THI INSPECTIONS
5626659229
thiinspections19@gmail.com

INSPECTION REPORT BY THI INSPECTIONS

8531 Vicki Dr
Whittier, CA 90606

Eduardo Ávalos
05/13/2026

Inspector
Bobby Jimenez
Allied Schooling
5626659229
thiinspections19@gmail.com

Agent
Melissa Arevalo
melissa.arevalo.re@gmail.com

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1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy
Occupied, Furnished

General Inspection Info: Weather Conditions
Sunny

General Inspection Info: Type of Building
Single Family, Attached

General Inspection Info: In Attendance
Client, Client's Agent

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

Limitations

General Inspection Info

FURNISHED

Various areas and objects on this property may be concealed or hidden from view during the inspection. These concealed areas can include, but are not limited to, walls, floors, windows, the interiors and undersides of cabinets, sinks, countertops, closets, behind window coverings, under rugs or carpets, and beneath or behind furniture. Stored items can also obscure parts of the exterior, the area under the structure, the garage, and the attic. Please note that the inspector typically does not reposition personal belongings, furnishings, carpets, or appliances. Consequently, areas or items that are not readily accessible, concealed, or obscured due to the presence of furnishings, stored items, or debris are excluded from the inspection. It is important for the client to understand that, when furnishings, stored items, or debris are eventually moved, previously unnoticed damage or issues may come to light.

General Inspection Info

BUILDINGS/HOMES BUILT BEFORE 1990’S

Buildings constructed before the mid-1980s may contain lead and/or asbestos, commonly found in paint and various building materials like plumbing components, insulation, siding, and floor or ceiling tiles. Although laws were enacted in 1978 to restrict their use, existing stocks were still employed for some years. The EPA doesn't consider new paint layers as fully containing older lead-based coats. Both lead and asbestos pose significant health risks. However, this inspection doesn't cover their evaluation. Any reference to these materials in this report aims to guide clients to seek specialized assistance. To assess lead and/or asbestos presence, consult experts like industrial hygienists, professional labs, or abatement specialists.

2: ROOF

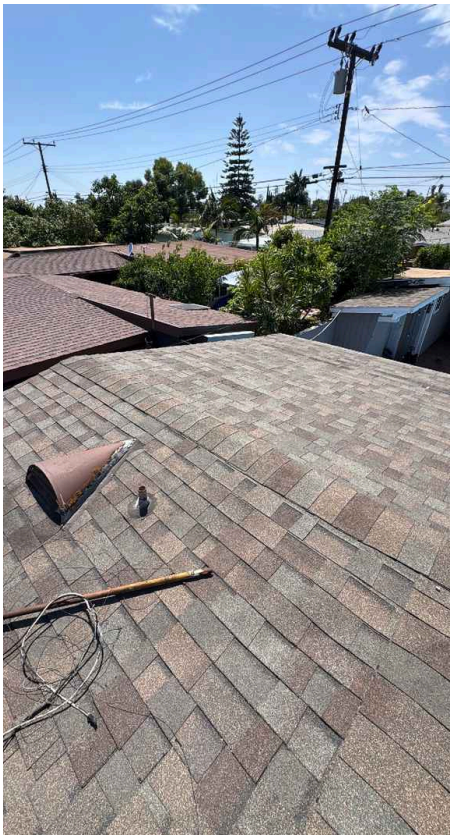
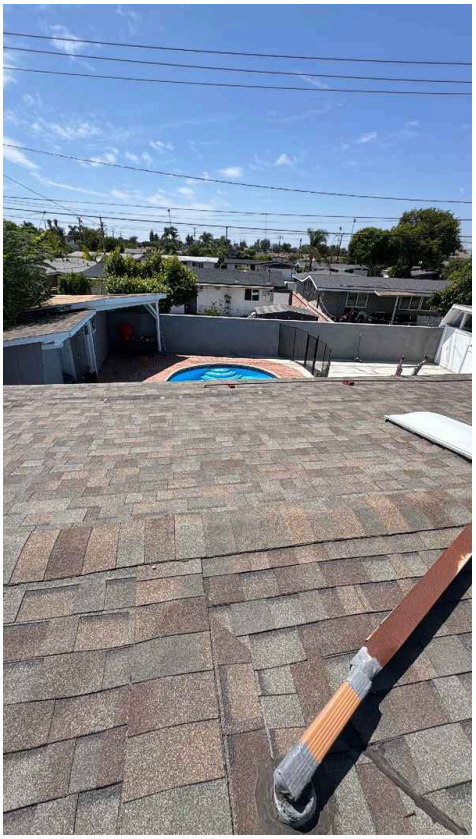
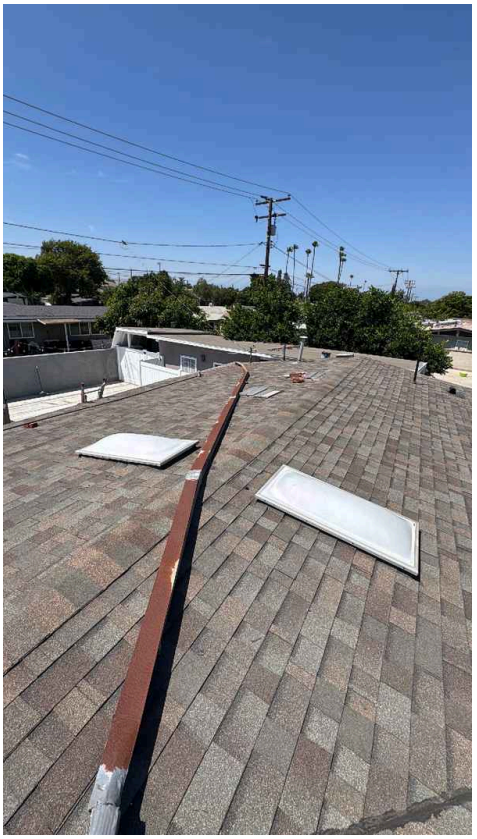
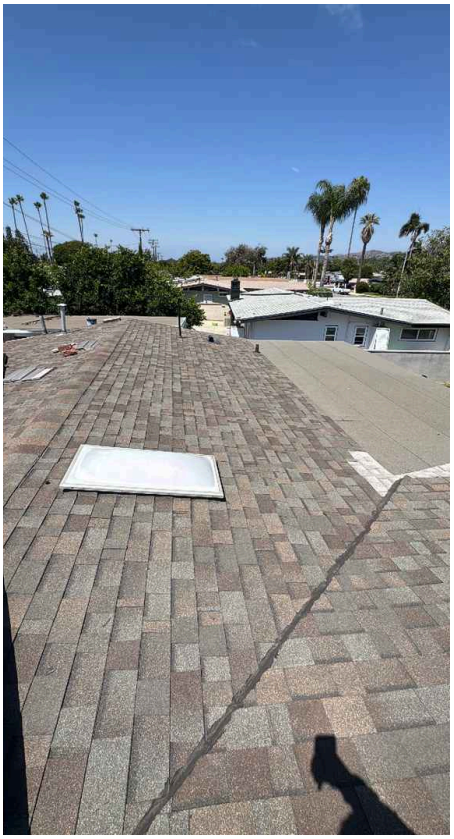
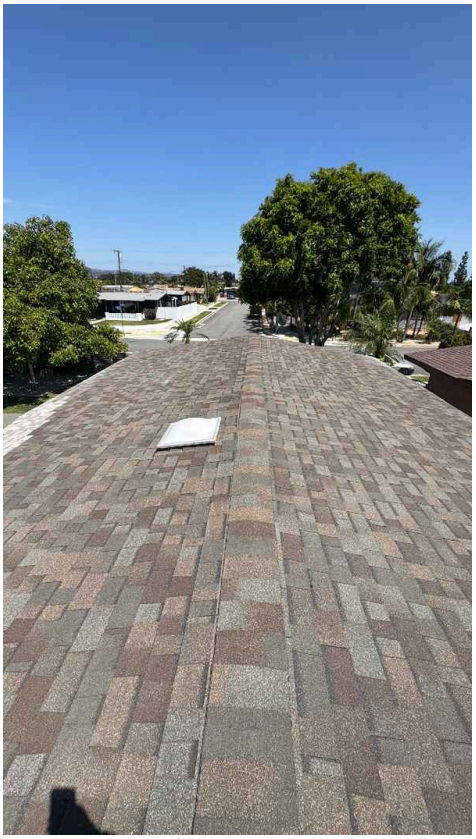
Information

Roof Covering: Homeowner's Responsibility

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

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

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

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

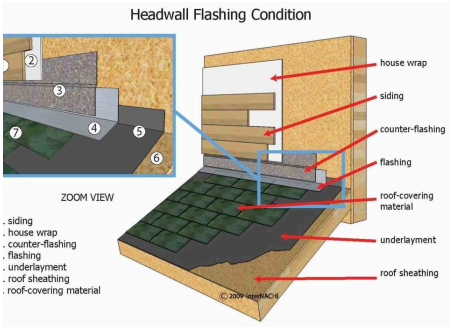
Ladder

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

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

Flashing: Wall Intersections

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



Flashing Details

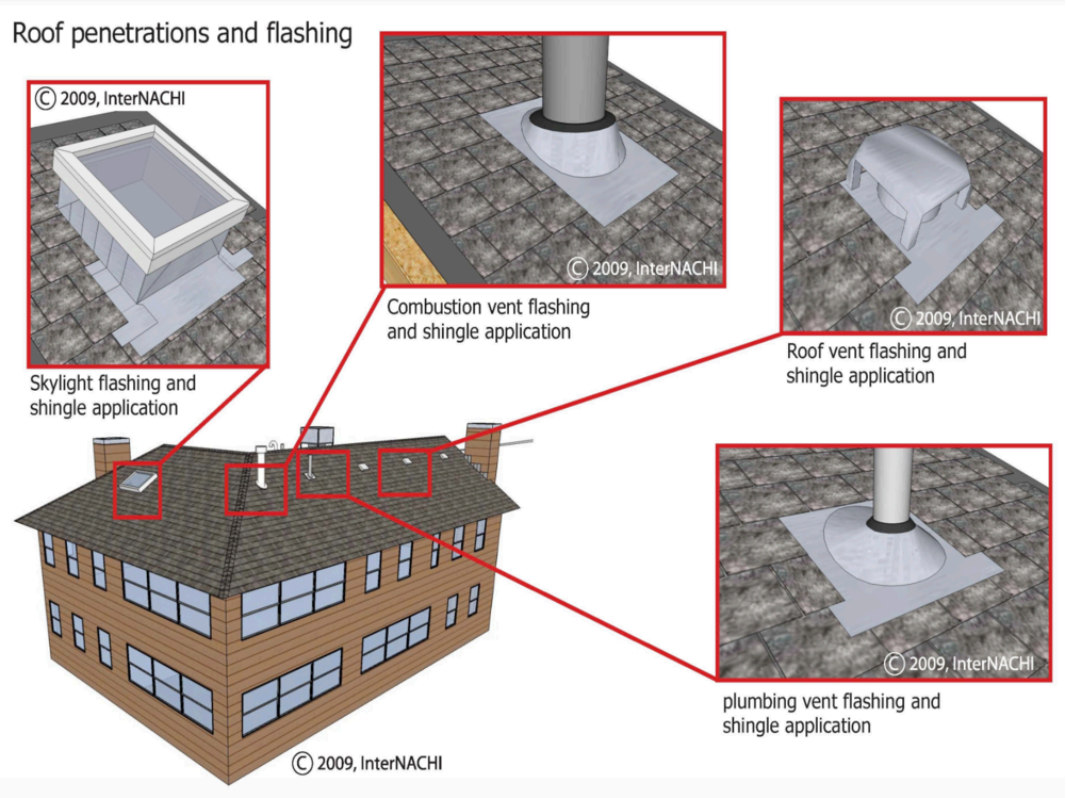
Flashing: Eaves and Gables

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

Plumbing Vent Pipes: Homeowner's Responsibility

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

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



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

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

Skylight: Skylight Was Inspected

Skylights are notoriously problematic and a common point of leaks. It is important to keep the area around the skylight free of debris and to monitor it for evidence of water leaks during heavy rains and/or winter snow melts.

From outside, watch the glazing for cracks or breaks, loosening of the flashing, and rusting or decaying frames. Skylights should be checked from the interior, too. Don't be surprised if your skylight develops a leak.

Gutters & Downspouts: Homeowner's Responsibility

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

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.

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.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Recommendations

2.1.1 Roof Covering

Minor Defect

EXPOSED FASTENERS

I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.

Recommendation

Contact a qualified roofing professional.

2.1.2 Roof Covering

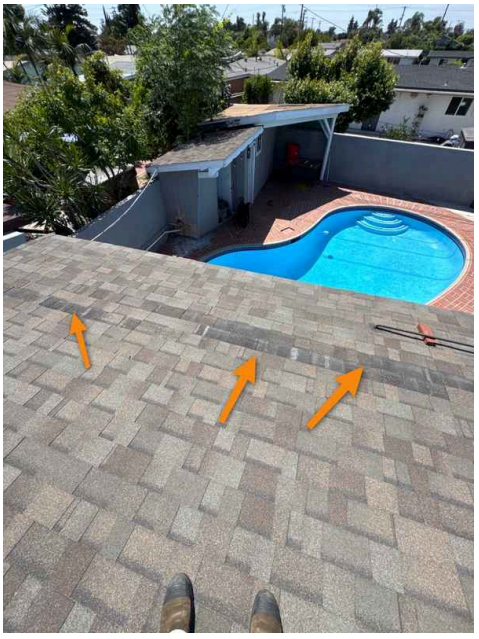
Priority Defect

CRACKED AND DAMAGED ROOF COVERING

I observed areas of cracked/splitting and damaged roof-covering materials. This is a major defect. Prone to water leaking into the house. I recommend that a qualified roofing contractor to further evaluate and make repairs to the roof system,.

