualified contractor.

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.

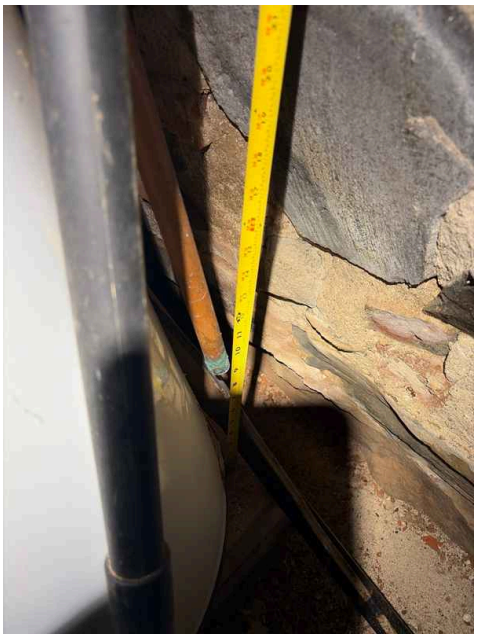
Recommendations

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.

Recommendation

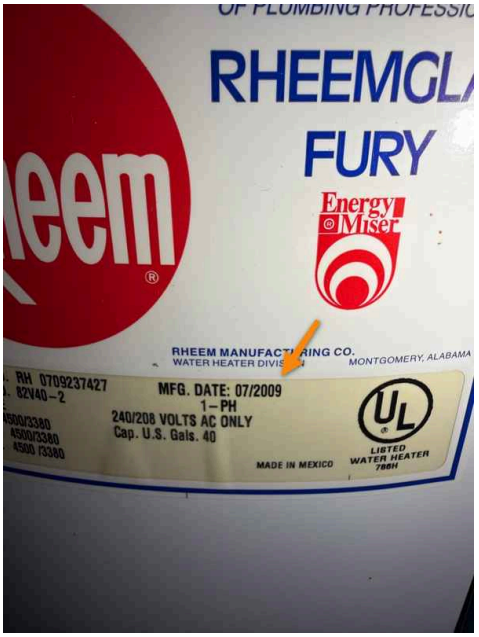
Contact a qualified plumbing contractor.

7.3.2 Hot Water Source

Major Defect

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. These water heaters have a typical lifespan of 8-12 years. Recommend monitoring it's effectiveness and replacing in the near future.

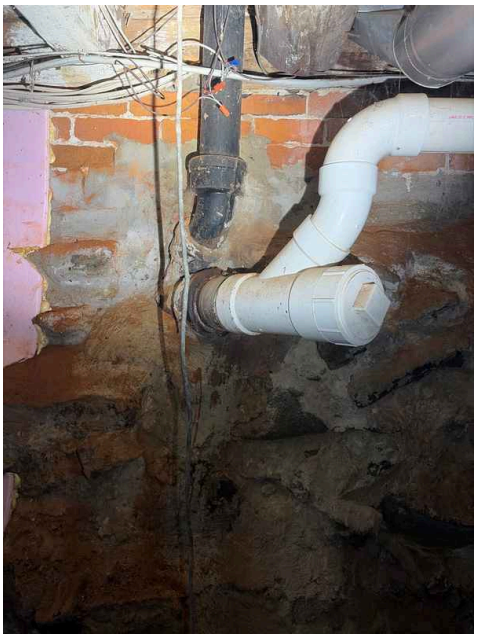


7.4.1 Drain, Waste, & Vent Systems

Major Defect

CAST IRON DRAIN PIPE

Some of the DWV plumbing was made of cast iron. Cast iron can last from 50-75 years. At the time this type of plumbing was installed it would be near the end of it's useful life. This pipe rusts from the inside so you will not know it's failing until it fully fails. If its in your budget to replace it would be prudent. If it's not in your immediate budget to replace this I recommend planning for a future replacement and periodically monitoring the system.



Recommendation

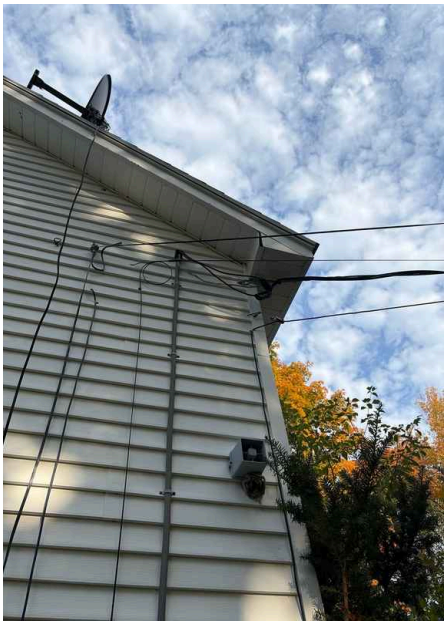
Contact a qualified plumbing contractor.

8: ELECTRICAL

Information

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.



Panelboards & Breakers: Main Panel Location

Basement

Panelboards & Breakers: Panel Type

Circuit Breaker

Panelboards & Breakers: Panel Capacity

100 AMP

Panelboards & Breakers: Panel Manufacturer

Siemens

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex), Old Ungrounded Wiring