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INSPECTION REPORT



N7341 County Rd XX, Holmen, WI, 54636

Inspection Prepared For: Ron & Alissa Oelfke

Agent: Anne DuCharme

Inspector: James Haugen

Date of Inspection: 4/2/2026

Time of Inspection: 8:30 AM

Report Number: Order ID: 5314



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*****YOUR INSPECTION EXPLAINED*****

Congrats on making it to this stage in the home buying process! We appreciate the opportunity to conduct this inspection for you. The home inspection process can potentially be stressful. You will be asked to absorb a lot of information in a short time. This information often includes a report with explanations of systems in the home, diagrams, videos, web links photographs, environmental reports, and what the inspector verbally explained during the last portion of the inspection. All this combined with the seller's disclosure, home condition report and what you noticed yourself can make the experience even more overwhelming. What should you do? Relax! We are here to help educate, inform and protect you not scare you. Most of the inspection will be maintenance recommendations, life expectancies and minor imperfections. Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It is important to understand that sellers are under no obligation to repair everything mentioned in the report. Properties being inspected do not "Pass" or "Fail." Keep things in perspective. Don't kill or risk your deal over things that don't matter. It is inappropriate to demand that a seller address certain improvement items, deferred maintenance, conditions already listed on the seller's disclosure, home condition report or nit-picky items.

Notice: This report contains technical information that may not be understandable to the lay person specifically first-time home buyers. While we have made an earnest effort to make the report as visual and easily understandable as possible a verbal consultation is highly recommended for fully understanding the inspection report. If you were not present or able to come to the last part of the inspection, please call the office to arrange for your verbal consultation. If you choose not to consult with the inspector, Advanced Home Inspections cannot be held liable for your understanding or misunderstanding of the report's contents.

PLEASE READ ALL OF THE INFORMATION WE PROVIDE BELOW!!

For you to receive the full value of this inspection, please read all the information we have provided.

This report is designed to be an interactive educational experience allowing you to quickly move from one section to another without endless scrolling, web links for further information, high quality diagrams for reference regarding the narratives and systems, videos, and a glossary of abbreviated terms used.

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

A general home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed defects within specific components of said dwelling. The inspection is intended to assist in evaluation of the overall condition of the dwelling. It is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified by the Inspector. This report contains a summary of observations of those systems and components that were not installed correct, functioning properly, significantly deficient, or unsafe in the inspector's professional judgment. All items in this report and the reports summary that were designated as a defect, repair/replacement, or further evaluation should be investigated by licensed and/or qualified tradespeople within the clients' contingency period to determine the extent of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

The definition of a "defect" as defined by Wisconsin Stat. 440.97 (2m) "A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement."



Photographs: Several photos and videos are included in your inspection report for informational purposes. These visuals are intended to illustrate notable findings and conditions observed during the inspection process. It is important to note that while efforts are made to capture key defects and observations, these photos may not encompass every instance or occurrence of a defect present within the property.

Diagrams: Diagrams included in this report serve as visual aids to enhance understanding of proper installations and configurations and are intended to provide clarity and context regarding various systems and components inspected. However, please be aware that diagrams may not depict every system during the inspection accurately.

There may be comments made in this report along with the use of specialty tools, testers, meters and like may have been used that exceed the required reporting of the InterNACHI Standards of Practice; these comments (if present) and the tools (if used) were utilized as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when the inspector feels they have the experience, knowledge, or evidence to do so. Although tools and the readings may be represented in photographs, these should not be wholly relied upon as they can change from day to day, with differing conditions. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The inspection report may comment on and identify problems, systems, components and/or conditions which may violate building codes, although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or

identification of any building code violation is not the goal of this inspection report and lies beyond the scope of the general home inspection.

The inspection should not be considered a guarantee or warranty of any kind. Not all improvements will be identified during this inspection, unexpected repairs should still be anticipated. During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. This inspection can't predict future conditions or determine if latent or concealed defects are present. Areas that are hidden, painted over, disguised and/or not readily visible are not covered in this report. The statements made in this report reflect the conditions as existing at the time of the inspection only and expire at the completion of the inspection. The limit of liability of Advanced Home Inspections LLC and its employees, does not extend beyond the day the inspection was performed.

