

6.11.1 Gutters

LOOSE / DAMAGED / MISSING GUTTERS.

GARAGE

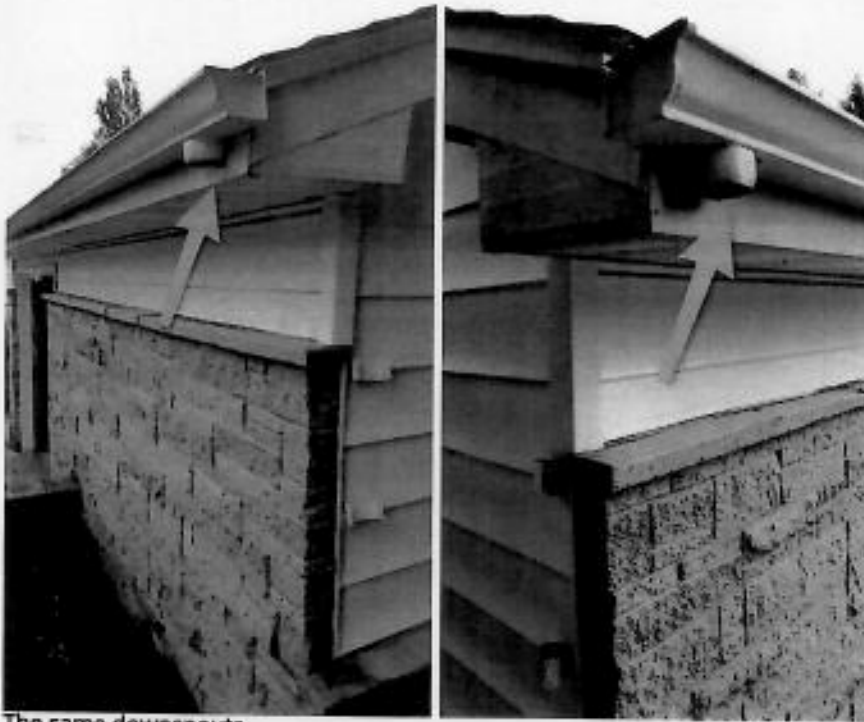
Gutters with loose sections, visible damage, or missing pieces were observed during inspection. *Damaged gutters cannot properly channel water away from the home's foundation and exterior walls. This can lead to water infiltration, foundation damage, and accelerated deterioration of siding and landscaping. A gutter contractor should evaluate and repair or replace affected sections to restore proper water drainage.*

Recommendation

Contact a qualified gutter contractor



Minor Defects, Maintenance Item, or FYI Item



The same downspouts

6.12.1 Foundation

FOUNDATION BLOCK CRACKS

SEPARATE GARAGE

Inspector noticed open mortar joints and cracking of the foundation block. These blocks should be repaired by qualified contractor.

Recommendation

Contact a qualified professional.



Significant Defects



7: ATTIC, INSULATION & VENTILATION

Information

Attic Structure / Access: Location
of Access

Finished Attic

Attic Structure / Access: Roof and
ceiling framing

Rafters/ceiling joists, Finished Attic



General: General Attic Inspection Details

Inspection of the attic spaces includes observation of the following components: the presence and general condition of the insulation, methods of ventilation, and visual condition of the framing. As noted in the standards of practice, the roof framing system is not inspected for design or load calculations - ventilation and insulation value are not calculated for adequacy or performance. Obvious and visible signs of water intrusion will be noted in this report and effort will be made to try to determine water entry is ongoing - however, it is not possible in all situations to verify. All items in this section should be reviewed and corrected by the appropriate trades professionals.

Attic Insulation: Insulation Type

Finished Attic/ Cant Tell, Not Visible

At the time of inspection, the attic insulation appeared to be in good condition. Any defects will be listed separately in the report.