Recommendation

Contact a qualified roofing professional.



2.1.3 Roof Covering

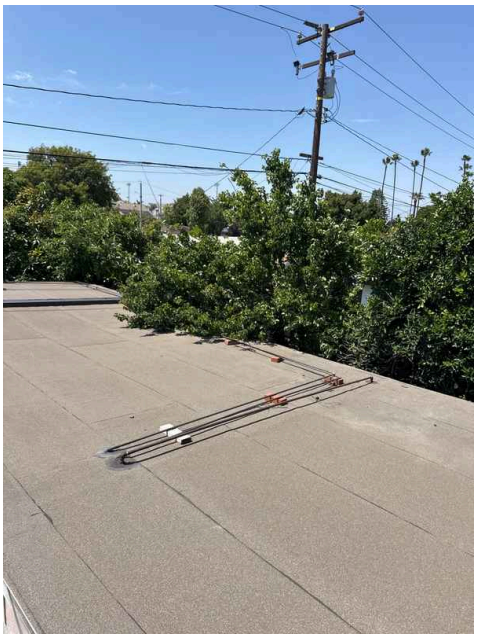
Minor Defect

TREE TOO CLOSE

I observed indications that a tree and or tree branch where overhanging the roof and maybe in contact with it.

Recommendation

Contact a qualified tree service company.



2.1.4 Roof Covering

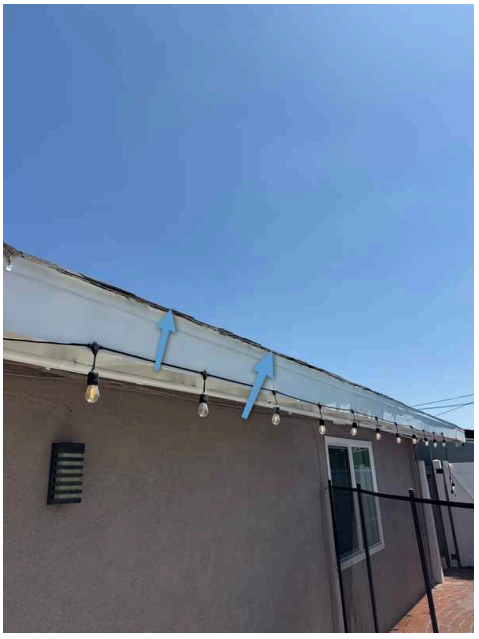
MULTIPLE LAYERS

Minor Defect

The roof surface, whether asphalt or fiberglass composition, seemed to consist of multiple layers of shingles. Extra layers of composition shingles usually endure only 80% of their rated lifespan, risking voiding the manufacturer's warranty. It's essential for the client to understand that all roofing layers must be stripped when replacing this roof surface.

Recommendation

Contact a qualified professional.



2.1.5 Roof Covering

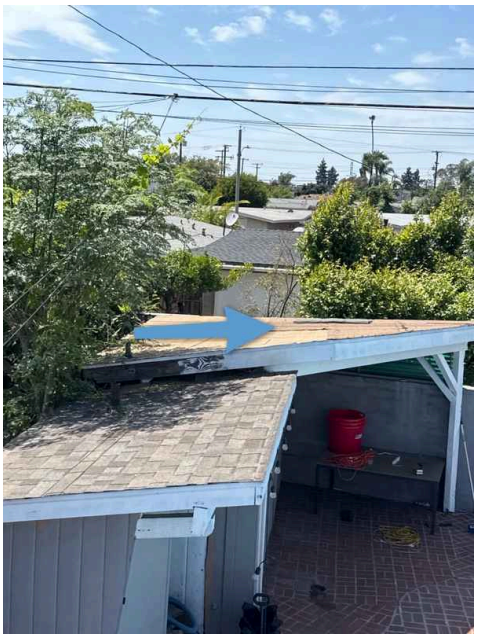
DAMAGED FLAT ROOF

Minor Defect

Some areas of the flat roof were deteriorated and in need of repair. Recommend having a roofer evaluate and make repairs as needed.

Recommendation

Contact a qualified professional.



2.2.1 Flashing

LOOSE FLASHING

Minor Defect

Loose flashing found in some areas of the roof.

Recommendation

Contact a qualified professional.

2.3.1 Plumbing Vent Pipes

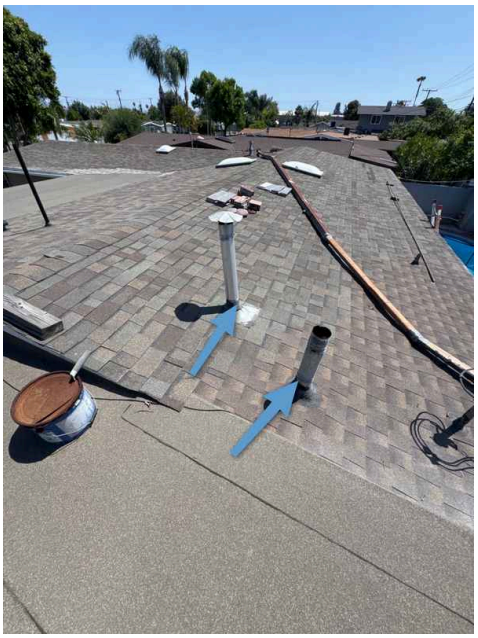
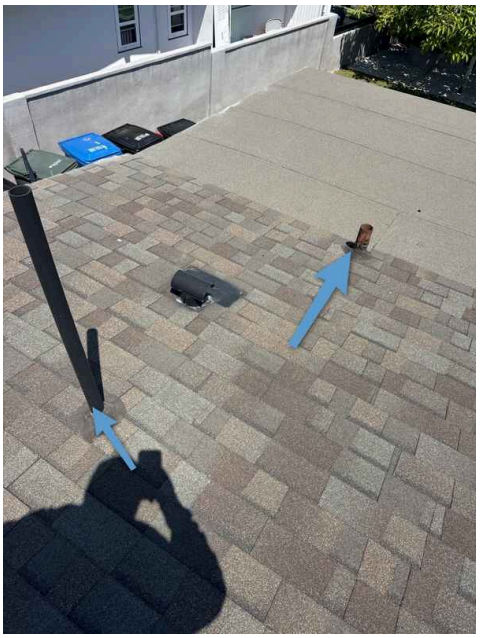
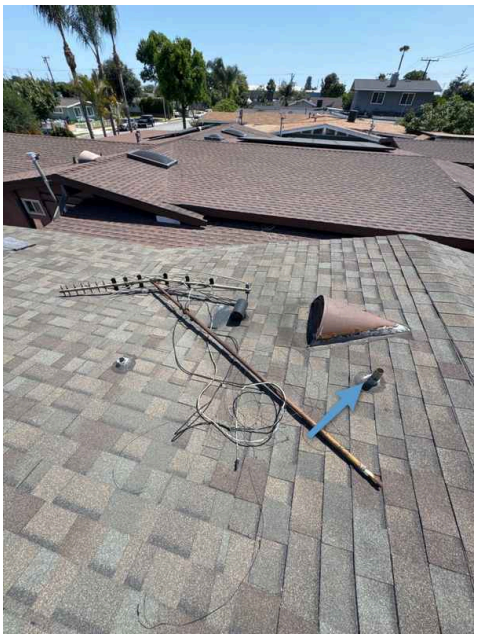
VENT PIPE FLASHING MATERIAL WAS CRACKED

Minor Defect

The rubber membrane flashing material around the vent pipe was cracked and damaged. This is prone to water penetration. Defect. Correction and further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.

2.3.2 Plumbing Vent Pipes

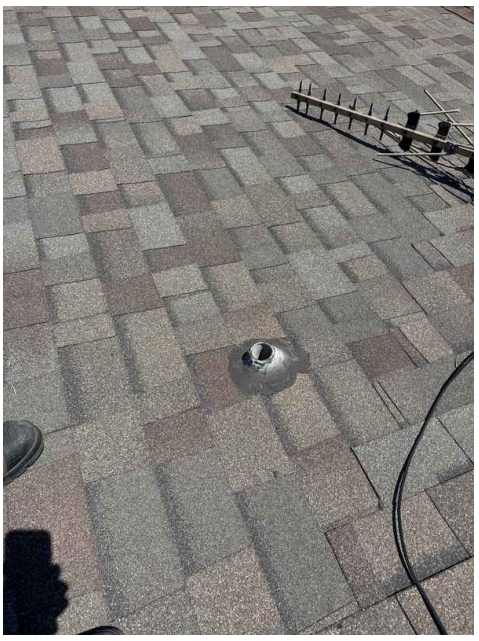
Minor Defect

VENT PIPE TOO SHORT

The vent pipe that extends above the roof surface seemed to be too short. The vent pipe must extend at least 6 inches above the roof surface of a sloped roof.

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylight

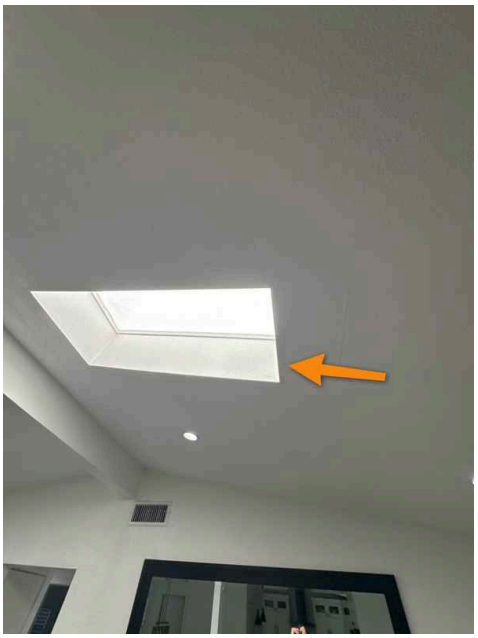
Priority Defect

STAINING NEAR SKYLIGHT

There was staining found near the skylight. Recommend monitoring the area after a rain. Also recommend having the area evaluated.

Recommendation

Contact a qualified professional.



2.5.1 Gutters & Downspouts

Minor 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. 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: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

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

Stucco

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.

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

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

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

3.2.1 Eaves, Soffits & Fascia

Priority Defect

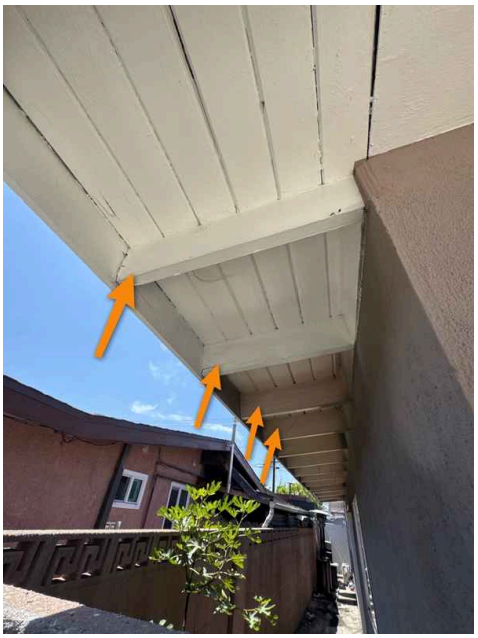
DAMAGE OBSERVED AT EAVES

I observed indications that one or more areas of the eaves were damaged.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.



3.3.1 Wall-Covering, Flashing & Trim

DAMAGED WALL-COVERING MATERIAL

Minor Defect

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

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

3.3.2 Wall-Covering, Flashing & Trim

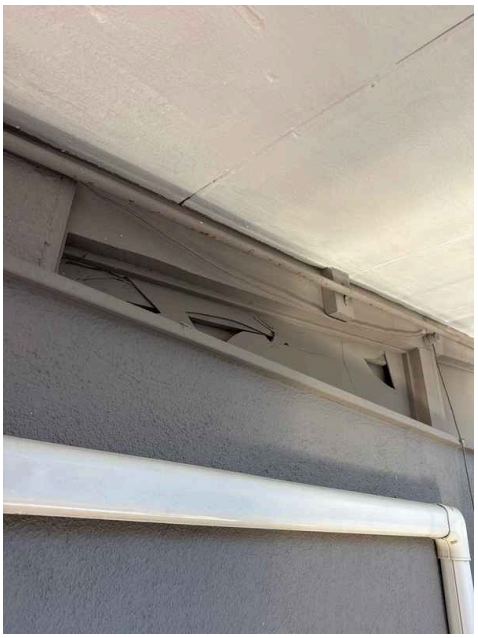
GAPS OR HOLES

Minor Defect

Gaps and holes have been identified in the exterior of the house, which could potentially serve as entry points for pests or allow water infiltration. It is imperative to address these openings promptly to prevent unwanted pests and water damage.

Recommendation

Contact a qualified professional.