Systems, equipment and components can, and do, fail-randomly and without prior warning. Conditions at a home for sale can change in only a day or two, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. This is due to time and differing weather conditions that may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets. It's not uncommon for conditions to change between the time of the inspection and the closing date. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is a normal part of homeownership

Certain non-standard systems can be unique in their installation, operation, and maintenance. Consequently, the testing, inspection, analysis, or opinion of condition or function of such non- standard systems is not within the scope of a home inspection. Such non-standard systems include, but are not limited to: pools, hot tubs, central cleaning systems, water modification systems (purifiers, filters, and softeners), lawn irrigation systems, landscape lighting systems, intercom systems, security systems, trash compactors, fire suppression systems, playground equipment, freestanding fireplaces (Franklin stoves), and solar heating/electrical



systems. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks/systems, water delivery systems, and underground fuel storage tanks.

We are committed to accurately reporting unbiased, impartial, and objective opinions to our clients based on our experience and judgement. These opinions are intended to provide the client with a better understanding of the property conditions as observed at the time of inspection. We are unequivocally committed to honesty, loyalty, and integrity to our clients. In the normal course of our profession, we have established relationships with and may receive referrals from real estate agents, attorneys, banks, mortgage lenders, and professional business associations. While our reports may conflict with the interest of other business enterprises we do not and will not compromise our duties and responsibilities to our clients. We pledge to provide our clients with an unbiased, impartial, and objective reporting of property conditions without exception.

We promise that we have made our best effort to provide you with the very best inspection we can while taking into consideration limitations as stated in your home inspection agreement, limitations placed upon us by third parties such as insurance companies and legal statutes, limitations inherent in the very nature of trying to inspect a furnished home in a limited time frame, and the non-technical and non-destructive intent of the inspection. Our mission of performing a thorough inspection is to educate and put our clients in a better position to make an informed buying/selling decision.

Please carefully read your entire Inspection Report. If you have questions after receiving the report, please call your inspector so we can go over any questions you may have. Remember, when the inspection is completed and after the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

THANK YOU FOR USING ADVANCED HOME INSPECTIONS



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On this summary page you will find, a summary of observations of importance separated into colored categories to help understand the severity of the findings/ observations. The summary is not the complete report. The summary and these categories are a brief overview required by WI state law and are designed to inform the client of the current condition of the property/structure that may be used in negotiations which may depend on the terms of your contract. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or licensed real estate agent. The report summary categories descriptions are listed below and are color coated

DEFECTS = "Defect" means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.

ITEMS NEEDING REPAIR = Items, components, or systems in need of repair, replacement, and/or are showing signs that could result in worsening conditions. Consideration should be made in repairing and/or replacement of these items to prevent adverse conditions. Items in this category can be repaired by a qualified handyman or licensed contractor/professional.

ITEMS NEEDING FURTHER EVALUATION = An area of concern not visible, past the scope of the inspection and/or level of confidence, education or expertise as reported by the inspector that are in need of further evaluation by a specialist for a final determination.

ITEMS TO MONITOR = An item, component or system that may be functioning as intended during the inspection but may be past its expected lifespan, are showing signs of potential future repair, and/or signs of a previously repaired item that should be monitored for potential future issues that could potential become a defect.

MAINTENANCE ITEMS = This section points out items of preventative maintenance. Most items in this section depending on your skillset and ability can be preformed as a DIY project or by hiring a qualified handyman.

ITEMS NOT OPERATING = This section identifies the components, systems and/or appliances that were not operational during the inspection.

The complete report will include additional information to further educate the client on the condition of the property. Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your inspection report in its entirety. The entire inspection report, limitations and scope of inspection, and pre-inspection agreement must be carefully read to fully understand the findings of the inspection. We strongly recommend and encourage that you have qualified/licensed contractors evaluate each concern further and the entire system(s) for additional concerns that may be outside the scope of our inspection before the close of escrow