Attic Insulation: R -Value

Not visible

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

LOOSE-FILL INSULATION

Cellulose	3.1 to 3.7
Cellulose dense pack	3.4 to 3.6
Fiberglass	2.2 to 2.9
Fiberglass dense pack	3.4 to 4.2
Mineral wool	2.2 to 2.9

BATT INSULATION

Fiberglass	2.9 to 3.8
Cotton	3.0 to 3.7

Attic Insulation: Vermiculite Attic Insulation

Dont Know

Here is a link for more information on Vermiculite insulation: <https://bit.ly/2tEfh1Q>

Attic Structure / Access: Attic Access Performed

By entering attic



Ventilation: Ventilation Type

Ridge Vents

At the time of my inspection, no deficiencies were noted with the condition of the ventilation system. Notable exceptions will be listed in the report.

Exhaust Systems: Bath / Kitchen Exhaust Fans

Sidewall or roof termination

At the time of inspection the exhaust fans appeared to be in good condition. Any defects will be listed separately in the report.

8: KITCHEN

Information

Plumbing & Fixtures: Plumbing
Flow Satisfactory

Plumbing & Fixtures: Ran Water
at Kitchen Sink

We ran water at the kitchen
sink.

Plumbing & Fixtures: Kitchen
Sprayer

Kitchen sprayer was tested at
time of inspection.



Countertops and Cabinets:
Inspected Cabinets and
Countertops

We inspected a representative
number of cabinets and
countertop surfaces.



Refrigerator: Brand
LG

Range/Oven/Cooktop:
Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Turned On
Stove and Oven

We turned on the kitchen's
stove and oven.

Range/Oven/Cooktop:
Gas/Electric
Electric only

Garbage Disposal: Brand
In-sink-erator



**Garbage Disposal: Turned on
Garbage Disposal**

We turned on the garbage
disposal.



**Dishwasher: Brand
Whirlpool**

What's Inspected ?**What's Inspected?**

Inspection of kitchens typically includes the following:

ROOM

- wall, ceiling and floor
- windows, skylights and doors

APPLIANCES

- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the inspector's discretion)

CABINETS

- exterior and interior
- door and drawer

SINK

- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

ELECTRICAL

- switch operation
- outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector

Details

The appliances that are present are operated / inspected using normal operation controls and are tested for basic function only. Notable deficiencies will be listed in this report.

Exhaust Fan: Recirculating Venting

Kitchen had recirculating venting through the microwave. No problems with the recirculation at time of inspection.

**GFCI: GFCI Tested**

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

Floors, Walls, Ceiling: Floors, Walls, Ceiling Inspected

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

Floors, Walls, Ceiling: Ceiling Tiles

Not Present

Ceiling tiles were present at time of inspection. *if needed, observations and recommendations will be separately listed in the report.*

Windows: Windows Inspected

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

Refrigerator: Refrigerator Was On

We checked to see if the refrigerator was on. That's all we inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection. We did not check the temperature inside the refrigerator or the freezer.

Dishwasher: Inspected Dishwasher

We inspected the dishwasher by turning it on and letting it run a short cycle.

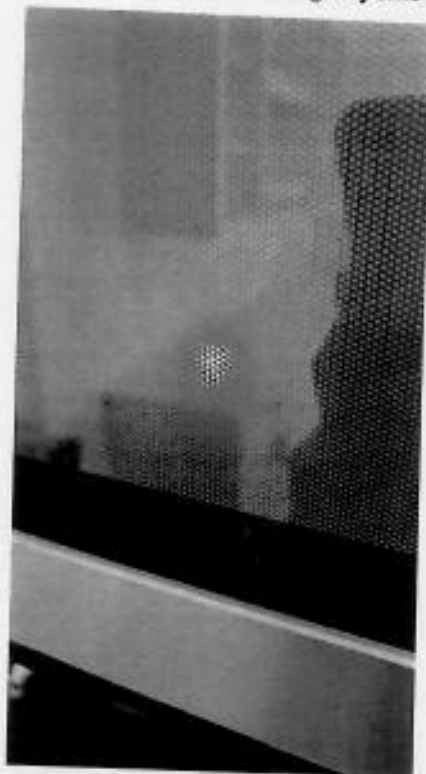
Built-In Microwave: Brand

Whirlpool

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

Built-In Microwave: Microwave Turned On

We observed that the microwave turned on. We typically do nothing more than turn the unit on unless we use a simple mechanism known as a microwave tester. We may perform this quick test, but it is no indication of the strength of the microwaves emitted or length of time the microwave may perform. Microwaves are beyond the scope of a home inspection.