3.5.1 GFCIs & Electrical

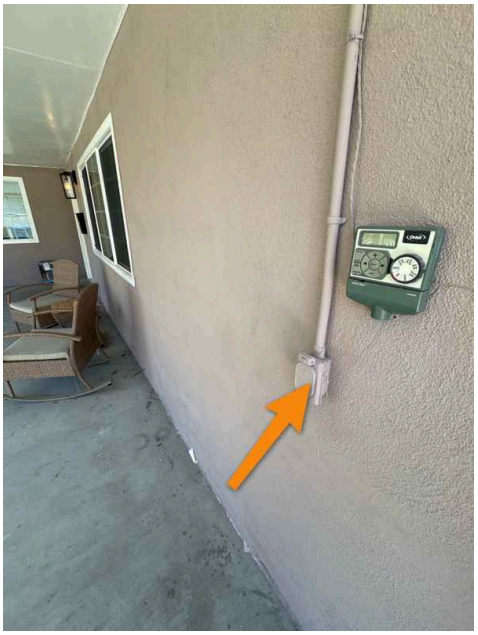
Priority Defect

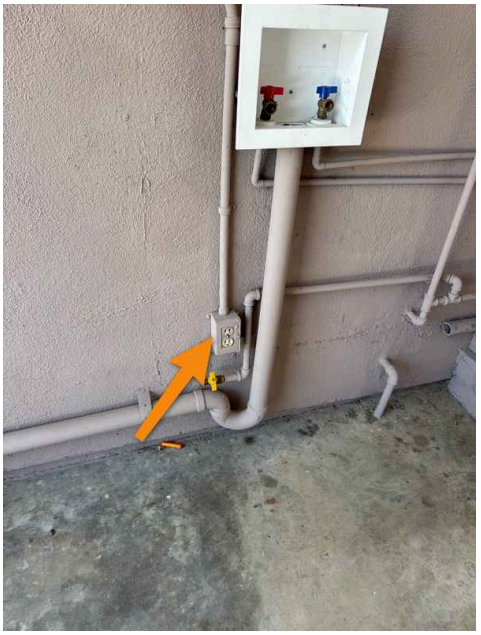
MISSING GFCI

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

Recommendation

Contact a qualified electrical contractor.





3.5.2 GFCIs & Electrical

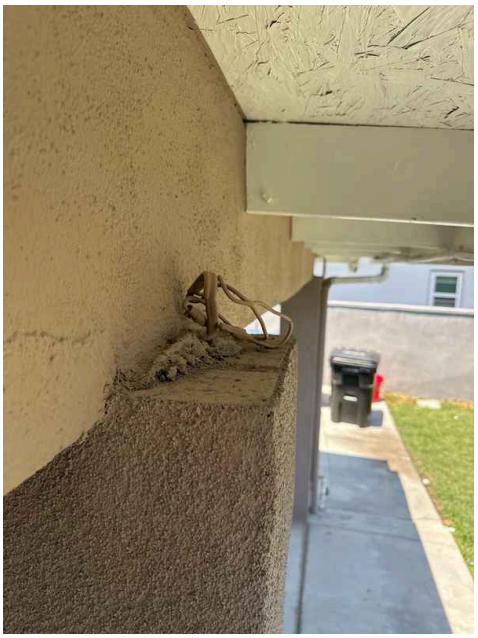
Minor Defect

ELECTRICAL DEFECT

I observed indications of an electrical defect at the exterior. Exposed wiring.

Recommendation

Contact a qualified electrical contractor.



3.5.3 GFCIs & Electrical

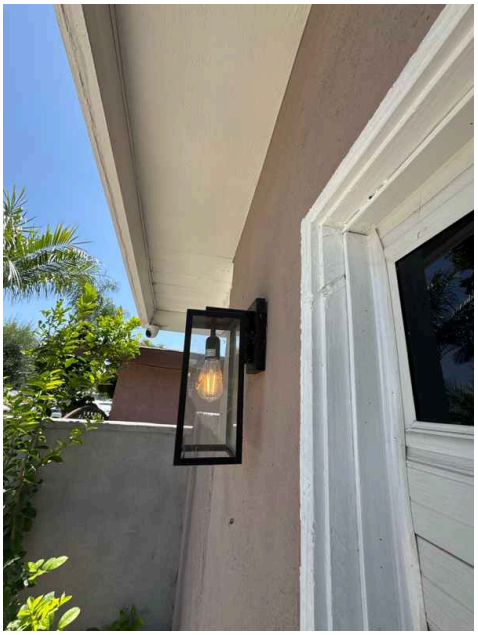
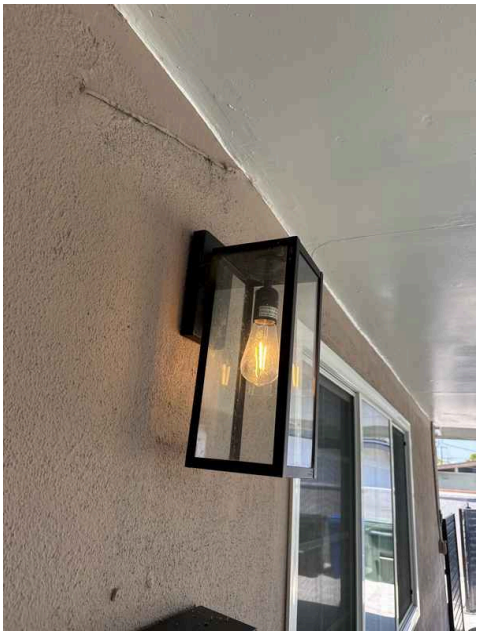
Minor Defect

EXTERIOR LIGHT FIXTURES LOOSE

Exterior light fixtures were loose and need to be secured.

Recommendation

Contact a qualified professional.

3.5.4 GFCIs & Electrical

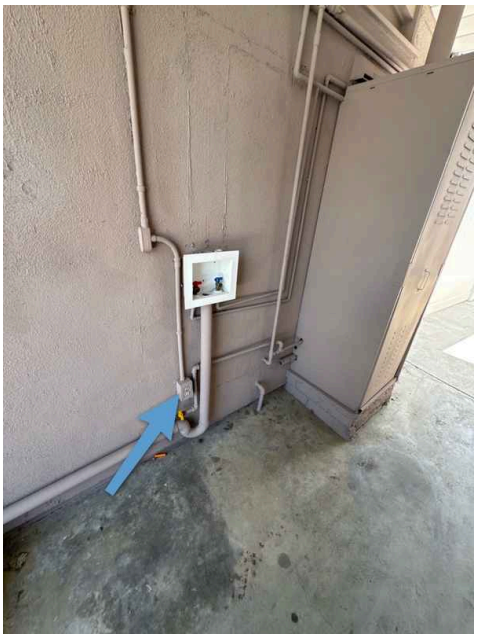
Minor Defect

OUTLET COVER DAMAGED

Damaged outlet cover was found.

Recommendation

Contact a qualified professional.



3.5.5 GFCIs & Electrical

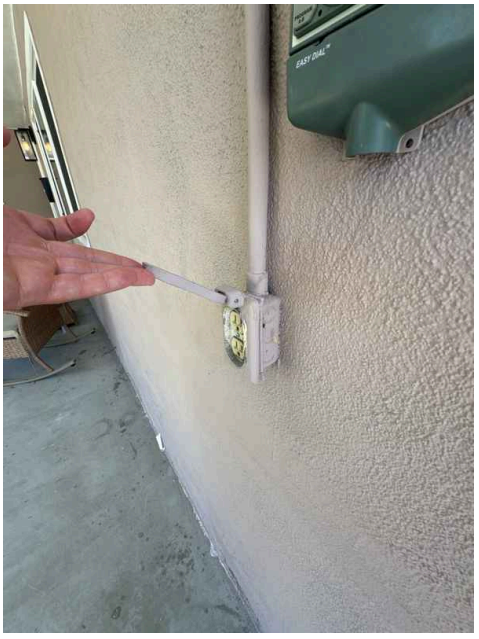
Minor Defect

UNGROUNDED OUTLET

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 professional.



3.5.6 GFCIs & Electrical

Minor Defect

CAULKING AROUND LIGHT FIXTURE

There were gaps found at the exterior light fixture. This may allow water to enter the back of the fixture and cause damage. Caulking the area would be recommended.

Recommendation

Contact a qualified professional.

3.6.1 Walkways & Driveways

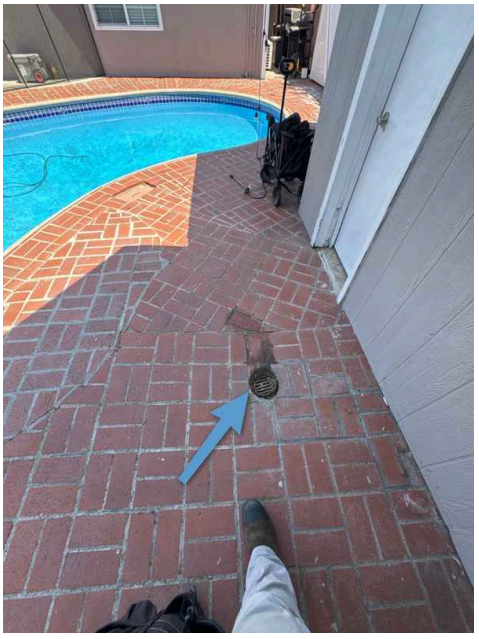
Minor Defect

LOOSE DRAIN CAP

Loose drain cap observed during exterior inspection. A loose cap can allow debris and water infiltration into the drainage system, potentially causing clogs or water damage. The cap should be secured or replaced to ensure proper drainage function.

Recommendation

Contact a qualified professional.



3.8.1 Windows

Minor Defect

DAMAGED WINDOW SCREEN

I observed a damaged window screen.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.

3.8.2 Windows

MISSING WINDOW SCREEN

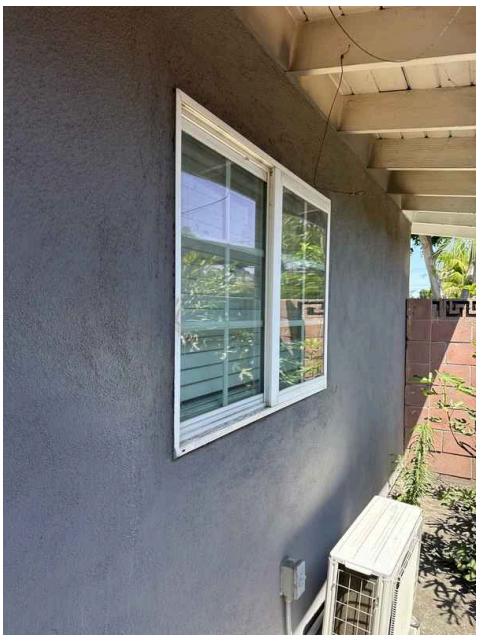
Minor Defect

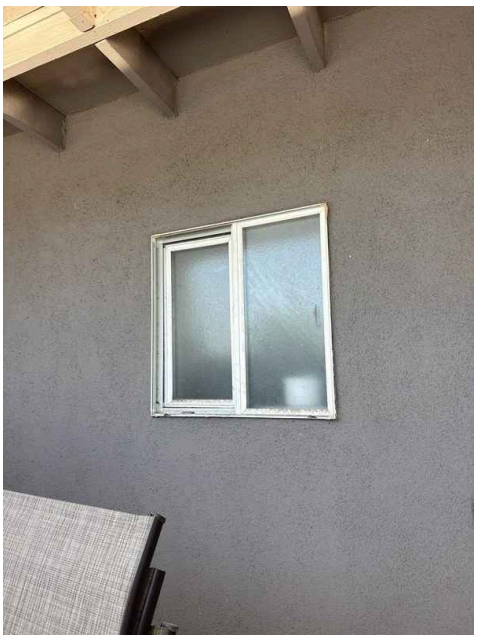
I observed a missing window screen.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.





3.8.3 Windows

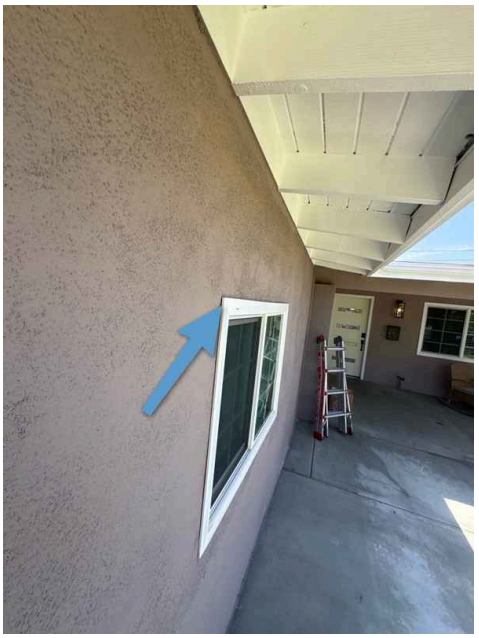
GAPS AT WINDOW

Minor Defect

Gaps were found at the window. This may allow moisture intrusion or pest intrusion.

Recommendation

Contact a qualified professional.



3.9.1 Exterior Doors

Minor Defect

MISSING DOORBELL

The doorbell is missing from the exterior door entrance. This was observed during the exterior inspection. Without a functional doorbell, visitors cannot easily alert occupants to their presence. A replacement doorbell should be installed to restore this convenience feature.

Recommendation

Contact a qualified professional.

3.10.1 Exhaust Hoods

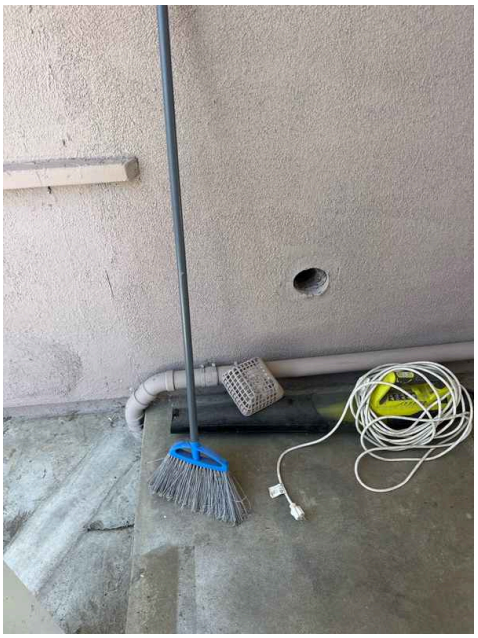
Minor Defect

MISSING EXHAUST COVER

I observed an exhaust cover that was missing.