Report Summary

DEFECT/SAFETY HAZARDS		
Garage		
Page 26 Item: 8	Fire Separation Walls & Ceiling	• The garage firewall had a heating register in the garage improperly supplying heat into the garage. This improper installation should be repaired to provide an intact fire-resistant barrier between the garage and the adjoining living space. All work should be preformed by a qualified contractor. • The access door in the ceiling between the garage and the attic did not meet generally-accepted current safety standards. Access in firewalls must be a 20 minute fire-rated. Recommend a qualified contractor to install a fire rated door that meets these requirements.
Electrical		
Page 39 Item: 8	Receptacles Condition	• No ground fault circuit interrupter (<u>GFCI</u>) protection of home electrical receptacles was provided at garage at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle.2. Replacing the circuit receptacle located closest to the electrical circuit overcurrent protection device (usually a breaker) with a GFCI receptacle.3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. • A ground fault circuit interrupter (GFCI) electrical receptacle on the porch did not respond to testing at the time of the inspection. The Inspector recommends that this receptacle be replaced with a new GFCI receptacle by a qualified electrical contractor.
Plumbing		
Page 45 Item: 7	Gas System Condition	• The <u>CSST</u> gas piping was not properly bonded. Properly bonding and grounding of a Corrugated Stainless Steel Tubing (CSST) system may reduce the risk of damage and fire from a lightning strike. Lightning is a highly destructive force. Even a nearby lightning strike that does not strike a structure directly can cause systems in the structure to become electrically energized. As a safety measure, the Inspector recommends that the CSST gas pipes be bonded by a qualified electrical contractor.



ITEMS TO MONITOR

Plumbing

Page 47 Item: 8	Water Heater Condition/Defects	The water heater was old, appeared to be past the mid-point of its design life but was functional at the time of the inspection. A system at this point in its lifespan might need replacement at any time. Recommend contacting a qualified plumbing contractor to provide options/costs to budget for future replacement and monitoring its operation.
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MAINTENANCE ITEMS

Grounds

Page 13 Item: 3	Grading Observations	The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can cause moisture related issues such as but not limited too: seepage and settlement. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these areas be re-graded to improve drainage near the foundation.
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Roof System

Page 22 Item: 6	Gutter System Condition	Missing downspout extensions. Recommend adding downspout extensions to discharge away from the house to prevent water seepage and other water related issues 5-6' extensions are recommended.
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Inspection Details