Observations

8.11.1 Garbage Disposal

EXCESSIVE NOISE

GARBAGE DISPOSAL

We observed that there was excessive noise coming from the garbage disposal when it was operating. Could be bad bearings, But should be possibly replaced by qualified contractor.

Recommendation

Contact a qualified professional.



9: HALL BATHROOM

Information**Bathroom Toilets: Toilets Inspected**

All the toilets were flushed.

Heat Source in Bathroom: Heat Source in Bathroom was Inspected

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

General: Bathroom Inspection Includes:

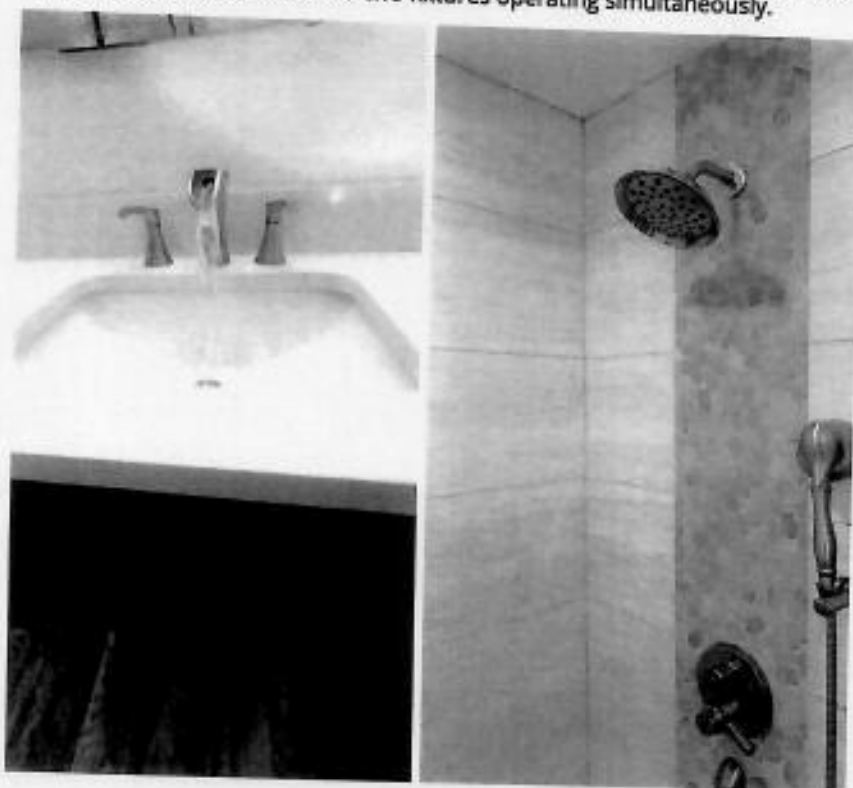
Inspection of the bathroom typically includes the following:

- walls, floors, and ceiling
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, under-sink);

- shower (valves, showerhead, walls, enclosure;
- electrical (outlets, lighting); and
- room ventilation

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

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



Bathroom Exhaust Fan / Window: Inspect Bath Exhaust Fans

We 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 and Electric in Bathroom: GFCI-Protection Tested

We 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.

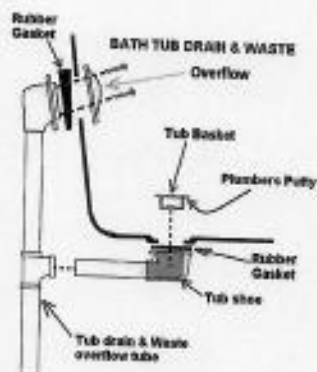
All receptacles in the bathroom must be GFCI protected.