Recommendation

Recommended DIY Project



4: ATTACHED GARAGE

Information

Garage Vehicle Door: Type of Door Operation

Opener

Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

Recommendations

4.1.1 Garage Vehicle Door

Minor Defect

BUBBLED FILM ON GLASS

The firm on the glass was bubbled. May be due to poor installation

Recommendation

Contact a qualified professional.

5: POOL

Information

Filter: **Pool Filter**

The pool filter appeared to be in working condition

Recommendations

5.2.1 Pool Flooring

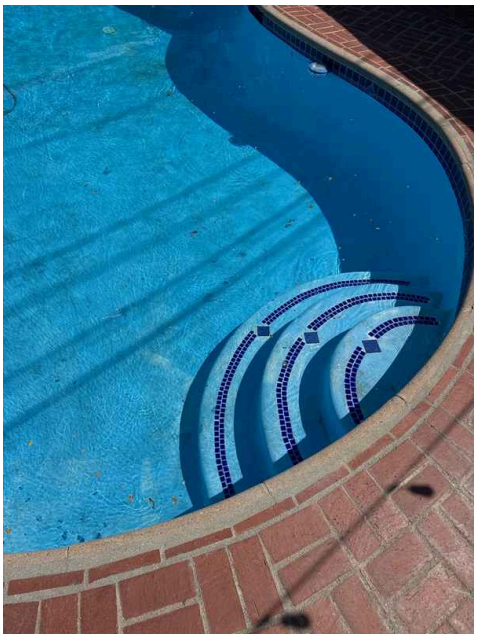
Minor Defect

WEAR MARKS

Wear marks and chipped plaster found on the pool flooring. Recommend having the pool flooring evaluated and repaired

Recommendation

Contact a qualified professional.



5.3.1 Pool Light

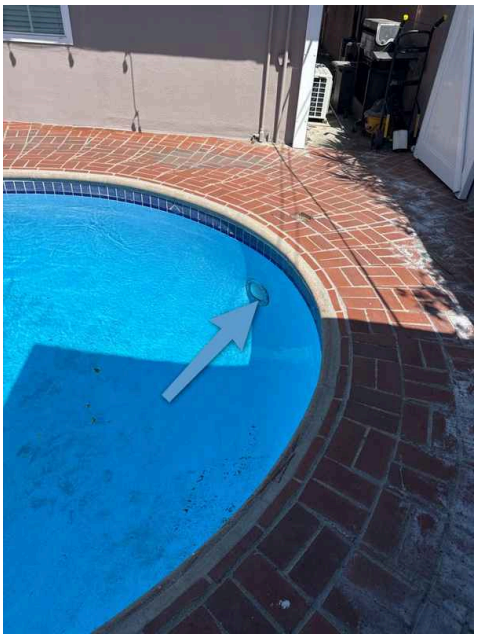
Minor Defect

POOL LIGHT INOPERABLE

The pool light did not function. Recommend having it evaluated and repaired.

Recommendation

Contact a qualified professional.



5.4.1 Pool Motor

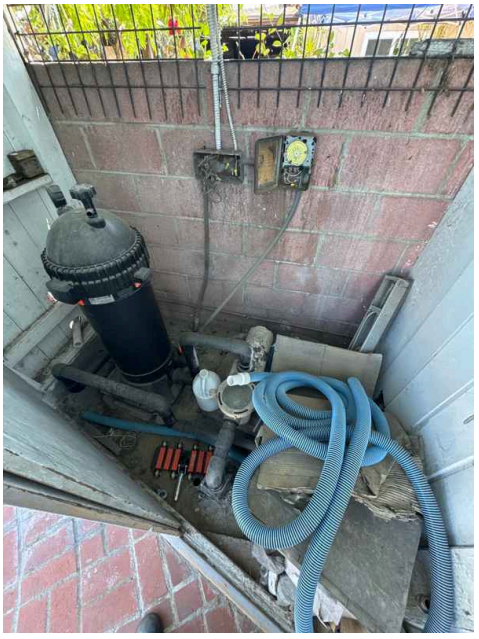
Priority Defect

NON-FUNCTIONAL POOL MOTOR

The pool motor did not function when tested during inspection. This prevents water circulation and filtration, which are essential for maintaining water quality and safety. A qualified pool contractor should evaluate the motor to determine whether it requires repair, replacement, or troubleshooting of electrical connections.

Recommendation

Contact a qualified professional.



6: HEATING

Information

Heating System Information:
Energy Source
Gas

Heating System Information:
Heating Method
Warm-Air Heating System

Heating System Information: Homeowner's Responsibility

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

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

Ductwork: Ductwork Installed

Insulated

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if the each room has a heat source, but I may not be able to find every duct register.

Recommendations

6.1.1 Heating System Information

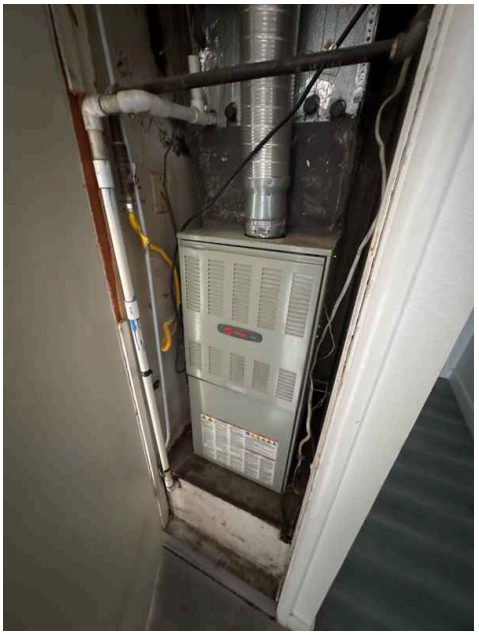
Priority Defect

HEATING SYSTEM DID NOT OPERATE

I observed that the heating system did not operate. Correction and further evaluation is recommended.

Recommendation

Contact a qualified HVAC professional.



6.2.1 Ductwork

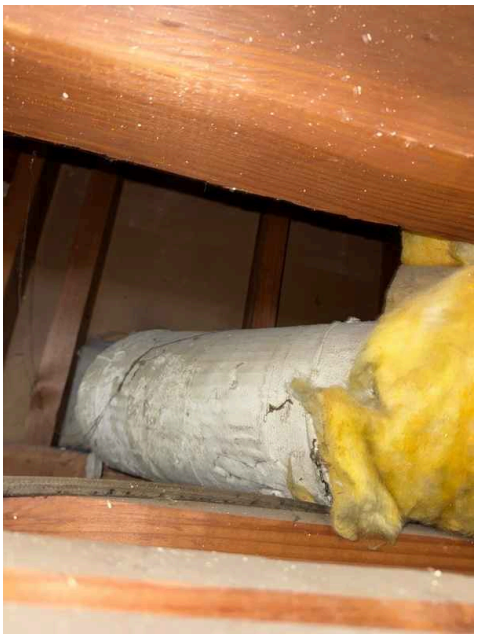
Minor Defect

ASBESTOS WRAPPED DUCTS

Asbestos wrapped ducts were found.

Recommendation

Contact a qualified professional.



7: HEATING 2

Information

Heating System Information:
Energy Source
None

Heating System Information: Homeowner's Responsibility

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

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

Recommendations

7.1.1 Heating System Information

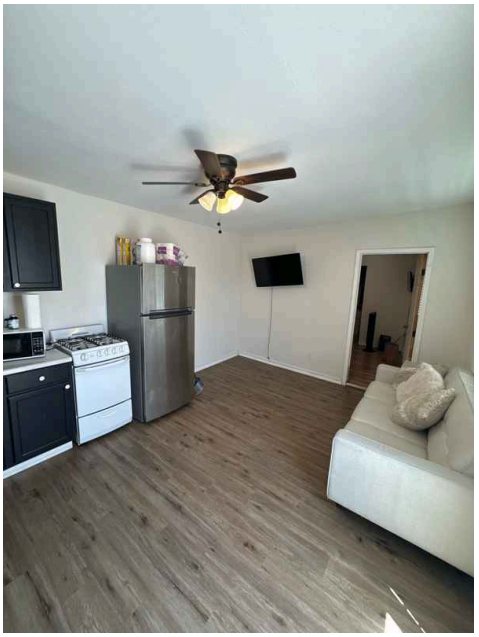
Priority Defect

SOURCE OF HEATING

No source of heating was found.

Recommendation

Contact a qualified professional.



8: COOLING

Information

Cooling System Information:
Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system.

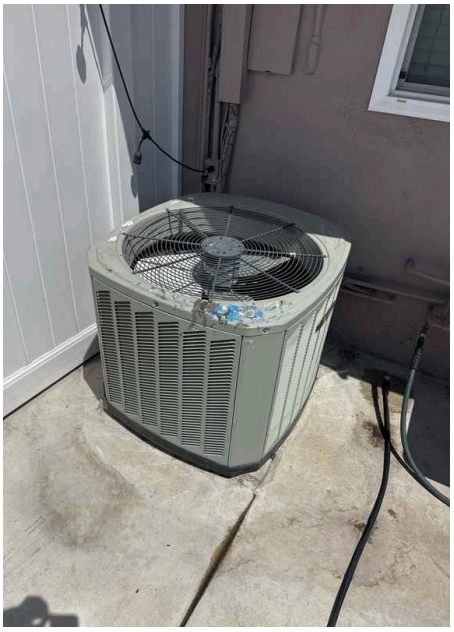
Thermostat and Normal Operating Controls: Thermostat Location

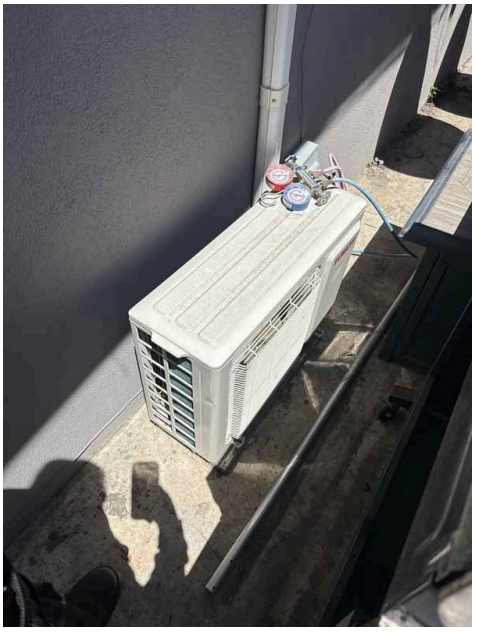
First floor

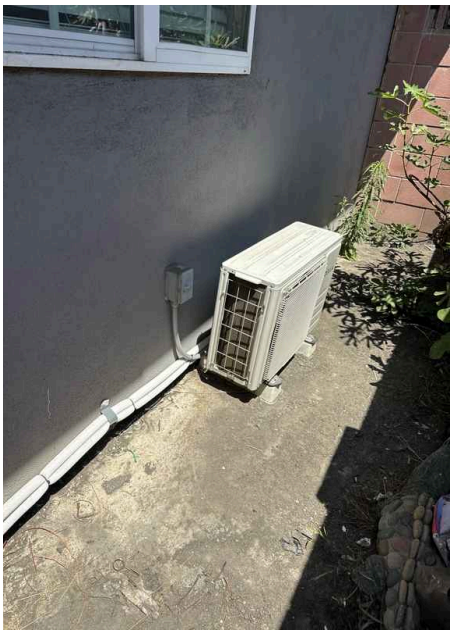
Cooling System Information: Homeowner's Responsibility

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

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







Condensate: **Condensate Discharge Confirmed**

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

Recommendations

8.1.1 Cooling System Information

Minor Defect

OLDER SYSTEM

I observed during my inspection that the system appeared to be an older system. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

Recommendation

Recommend monitoring.

9: PLUMBING

Information

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

Outside of House

Main Fuel Supply Shut-Off Valve: **Location of Main Shut-Off Valve**

Side of House

Hot Water Source: **Inspected TPR Valve**

I inspected the temperature and pressure relief valve.

Hot Water Source: **Inspected Venting Connections**

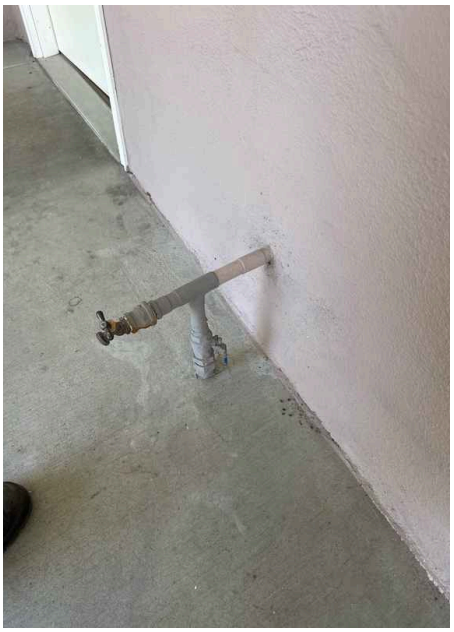
I inspected the venting connections.

Hot Water Source: **Inspected Seismic Bracing**

I inspected the seismic bracing for the hot water tank.