1. Inspection Type

Pre-Listing General Home Inspection

2. House Type

Single Family Home

3. House Age

House was built in 2000

4. Attendance

Client present for the first part of the inspection

5. Occupancy

Occupied - Furnished

6. Main Entrances Faces

East

7. Weather Conditions

Cloudy • Light Rain

8. Temperature at the Time of Inspection

35 Degrees

9. Recent Precipitation

Yes-light rain in the last 24hrs

10. Ground Cover

Wet

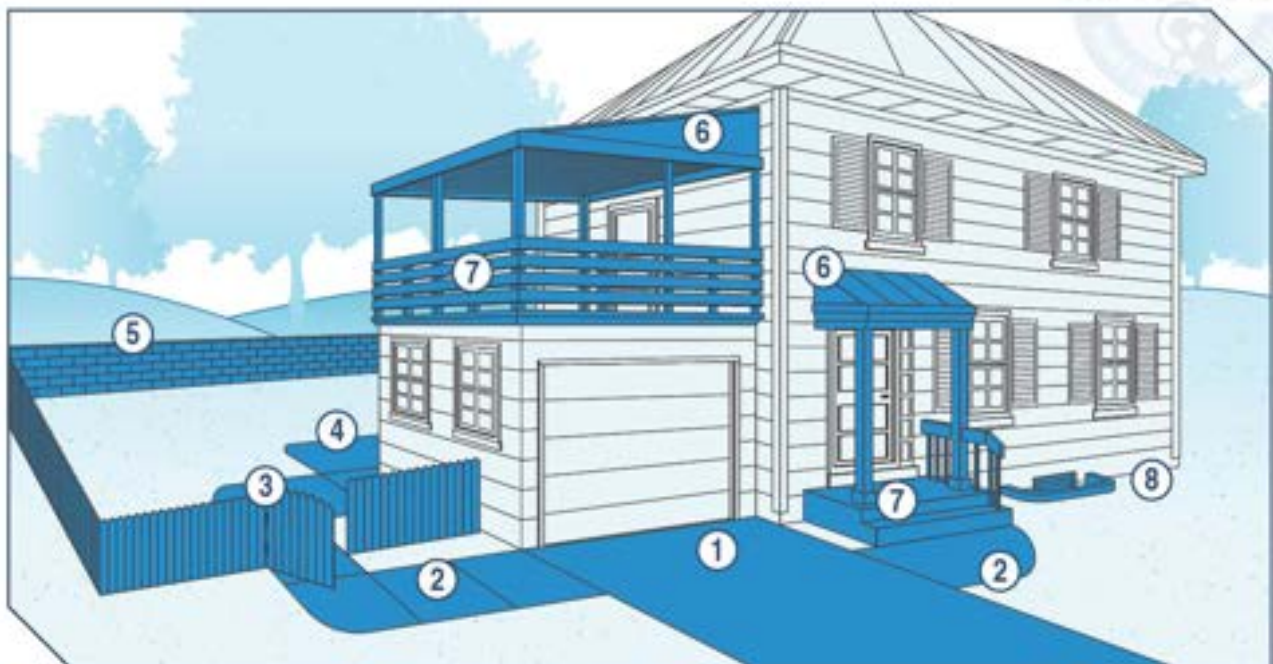


Grounds Diagram

Grounds

"In accordance with InterNACHI Standards of Practice the home inspector shall observe: Decks, balconies, stoops, steps, areaways, porches and applicable railings that are directly attached to the structure. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is not required to observe: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the presence or condition of buried fuel or waste storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility."



1 DRIVEWAYS

Driveways typically consist of concrete but can be made of asphalt, bricks or gravel. Driveways should be installed to drain water away from the home/garage. Concrete often cracks due to shrinkage, drying and/or settlement, excessive cracking can result in uneven areas and create trip hazards. Asphalt driveways will need regular maintenance/sealing with appropriate sealants.

2 SIDEWALKS

Sidewalks typically consist of concrete but can be made of asphalt, bricks, wood or gravel. Sidewalks/walkways should be installed to drain water away from the home. Concrete often cracks due to shrinkage, drying and/or settlement. Excessive cracking can result from settlement or potentially tree roots resulting in uneven areas and can create trip hazards.

3 FENCES/GATES

The evaluation of fences are typically not part of the home inspection and is limited to functionality and to those areas which may have an effect on the condition of the home.

4 PATIOS

Patios are similar to driveways and sidewalks with respect to the materials used and cracking/movement. Patios should be installed to drain water away from the house.

5 RETAINING WALLS

Retaining walls are installed in areas to accommodate construction and stabilize steep banks to help control soil movement. Water management/drainage systems are often not evident with a visual evaluation due to installation at the time of construction but are recommended to help prevent potential settlement/movement. Retaining walls should appear straight or slightly tilt towards the ground they support. Walls that are cracked, leaning, or show settlement will need structural evaluation/repair.

6 EXTERIOR COVERS

Roof structures built over balconies, decks, porches and patios are provided for protection from the elements/weather, are considered to be structural and require proper design and attachment. If the coverings are integral with the house roof information will be provided in the roofing section of the report.

7 DECKS/PORCHES

Decks, balconies, or porches are typically constructed with wood but composite materials are becoming more popular. Wood will need regular painting/staining maintenance approximately every 3-5 years and normal fading should be expected on composite materials. Areas that are higher than 30" above the surrounding ground will need a guardrail that is at least 36" tall. New installations should not have any spaces in the railing that are larger than 4" in width. Handrails for steps should be easily graspable. Wood decks or porches should be supported by concrete footings and clearance of the wood to the soil is critical to avoid deterioration. Evaluation can be limited due to height/accessibility.

8 GRADING

Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations. ©2024 Advanced Home Inspections LLC, All Rights Reserved TM

Grounds

1. Driveway

Materials: The drive material used to for the driveway consisted of gravel

Observations:

- The Inspector observed no deficiencies the driveway condition at the time of the inspection.

2. Walkway Condition

Materials: Concrete sidewalk noted.

Observations:

- Common cracks (1/4 inch or less) were visible in the sidewalk at the time of the inspection. Cracks exceeding 1/4 inch should be patched with an appropriate sealant to avoid continued damage to the walkway surface from freezing moisture.



Typical cracking

3. Grading Observations

Observations:

- The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can cause moisture related issues such as but not limited too: seepage and settlement. The ground should slope away from the home a minimum of 1/4-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these areas be re-graded to improve drainage near the foundation.



Negative grading in the north



4. Patio Condition

Materials: The concrete patio was located at the east side of the home

Observations:

- The patio surface had moderate cracking visible at the time of the inspection. Cracks wider than $\frac{1}{4}$ -inch should be filled with an appropriate material to help prevent continued deterioration. All work should be performed by a qualified contractor.