Limitations

General

TUB AND SINK OVERFLOW LIMITATIONS

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

**10: UPSTAIRS BATHROOM****Information****Bathroom Toilets: Toilets Inspected**

All the toilets were flushed.

Heat Source in Bathroom: Heat Source in Bathroom was Inspected

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

General: Bathroom Inspection Includes:

Inspection of the bathroom typically includes the following:

- walls, floors, and ceiling
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, under-sink);
- shower (valves, showerhead, walls, enclosure;
- electrical (outlets, lighting); and
- room ventilation

Sinks/Tubs/showers: Ran Water at Sinks, Tubs & Showers / Hydro-Tubs

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

GFCI and Electric in Bathroom: GFCI-Protection Tested

We 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.

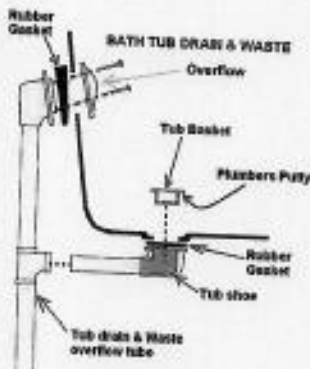
All receptacles in the bathroom must be GFCI protected.

Limitations

General

TUB AND SINK OVERFLOW LIMITATIONS

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Observations

10.4.1 Bathroom Exhaust Fan / Window

DAMAGED EXTERIOR TERMINATION

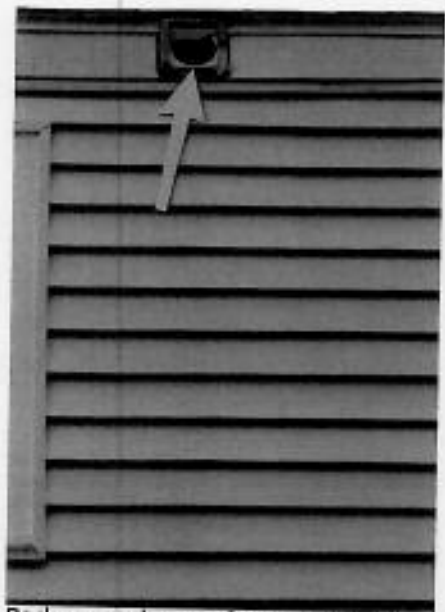
EXTERIOR BATH FAN TERMINATION

Exterior bath fan termination was damaged. Repair replaced by qualified contractor.

Recommendation

Contact a qualified carpenter.

⊖ Marginal Defects



Back upper damage fan termination

10.5.1 GFCI and Electric In Bathroom

GFCI IMPROPERLY WIRED / NOT WORKING

UPSTAIRS BATHROOM OPEN NEUTRAL

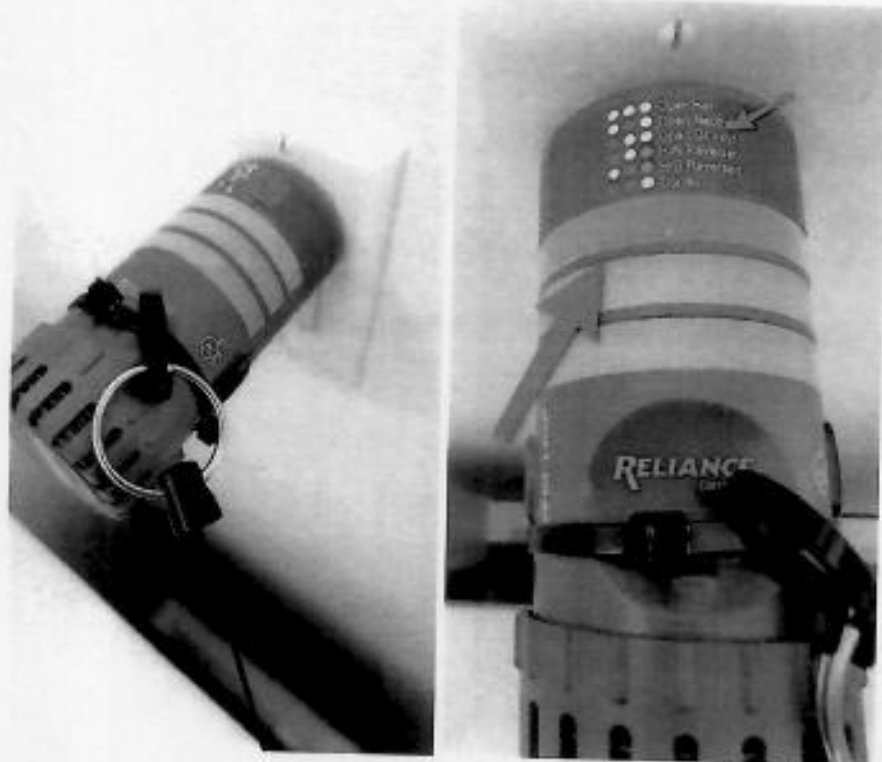
We observed a defect at the GFCI in the bathroom. It was not properly wired. We suggest the issue be evaluated and repaired or replaced by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