Main Water Shut-Off Valve: Homeowner's Responsibility

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



Water Supply : Water Supply Is Public

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

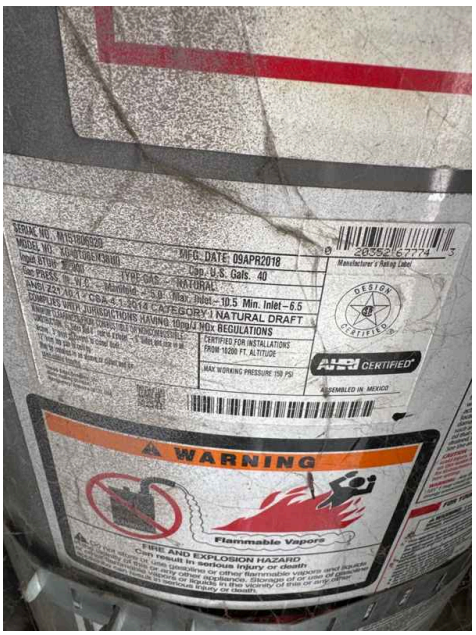
Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

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

Hot Water Source: Inspected Hot Water Source

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



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.

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

9.1.1 Main Water Shut-Off Valve

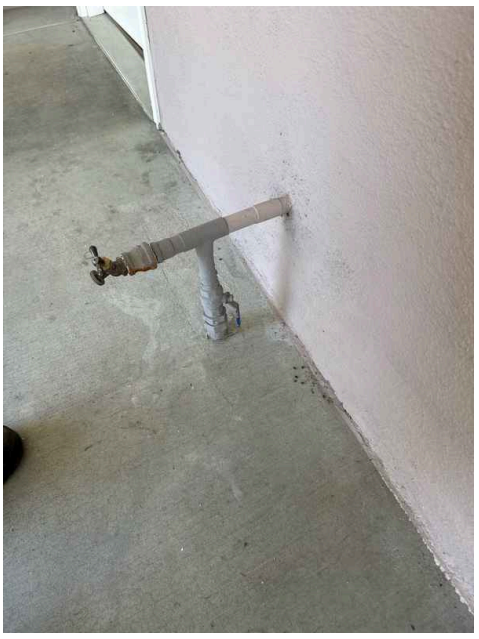
Minor Defect

MISSING PRESSURE REGULATOR

A pressure regulator was missing at the main shut off. Recommend installed one to regulate the pressure to the home.

Recommendation

Contact a qualified professional.



9.3.1 Main Fuel Supply Shut-Off Valve

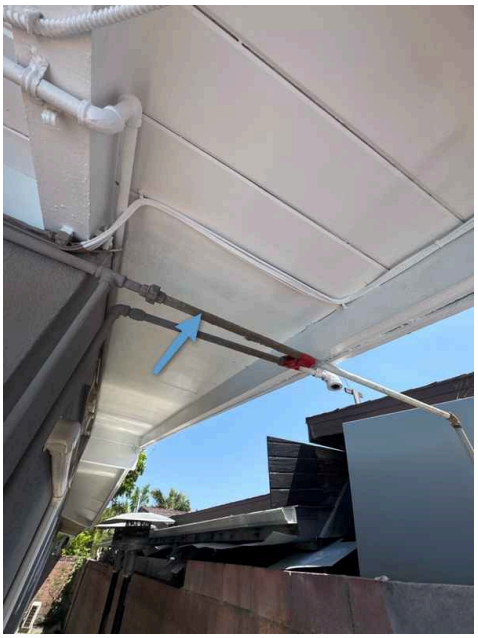
Minor Defect

CORROSION AT GAS LINES

Corrosion found at one or more gas lines. This may lead to a gas leak in the future.

Recommendation

Contact a qualified professional.



9.4.1 Hot Water Source

Minor Defect

CORROSION

I observed corrosion at the hot water source.

Recommendation

Contact a qualified plumbing contractor.

9.4.2 Hot Water Source

Minor Defect

DEFECT AT VENT CONNECTION PIPE

I observed a defect at the vent connection pipe of the hot water source.

Recommendation

Contact a qualified plumbing contractor.

9.4.3 Hot Water Source

OLDER WATER HEATER

Minor Defect

Most water heaters have an estimated useful life of 8-12 years, and this unit appears to be within that range or nearing the end of its lifespan. Replacement may be necessary soon, so it would be wise to budget for it in the near future or consider replacing it now to prevent potential leaks. It's important to note that if the water heater fails, significant flooding could occur. If replacement is not immediate, consider having a qualified professional install a catch pan with a drain or a water alarm to help minimize damage in the event of a leak.

Recommendation

Recommend monitoring.

9.5.1 Drain, Waste, & Vent Systems

DRAINAGE NOT FUNCTIONAL AT SINK

Minor Defect

I observed a sink with drainage that was not functioning.

Recommendation

Contact a qualified professional.

9.6.1 Water Supply & Distribution Systems

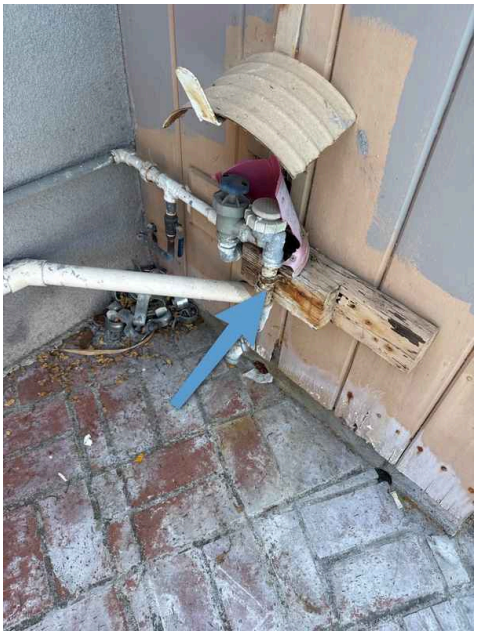
Priority Defect

CORROSION AT WATER SHUT-OFF VALVE

I observed a water leak that developed into corrosion at a water supply line

Recommendation

Contact a qualified plumbing contractor.



9.6.2 Water Supply & Distribution Systems

Priority Defect

DEFICIENCY IN THE HOT & COLD WATER SUPPLY

I observed indications of a defect in the hot and cold water supply.

Recommendation

Contact a qualified plumbing contractor.

9.6.3 Water Supply & Distribution Systems

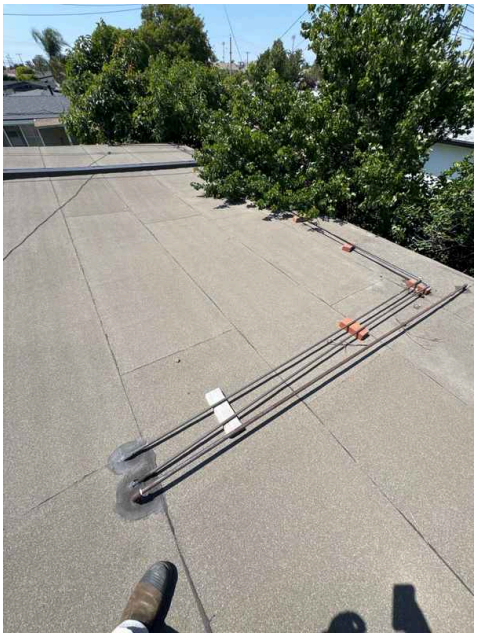
Minor Defect

IMPROPER INSTALLATION OF WATER PIPES

I observed indications of poor workmanship and improper installation of the water supply pipes. Defect. Correction and further evaluation is recommended.

Recommendation

Contact a qualified plumbing contractor.



10: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

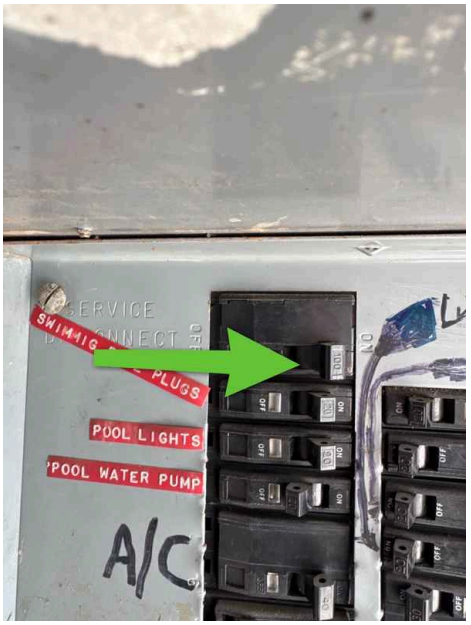
I inspected the electrical electric meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



Electrical Wiring: Type of Wiring, If Visible

Copper, Old Ungrounded Wiring

Main Service Disconnect: Homeowner's Responsibility

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

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

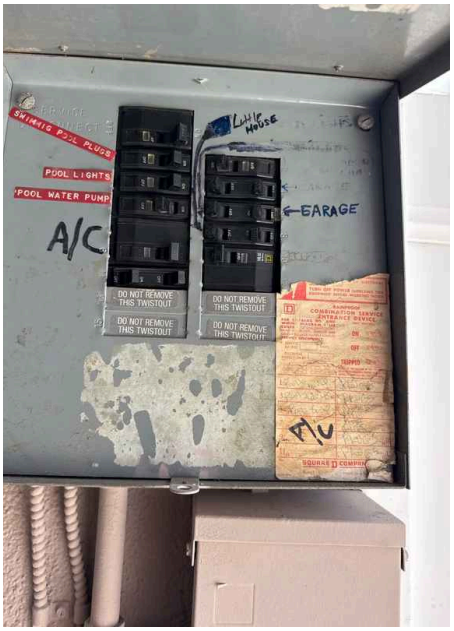
Main Service Disconnect: Main Disconnect Rating, If Labeled

100

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

Panelboards & Breakers: Inspected Main Panelboard & Breakers

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



GFCIs: Inspected GFCIs

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

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

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

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

10.6.1 GFCIs

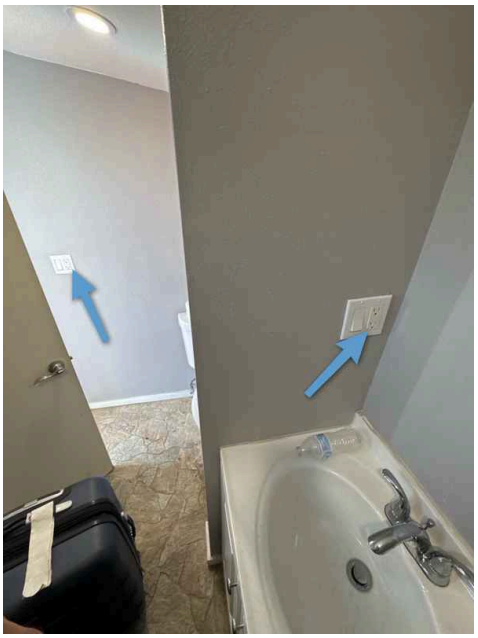
Minor Defect

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.



11: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed

Undeterminted

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

Attic

missing insulation

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.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

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

Recommendations

11.2.1 Insulation in Attic

Priority Defect

GENERAL ABSENCE OF INSULATION

I observed indications of the general absence of insulation in the unfinished attic area.

Recommendation

Contact a qualified insulation contractor.

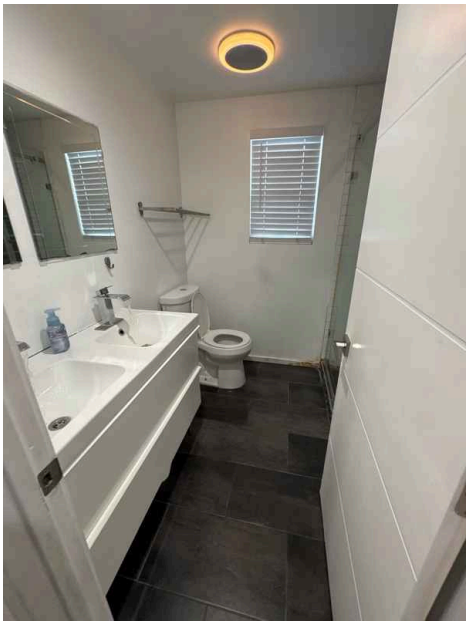
12: BATHROOMS 1

Information

Bathroom Toilets: Toilets Inspected

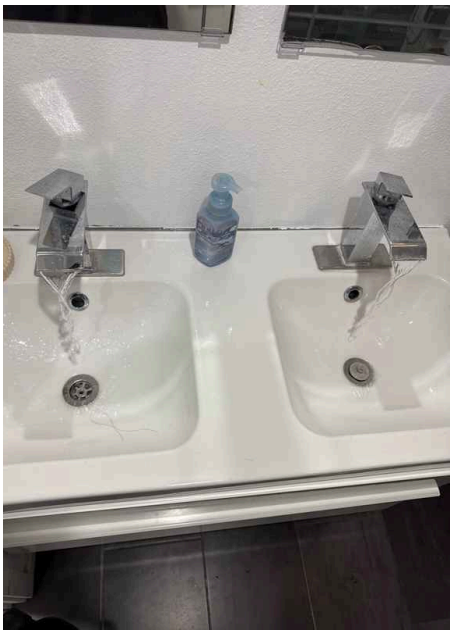
I flushed all of the toilets.