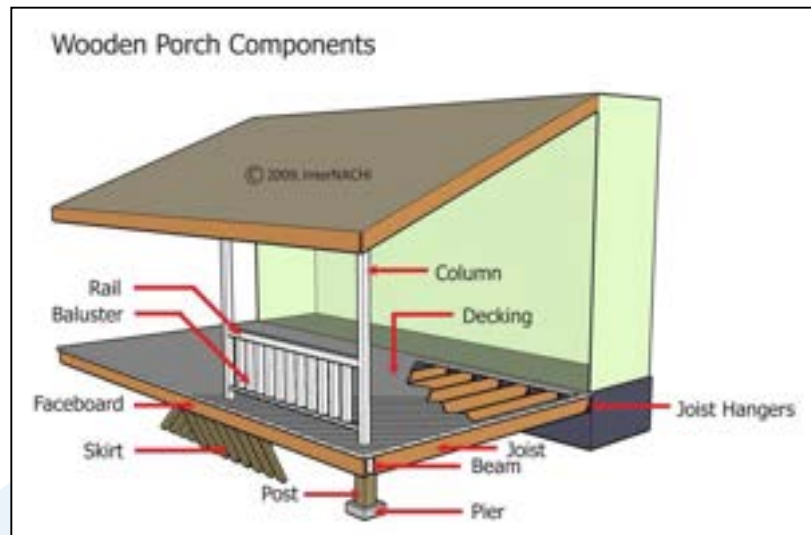
Typical cracking

5. Porch Condition

Materials: The porch was constructed on a wood framed structure, built with wood and is located on the east side of the home

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch at the time of the inspection.
- Porch framing was not completely accessible for viewing due to height/accessibility limitations. The Inspector disclaims responsibility for inspection of the porch structure.





Exterior Diagram

Exterior

"In accordance with the InterNACHI standards of practice The home inspector shall observe: Wall cladding, flashings, and trim, Entryway doors and a representative number of windows, eaves, soffits, and fascias, with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials, operate all entryway doors when applicable, operate a representative number of windows and probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities, Detached buildings or structures. The home inspector is not required to: Move personal items, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility."

1 SIDING

Exterior wall coverings protect the wall envelope (framing, sheathing, insulation, sheetrock) from the weather. Siding can consist of several different materials and typically should be weather resistant from moisture intrusion and/or deterioration. Some siding materials will need regular painting/staining maintenance and any openings or penetrations in the coverings should be repaired to prevent damage/moisture intrusion.

2 TRIM

The trim on the exterior includes but is not limited to: soffit, fascia, and moldings around the exterior doors, windows and other exterior areas. Trim can consist of several different materials and typically should be weather resistant from moisture intrusion and/or deterioration. Some trim materials will need regular painting/staining maintenance to help prevent deterioration/moisture intrusion.

3 CAULKING

Exterior caulking is a waterproof filler and sealant, used in building around penetrations in the exterior wall (windows, door, utility penetrations) to prevent moisture and pest intrusion. Exterior caulk needs to withstand continuous exposure to weather extremes. It is important to replace cracked, missing or separated caulking right away to ensure uninterrupted protection.

4 EXTERIOR STAIRS/STEPS

Exterior steps and stairs construction can consist of wood, poured concrete, precast concrete and metal. Uneven steps are a trip hazard. The difference in height in each step should be no greater than 3/8". Hand railings should be graspable by applicable requirements. Older railings with openings larger than 4" should be considered upgrading for child safety.

5 WINDOWS

Windows can be constructed of different styles, materials, and efficiency ratings. Windows made of non weather resistant materials will need normal painting/staining maintenance on the exterior to prevent deterioration/moisture intrusion. Older homes may still have the original single pane windows. Recommend eventual replacement to increase comfort and efficiency.