Significant Defects



11: BASEMENT BATHROOM

Information

Bathroom Toilets: Toilets

Inspected

All the toilets were flushed.

Heat Source in Bathroom: Heat

Source in Bathroom was

Inspected

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

General: Bathroom Inspection Includes:

Inspection of the bathroom typically includes the following:

- walls, floors, and ceiling
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, under-sink);

- shower (valves, showerhead, walls, enclosure;
- electrical (outlets, lighting); and
- room ventilation

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

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



Bathroom Exhaust Fan / Window: Inspect Bath Exhaust Fans

We 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 and Electric in Bathroom: GFCI-Protection Tested

We 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.

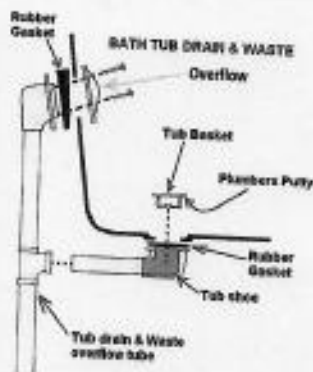
All receptacles in the bathroom must be GFCI protected.

Limitations

General

TUB AND SINK OVERFLOW LIMITATIONS

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

**Observations**11.2.1 Bathroom
Toilets

Minor Defects, Maintenance Item, or FYI Item

LOOSE TOILET/TANK

BASEMENT BATHROOM TOILET

Toilet tank was loose at time of inspection. *Recommend qualified contractor do whatever it takes to fix.*