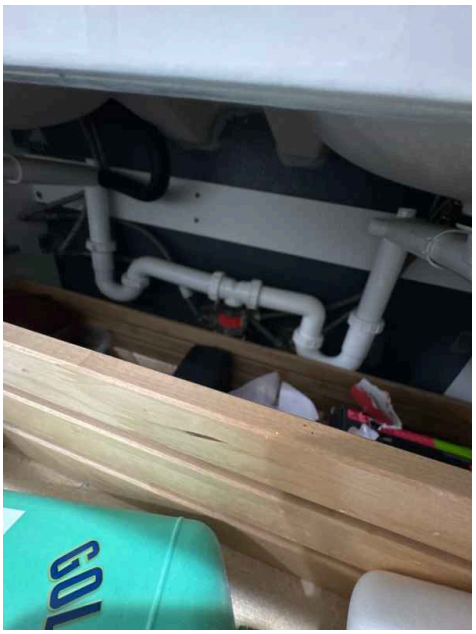
Cabinetry, Ceiling, Walls & Floor: Overview



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

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





Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

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

GFCI & Electric in Bathroom: GFCI-Protection Tested

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

All receptacles in the bathroom must be GFCI protected.

Recommendations

12.2.1 Sinks, Tubs & Showers

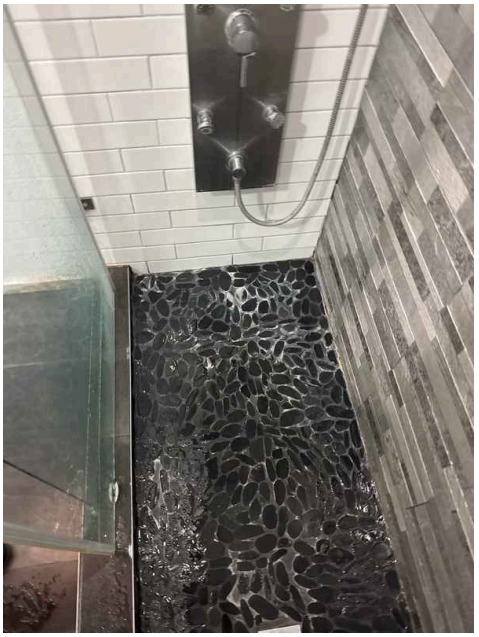
CAULKING/GROUT NEEDS REPAIR

Minor Defect

The shower and/or bathtub areas require caulking and grout repair. The deteriorating caulk and grout can lead to water seepage, which may cause damage to the surrounding surfaces and potentially lead to more extensive issues. Proper maintenance in these areas is crucial to prevent further water-related problems.

Recommendation

Contact a qualified professional.



12.2.2 Sinks, Tubs & Showers

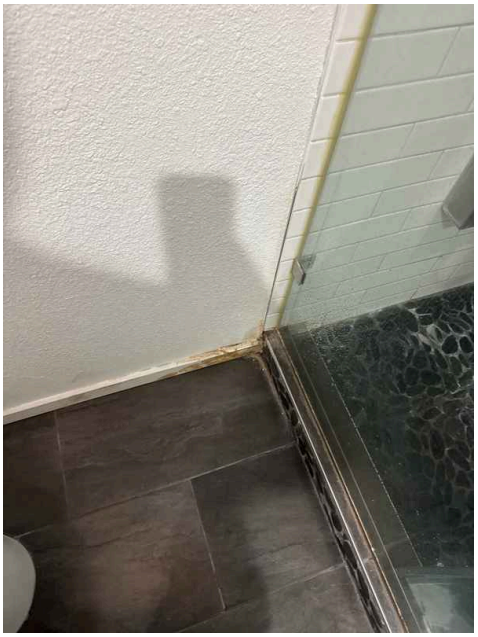
SHOWER ENCLOSURE LEAKS

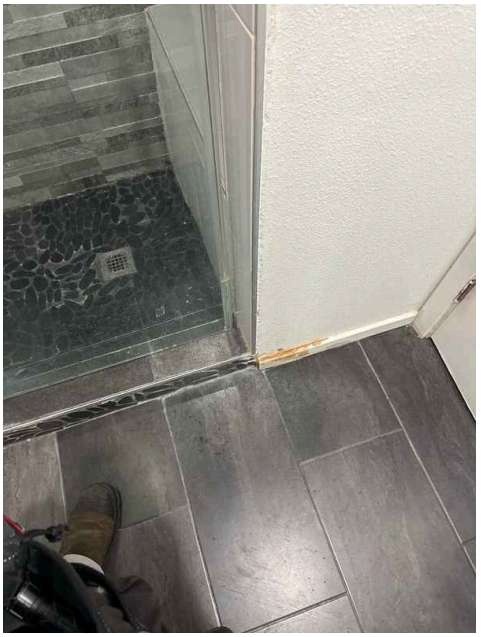
Priority Defect

The shower enclose was leaking. This may be due substandard installation.

Recommendation

Contact a qualified professional.





12.4.1 GFCI & Electric in Bathroom

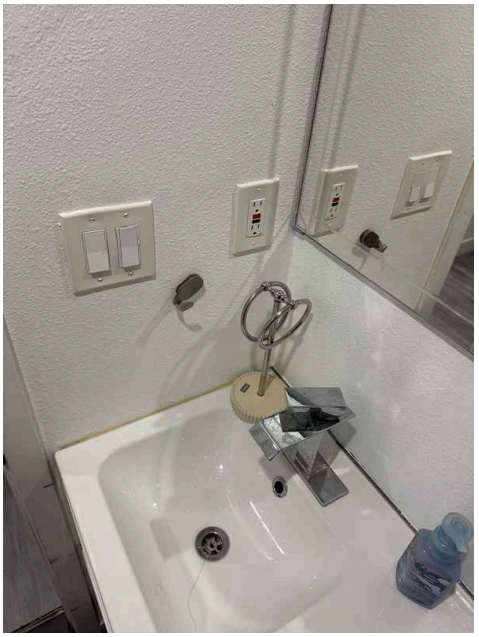
Priority Defect

GFCI IMPROPERLY WIRED

I observed a defect at the GFCI in the bathroom. It was not grounded. This makes the GFCI receptacle unprotected.

Recommendation

Contact a qualified electrical contractor.



12.5.1 Cabinetry, Ceiling, Walls & Floor

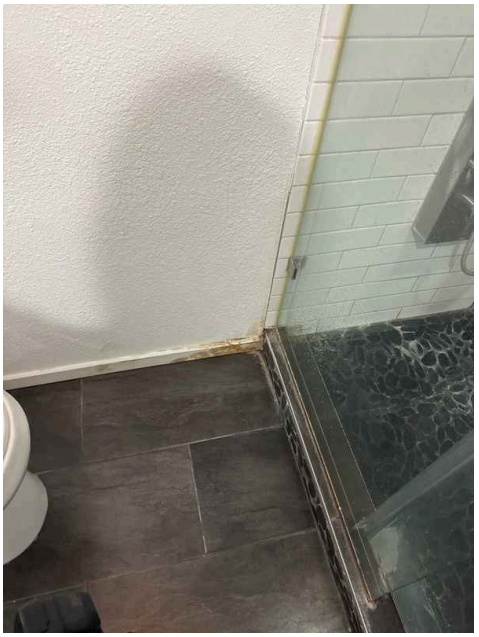
Minor Defect

WALL DAMAGE

I observed water damage at the bathroom walls near the shower and or tub. This appears to be due to overspray of the water

Recommendation

Contact a qualified handyman.



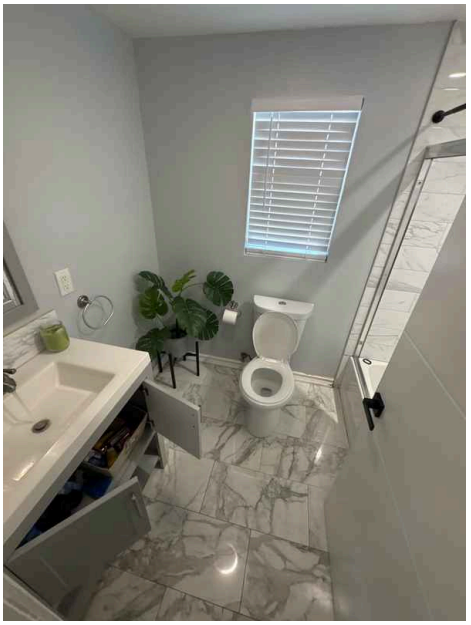
13: BATHROOMS 2

Information

Bathroom Toilets: Toilets Inspected

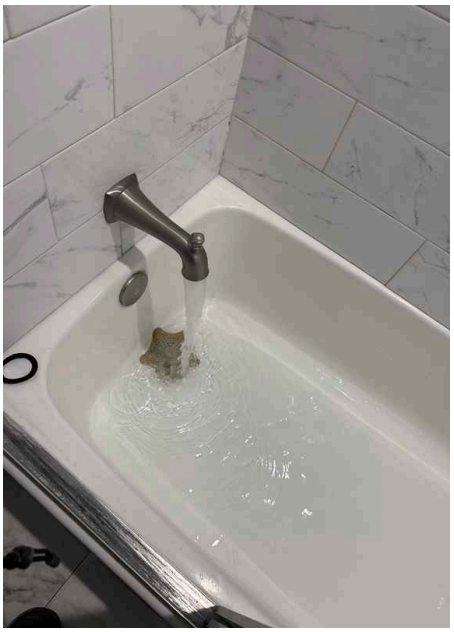
I flushed all of the toilets.

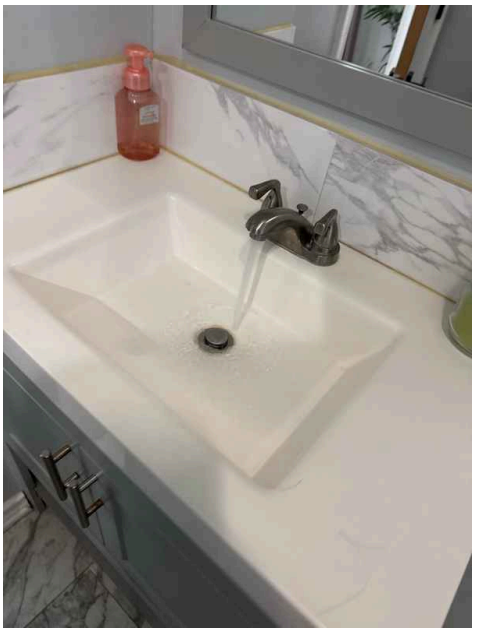
Cabinetry, Ceiling, Walls & Floor: Overview



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

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






Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

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

GFCI & Electric in Bathroom: GFCI-Protection Tested

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

All receptacles in the bathroom must be GFCI protected.

Recommendations

13.2.1 Sinks, Tubs & Showers

DIFFICULT SHOWER DOOR OPERATION

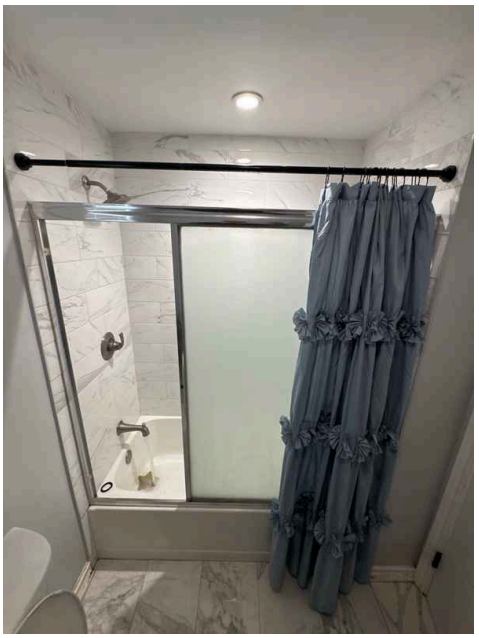
Minor Defect

BATHROOM

Shower doors are sticking and difficult to open and close during operation. A handyman or qualified professional should inspect the track alignment, hinges, and hardware to identify and correct the binding issue.

Recommendation

Contact a qualified professional.



13.5.1 Cabinetry, Ceiling, Walls & Floor

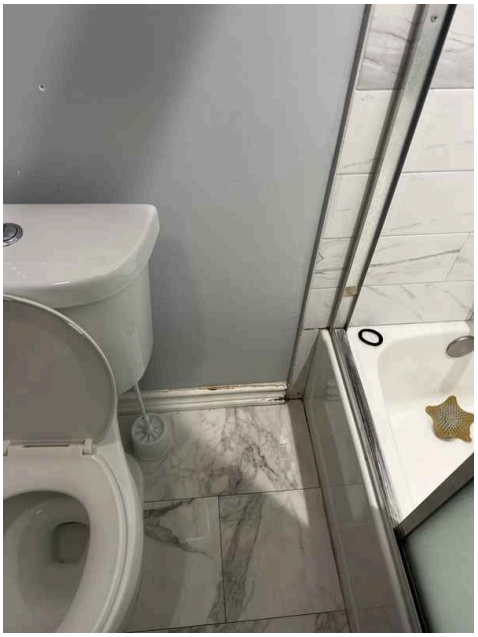
Minor Defect

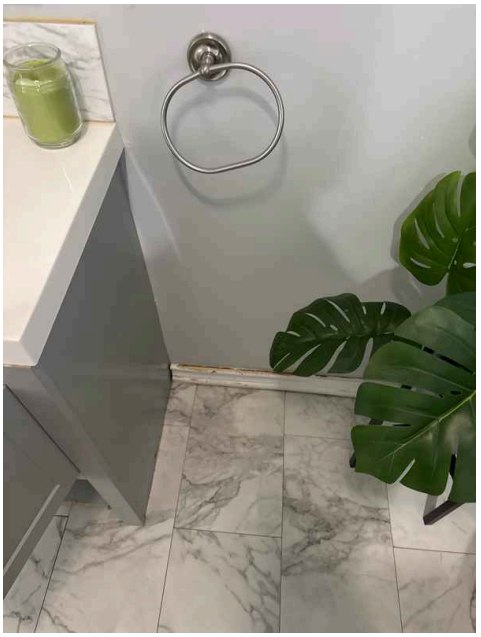
WALL DAMAGE

I observed water damage at the bathroom walls near the shower and or tub. This appears to be due to overspray of the water

Recommendation

Contact a qualified handyman.