6 DOORS

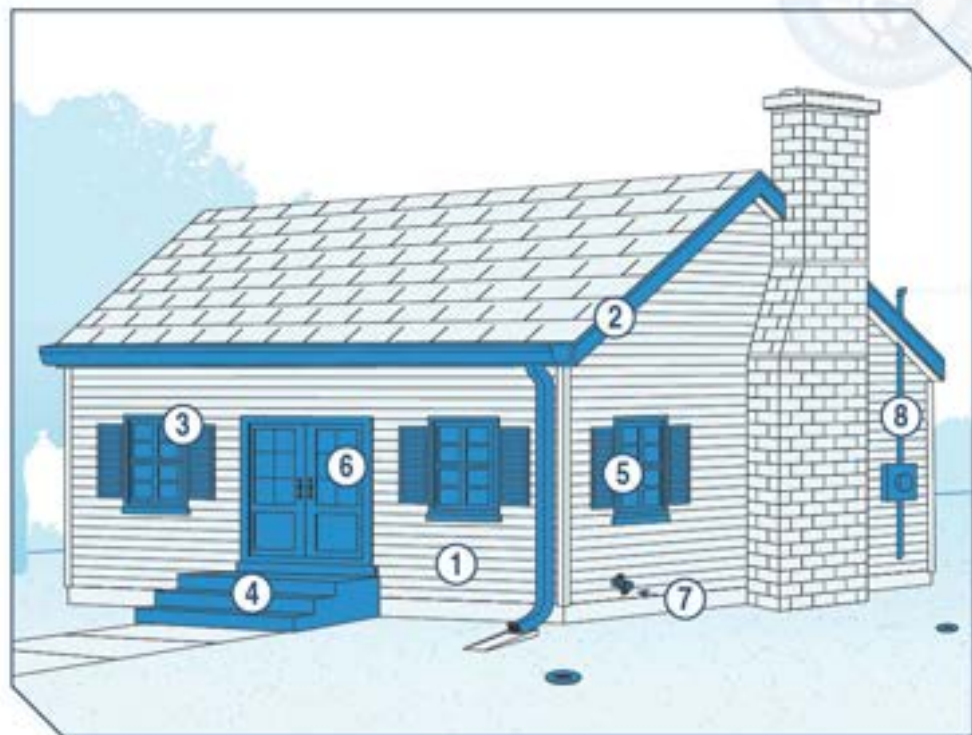
Doors provide the entrance and exit points for a house and typically will get a lot of use. Doors can be constructed of different styles, materials, and efficiency ratings. Doors made of non weather resistant materials will need normal painting/staining maintenance on the exterior to prevent deterioration/moisture intrusion. Older homes may still have original doors that had not been replaced. Recommend eventual replacement to increase safety, comfort and efficiency.

7 EXTERIOR PLUMBING

Exterior hose faucets are included as a standard feature on most all houses. Older homes with exterior faucets may not have modern features such as anti-siphon or frost free. An anti-siphon attachment can be easily installed if not present to prevent water contamination. Frost free features allow the water to be shut off internally from the exterior handle to prevent freezing conditions. If hose faucets are winterized and shut off they cannot be tested.

8 EXTERIOR ELECTRICAL

The exterior electrical provides electricity to the interior and exterior of the home and can consist of several components such as but not limited to: lighting, receptacles, meters, and service components. Exposed wiring should be protected by conduit where damage can occur. Exterior receptacles should have weather proof coverings and receptacles should be GFCI protected.



The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations. ©2024 Advanced Home Inspections LLC, All Rights Reserved TM

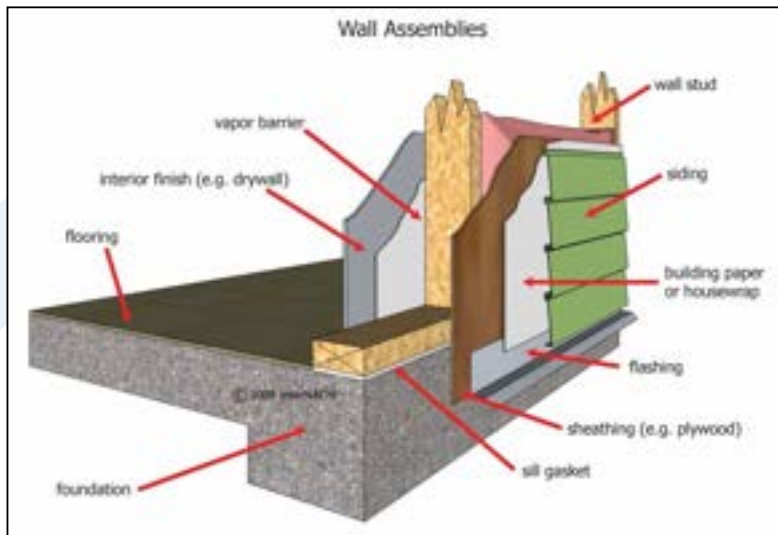
Exterior

1. Siding Condition

Materials: The exterior wall coverings consisted of vinyl siding

Observations:

- The Inspector observed no deficiencies in the condition of vinyl siding covering exterior walls at the time of the inspection. Inspection of vinyl siding typically includes examination of general installation practices and visible condition.