Recommendation

Contact a handyman or DIY project



Tank is loose

11.5.1 GFCI and Electric in Bathroom

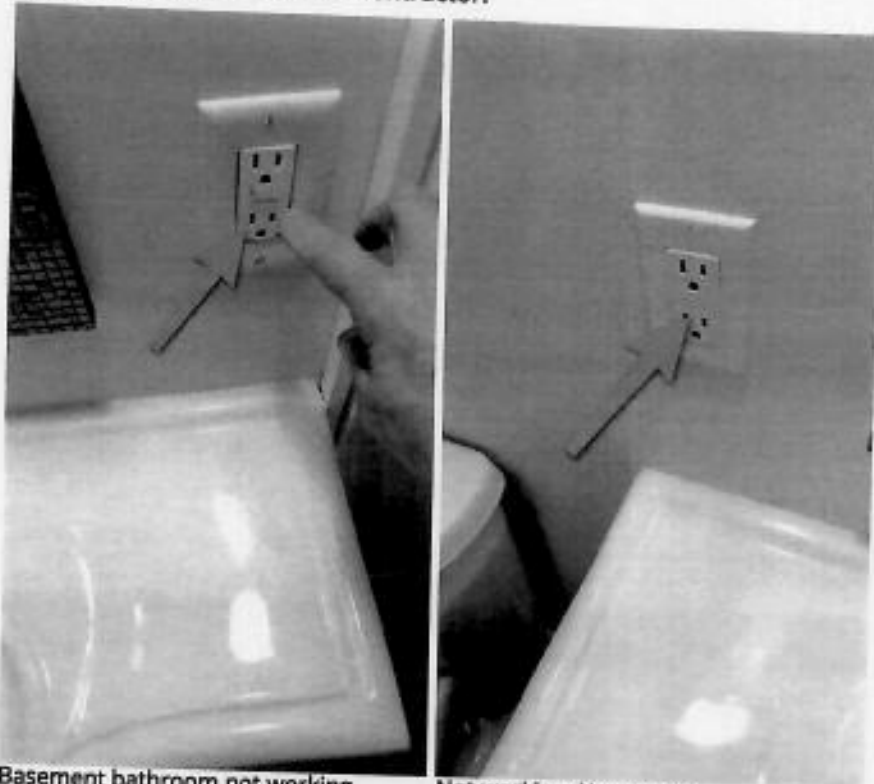
GFCI IMPROPERLY WIRED / NOT WORKING

We observed a defect at the GFCI in the bathroom. It was not properly wired. We suggest the issue be evaluated and repaired or replaced by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

 Significant Defects



Basement bathroom not working

Not working. No power

12: DOORS, WINDOWS & INTERIOR

Information

Windows: Glazing
Double

Steps, Stairways & Railings:
Staircase Illumination
Staircase lights OK

Interior Details: Interior Information

The following are not included as part of a home inspection: alarm systems, security systems, intercoms, central vacuum systems, cosmetic issues, appliances, water treatment systems, indoor air quality and concealed items unless otherwise noted.

Doors: Door Type
Hollow core, Wood

At the time of inspection the interior doors appeared to be in good condition. Any defects will be listed separately in the report.

Windows: Window Type

Double-hung, Thermal, Vinyl, Sliders

Accessible windows are spot checked for functionality . At the time of inspection the windows appeared to be in good condition. Any defects will be listed separately in the report.

Floors: Asbestos Disclaimer

All homes built from 1980 and older have the possibility of containing lead paint. All homes can potentially contain ACM (asbestos containing material) but older homes are at a much higher risk. We recommend that before any kind of demolition that you have a test performed for lead paint and asbestos in any areas that you plan to disturb.

If you think asbestos may be in your home, don't panic. Usually, the best thing to do is to leave asbestos material that is in good condition alone. Generally, material in good condition will not release asbestos fibers. There is no danger unless the asbestos is disturbed and fibers are released and then inhaled into the lungs. Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage, such as tears, abrasions or water damage. Damaged material may release asbestos fibers. This is particularly true if you often disturb it by hitting, rubbing or handling it, or if it is exposed to extreme vibration or air flow. Sometimes, the best way to deal with slightly damaged material is to limit access to the area and not touch or disturb it. Discard damaged or worn asbestos gloves, stove-top pads and ironing board covers. Check with local health, environmental or other appropriate agencies to find out proper handling and disposal procedures. If asbestos material is more than slightly damaged, or if you are going to make changes in your home that might disturb it, repair or removal by a professional is needed. Before you have your house remodeled, find out whether asbestos materials are present.

If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.

Walls and Ceilings: Wall / Ceiling Material

Plaster, Drywall

At the time of inspection the walls and ceilings appeared to be in good condition. Any defects will be listed separately in the report.

Steps, Stairways & Railings: Basement Steps and Railings

At the time of the inspection the steps, stairways, and railings did not show any defects. They appear to be installed and functioning properly. Notable exceptions will be listed in the report.



Limitations

Interior Details

INTERIOR

Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. Furniture, area rugs, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Carpeting, window treatments, central vacuum systems, household appliances, screening, recreational facilities, paint, wallpaper, and other finish treatments are not inspected unless otherwise noted in this report. Recommend thorough review of interior areas during final walk-through inspection prior to closing.

Observations

12.3.1 Windows

FAILED SEAL

UPSTAIRS BEDROOM

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

— Marginal Defects



Upstairs bathroom window