14: BATHROOMS 3

Information

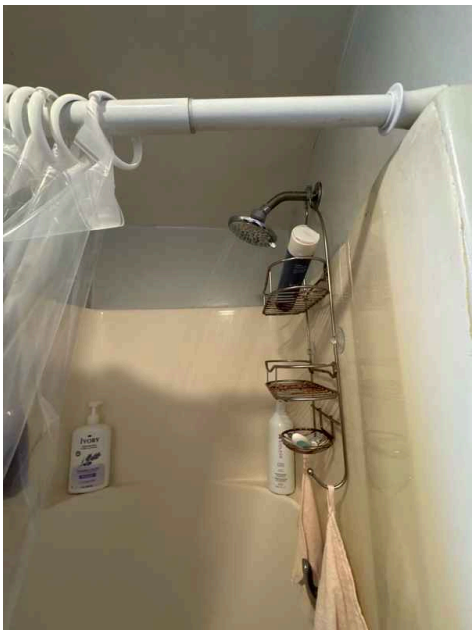
Bathroom Toilets: Toilets Inspected

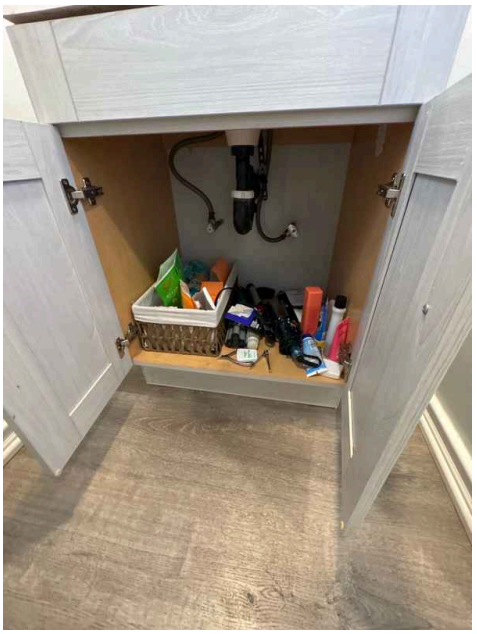
I flushed all of the toilets.

Cabinetry, Ceiling, Walls & Floor: Overview

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.





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

14.1.1 Bathroom Toilets

Minor Defect

LOOSE TOILET

Loose toilet was found. This may damage to wax ring inside and cause water damage to the sub flooring

Recommendation

Contact a qualified professional.

14.3.1 Bathroom Exhaust Fan / Window

Minor Defect

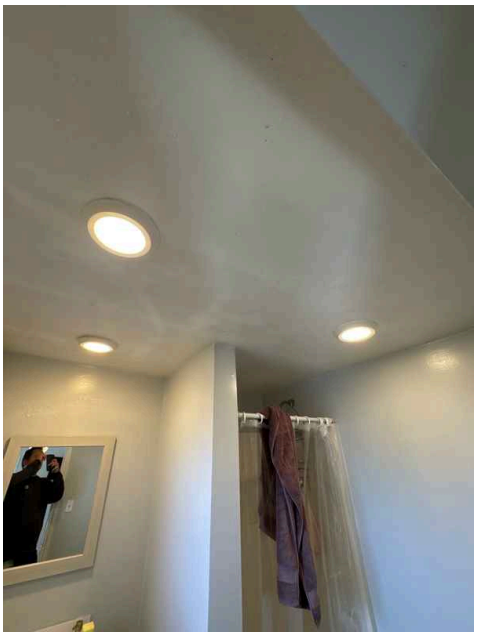
MISSING FAN

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.



14.3.2 Bathroom Exhaust Fan / Window

Priority Defect

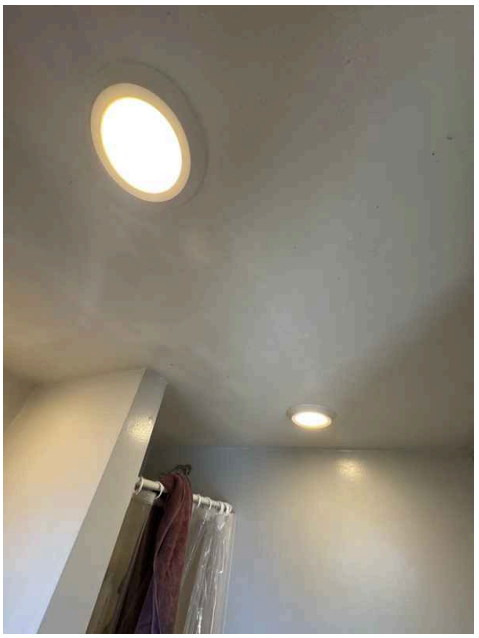
EXCESSIVE MOISTURE/CONDENSATION

I observed indications of excessive moisture and condensation in the bathroom.

Warm, moist air may condense on cold surfaces in the bathroom. If mold develops, it may cause health problems for sensitive occupants. Condensation could cause damage to the walls or surface materials.

Recommendation

Recommended DIY Project



14.4.1 GFCI & Electric in Bathroom

Priority Defect

RECEPTACLE IS NOT GFCI PROTECTED

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition.

Recommendation

Contact a qualified electrical contractor.

14.5.1 Cabinetry, Ceiling, Walls & Floor

Minor Defect

WALL DAMAGE

I observed water damage at the bathroom walls near the shower and or tub. This appears to be due to overspray of the water

Recommendation

Contact a qualified handyman.

14.5.2 Cabinetry, Ceiling, Walls & Floor

Minor Defect

CAULKING NEEDED

The countertops in the kitchen and/or bathrooms are lacking proper caulking. Caulking is essential to seal gaps and joints, preventing moisture infiltration and potential damage. It is recommended to apply caulking in these areas to maintain the integrity and longevity of the countertops.

Recommendation

Contact a qualified professional.

15: KITCHEN

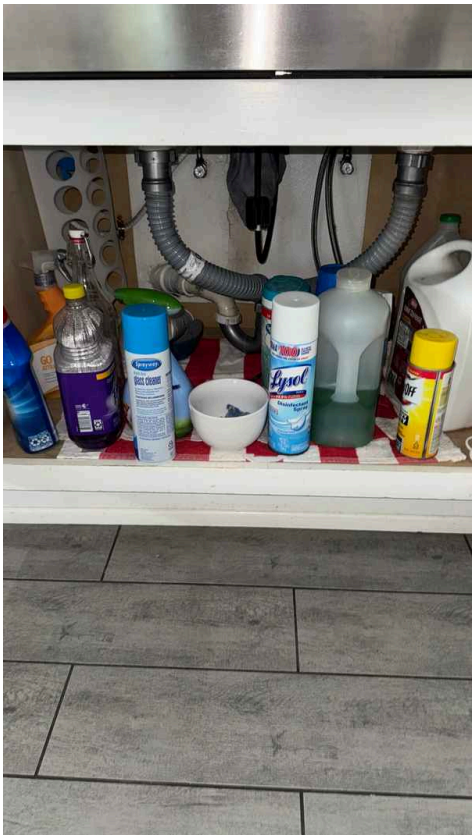
Information

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

I turned on the kitchen's stove and oven.

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



GFCI: GFCI Tested

Kitchen

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

Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is 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.

Recommendations

15.2.1 GFCI

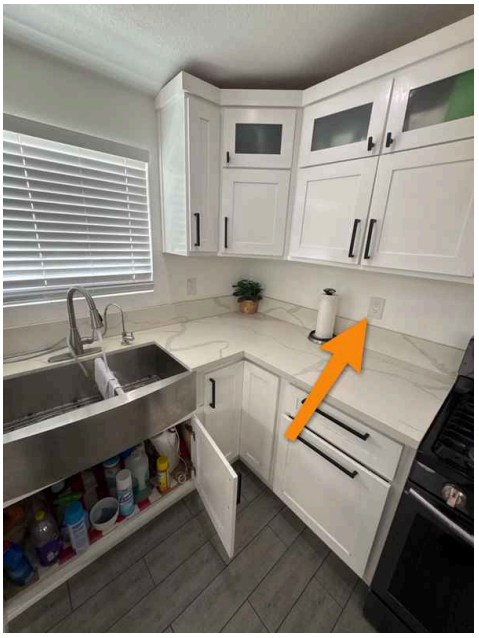
Priority Defect

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.



15.2.2 GFCI

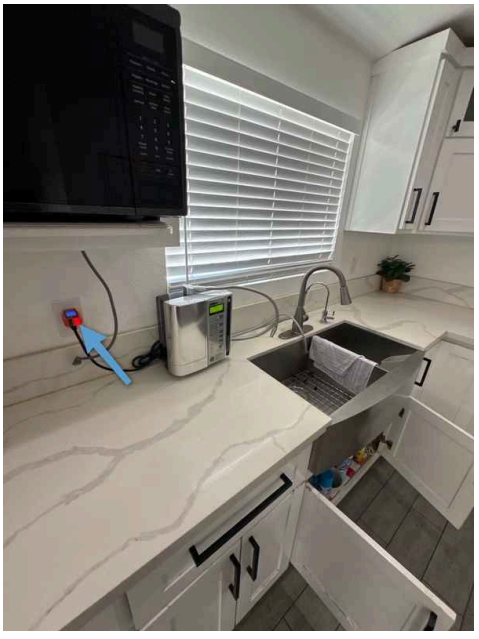
Minor Defect

UNGROUNDED GFCI

At least one ground fault circuit interrupter (GFCI) receptacle exhibited an open ground issue, which can cause the receptacle to trip without offering proper grounding for appliances, posing a potential shock hazard. It's advisable to have a certified electrician rectify this by following standard building procedures, such as upgrading to grounded, 3-conductor wiring. In older homes built before GFCI protection was mandatory or in locations where GFCI protection isn't necessary, replacing 3-slot GFCI receptacles with 2-slot ones could serve as an adequate solution.

Recommendation

Contact a qualified professional.



15.3.1 Range/Oven/Cooktop

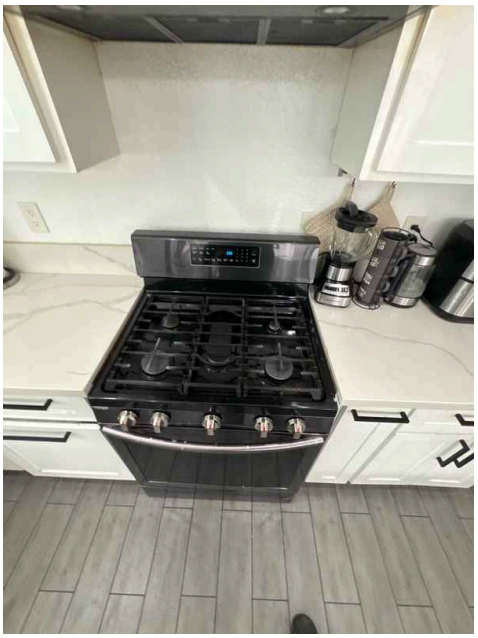
Minor Defect

MISSING ANTI-TIP

I observed that the stove and oven appliance was not fastened to the wall. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation

Contact a qualified professional.



15.5.1 Countertops & Cabinets

Minor Defect

CAULKING NEEDED

The countertops in the kitchen and/or bathrooms are lacking proper caulking. Caulking is essential to seal gaps and joints, preventing moisture infiltration and potential damage. It is recommended to apply caulking in these areas to maintain the integrity and longevity of the countertops.

Recommendation

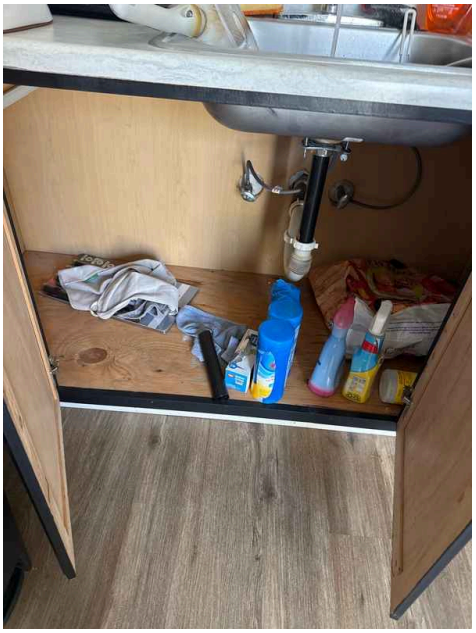
Contact a qualified professional.

16: KITCHEN 2

Information

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

I ran water at the kitchen sink.



GFCI: **GFCI Tested**

Kitchen

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

Countertops & Cabinets: **Inspected Cabinets & Countertops**

I inspected a representative number of cabinets and countertop surfaces.

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.

Recommendations

16.2.1 GFCI

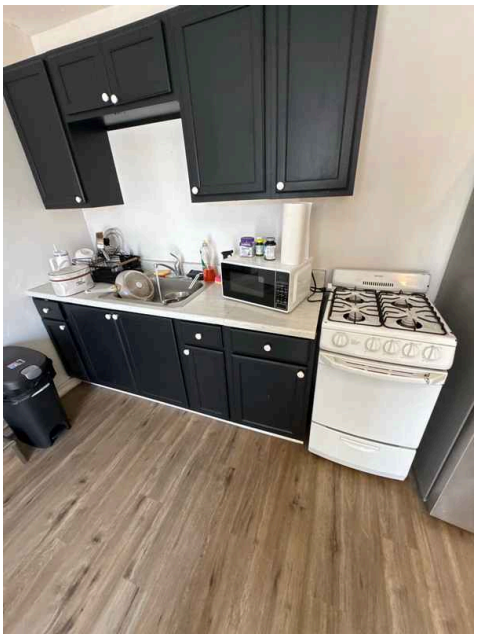
Minor Defect

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.