2. Trim Condition

Materials:

- The exterior trims consisted of vinyl and aluminum

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the exterior trim.

3. Caulking condition

Observations:

- The caulking appeared to be in satisfactory condition. Recommend maintaining the caulking where applicable (around windows, doors, corners, utility penetrations) to prevent moisture/water intrusion.

4. Flashing condition

Materials: Flashing were not visible at the time of the inspection

5. Window Condition

Description: The home had double pane windows. • The window styles consisted of double hung and picture windows. • Construction of the windows was composed of vinyl and aluminum clad.

Observations:

- The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

6. Doors

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors. Inspection of door exteriors typically includes examination of the following: • Door exterior surface condition • Weather-stripping condition • Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold). • Jamb condition • Threshold condition • Moisture-intrusion integrity.



7. Exterior Plumbing condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

8. Exterior Electrical Condition

Observations:

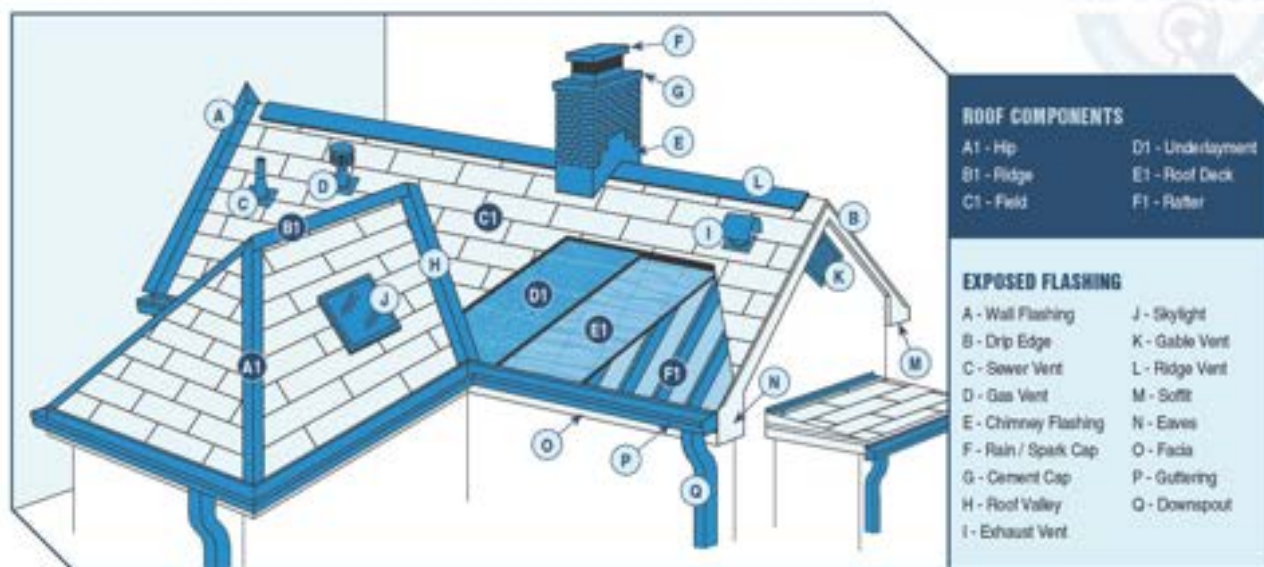
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.



Roof System Diagram

Roofing

"In accordance with the InterNACHI Standards of Practice the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations; and report on signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials, and report on the method used to observe the roofing. The home inspector is not required to: Walk on the roofing (although every safe attempt to do so, will be taken), report on the age or remaining life of the roof covering, move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes and lightning arrestors. No claims will be made as to remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, The inspector recommends that you consult with the sellers about the age of the roof covering, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company."



1 ROOF COVERINGS

Roof coverings are designed and installed to protect the home from moisture intrusion into the building envelope. These systems can consist of several different styles and are made with multiple materials which can be specific to the application they are best suited for. Each of these separate roof covering systems have different life expectancies, may require annual maintenance and should be installed as per the manufacturer's recommendations.