16.3.1 Exhaust Fan

Minor Defect

EXHAUST FAN MISSING

I observed that there was an exhaust system missing.

Recommendation

Contact a qualified professional.

16.4.1 Countertops & Cabinets

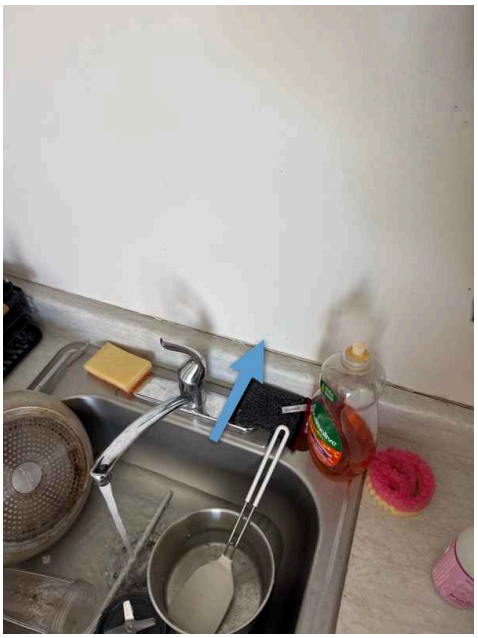
Minor Defect

CAULKING NEEDED

The countertops in the kitchen and/or bathrooms are lacking proper caulking. Caulking is essential to seal gaps and joints, preventing moisture infiltration and potential damage. It is recommended to apply caulking in these areas to maintain the integrity and longevity of the countertops.

Recommendation

Contact a qualified professional.



17: DOORS, WINDOWS & INTERIOR

Information

Doors: **Doors Inspected**

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

Windows: **Windows Inspected**

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

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

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

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.

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

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

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

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

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

Recommendations

17.3.1 Switches, Fixtures & Receptacles

Minor Defect

LOOSE RECEPTACLE

I observed indications of a loosely connected receptacle. Not secured to the wall. Defect.

Recommendation

Contact a qualified electrical contractor.

17.3.2 Switches, Fixtures & Receptacles

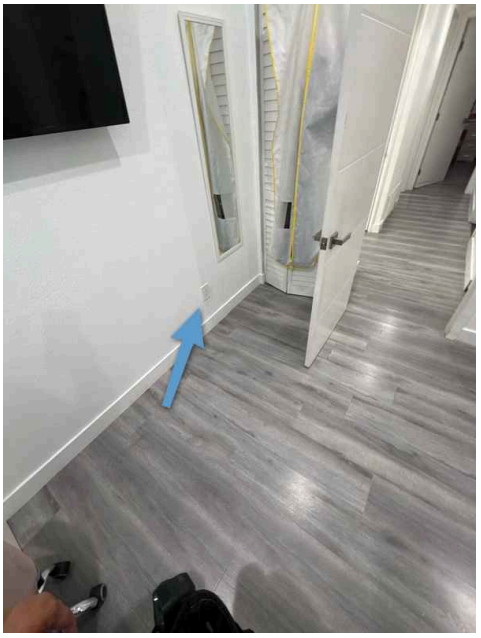
Minor Defect

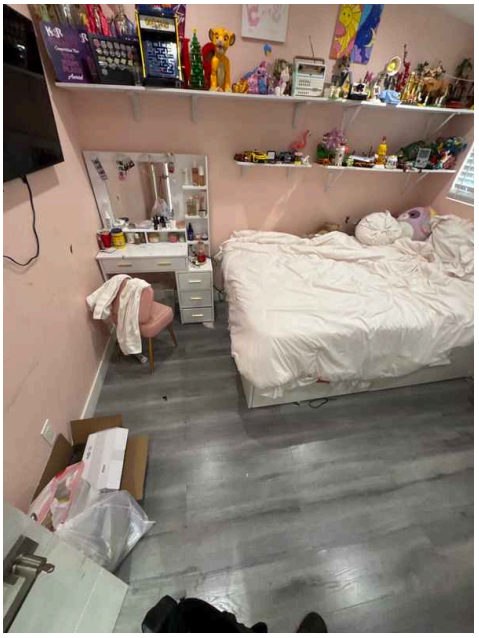
UNGROUNDED RECEPTACLE

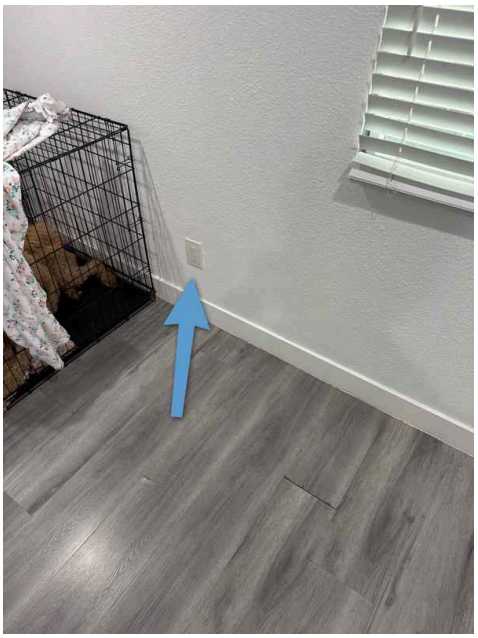
I observed indications of one or more wall receptacles that were tested as being ungrounded. The wall receptacle apparently has a disconnected ground connection. This is a potential electrical hazard.

Recommendation

Contact a qualified electrical contractor.







17.4.1 Floors, Walls, Ceilings

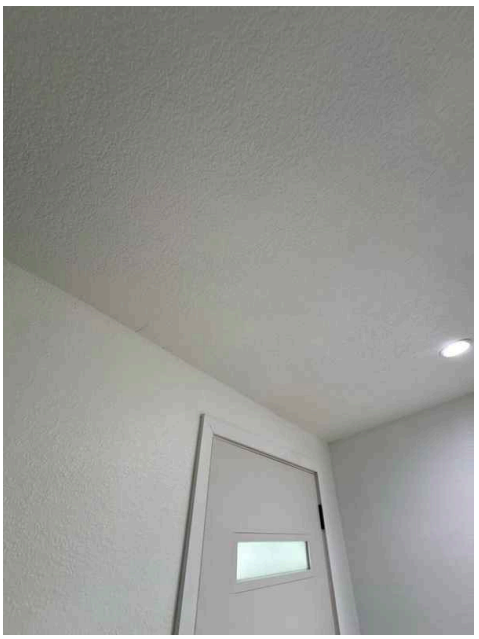
Minor Defect

MINOR CRACKS

Minor cracks in walls or ceilings. 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.

Recommendation

Contact a qualified professional.



17.4.2 Floors, Walls, Ceilings

Minor Defect

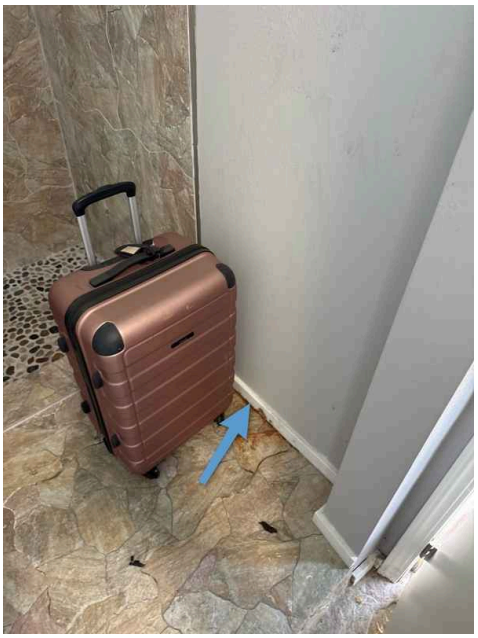
DAMAGE TO WALLS/CEILINGS

damage or deterioration to the ceiling or walls was visible at the time of the inspection. This did not appear to be of structural concern.

Recommend monitoring the area.

Recommendation

Contact a qualified professional.



17.4.3 Floors, Walls, Ceilings

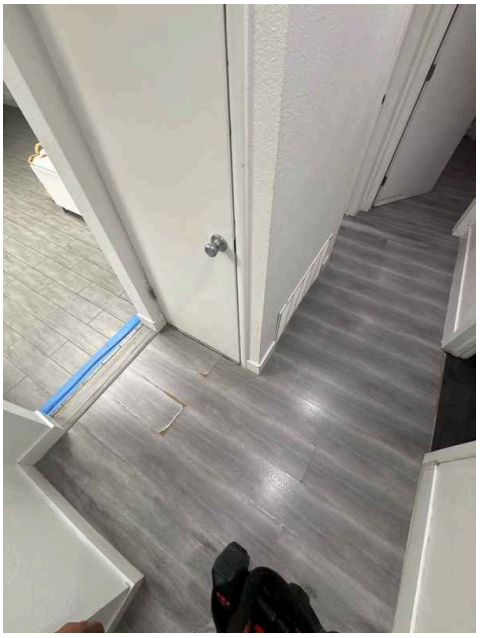
Minor Defect

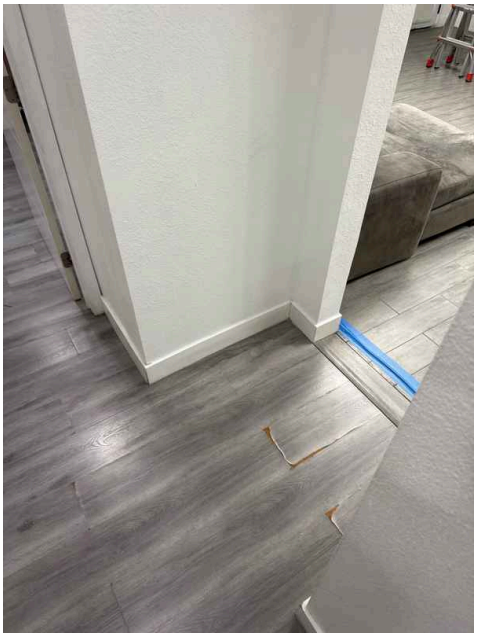
MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor





17.4.4 Floors, Walls, Ceilings

Minor Defect

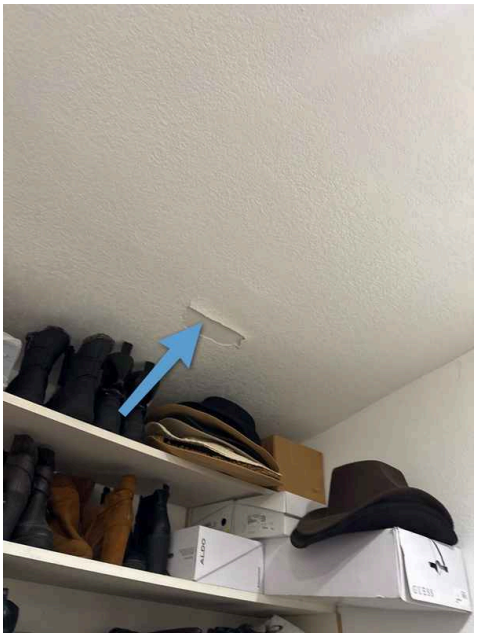
PAINT DAMAGE

Wall paint was cracking or damaged in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on treating cracking paint.

Recommendation

Contact a qualified painting contractor.



17.5.1 Presence of Smoke and CO Detectors

Minor Defect

MISSING SMOKE DETECTOR

I observed indications of a missing smoke detector. Hazard.

Recommendation

Contact a qualified professional.

18: DOORS, WINDOWS & INTERIOR 2

Information

Doors: **Doors Inspected**

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

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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.

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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.

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

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

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

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

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

Recommendations

18.4.1 Floors, Walls, Ceilings

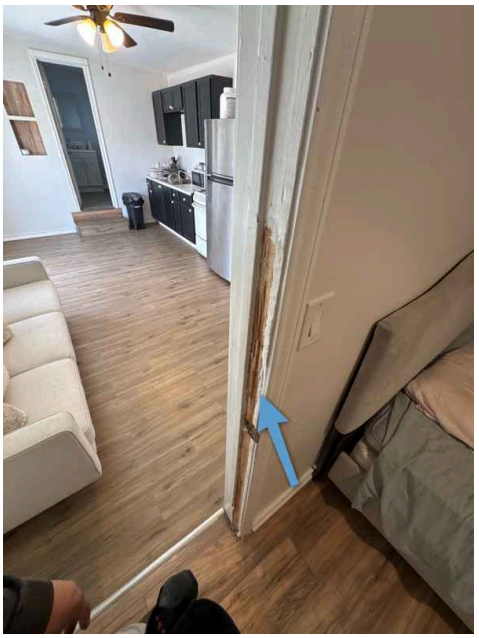
Minor Defect

DAMAGED (GENERAL)

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified cleaning service.



18.4.2 Floors, Walls, Ceilings

Minor Defect

BASEBOARD GAPS

Gaps at the baseboards were found. This is due to substandard installation of the floor or boards.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

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

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

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

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

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

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

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

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

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

Attached 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.

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.

Heating 2
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

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

Cooling
I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

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

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

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 1
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.

Bathrooms 2
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.

Bathrooms 3
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.

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.

Kitchen 2
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.

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.

Doors, Windows & Interior 2
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.