2 CHIMNEY(S)

Chimneys are used as a vertical channel or pipe that conducts smoke and/or combustion gasses up from a fireplace and/or gas using appliances (furnace, water heater, boiler etc.) and typically through and/or above the roof line of a building. Chimneys and flues can be constructed of several different materials. Only the visible portion of the flue is reported on and in many cases not visible at all due to accessibility. Spark screens and rain caps are installed over the flue to prevent sparks from escaping and water from entering. Cracking and missing mortar in masonry chimneys should be sealed, caulked or tuck pointed to prevent moisture intrusion and worsening conditions.

3 FLASHINGS

Roof flashing is the material installed to direct water away from certain areas (walls, chimneys, roof valleys, system vents, penetrations) of your roof. Flashings can consist of several different styles and materials. Flashings are a crucial roofing component that every roof needs to have and installed properly to prevent moisture intrusion.

4 VALLEYS

Roof valleys are formed where two roof slopes meet. Water collects in the valleys to flow off the roof or into a roof drainage system. The valley installation method can vary (Closed, open, woven) and is critical as when improperly installed the valleys are risks for potential leakage.

5 SYSTEM VENTS

Plumbing vent pipes work in conjunction with your drain pipes and should properly terminate. Also called a vent stack or plumbing air vent, the vent pipe(s) regulate airflow to assure waste and water flows through pipes that drain out of your house. The vent's second purpose is to remove sewer gasses that can cause foul odors and potentially be dangerous.

6 SKYLIGHTS

Skylights are windows that are placed on the roof. They are used to allow natural light to enter, and can also be used to allow air ventilation. There are many styles and factors regarding skylights including size, placement, energy efficiency, functionality, and type. Skylights are a penetration in the roof, can be prone to potential leakage and should be periodically monitored.

7 GUTTERS

Gutters are installed typically on the eaves of the roof system to provide proper drainage and management of the roof water. Proper sloping, support, the installation of downspouts and the proper length of downspout extensions 5-6' play a critical role in protecting your home and landscape from potential water seepage and damage. Routine cleaning maintenance is recommended to help provide proper drainage. Gutter screens can be installed to help reduce the frequency of cleaning.

The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations.
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Roof System

1. Roof Covering Condition

Inspection Method: The roof inspection was preformed by mounting and walking the roof

Style & Materials:

- Gable style roof noted
- Approx roof age 5-10 yrs
- Architectural asphalt shingles noted. Asphalt shingles are also known as and composition shingles (or composite shingles). The term "composition" is used because the shingles are a composite product made from either a fiberglass or cellulose mat, asphalt, and mineral granules. Architectural/laminate shingle, or dimensional shingles are the most prevalent asphalt shingles. These products are manufactured with two or more layers of asphalt that are fused together for a thicker and richer multi-dimensional appearance, and are engineered to replicate the wood shake and natural slate roofing aesthetics. The average expected lifespan of these shingles is approx 25 yrs.

Observations:

- The Inspector observed no deficiencies in the condition of the asphalt composition shingle roof-covering material.





2. Valley condition

Materials: Asphalt valley noted

Style: The valleys were formed using the California Cut Valley method. This method professional roofers install metal flashing, but then apply the shingles next to the flashing on their side, parallel with the valley's center line. The colored portion of the shingle faces the valley center. This method of valley installation saves time as the shingles do not need to be cut to fit the valley.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the roof valleys at the time of the inspection.

3. Flashing condition

Materials: Roof flashing was not visible

4. Plumbing vents

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible plumbing roof vent pipe(s) at the time of the inspection.



5. Ventilation Systems Condition

Styles:

- Vented Soffit noted. Soffits are intake vents that installed directly on your eaves, which are located directly underneath your roof line. Most people refer to this area as the "roof overhang". There are different types of soffit, but most common designs have small holes that allow cool air to flow into your attic space, where it helps push hot air out of your home through the exhaust vent. Soffit ventilation is by far the most popular form of roof intake venting. It forms one half of the most popular combination of intake and exhaust; soffit vents (for intake) with a ridge vent (for exhaust).
- Ridgevent noted. A ridge vent sits at the peak of your roof and runs across the entire span of your roof line. Because ridge vents are located at the roof's highest point, they are in prime position to let the hottest air escape the attic space. And because they run across the entire roof line, they generally have the surface area necessary for expelling large amounts of hot air.

Observations:

- The ventilation systems on the roof appeared to be in satisfactory condition.

6. Gutter System Condition

Materials: Gutters and downspouts were fabricated from seamless aluminum

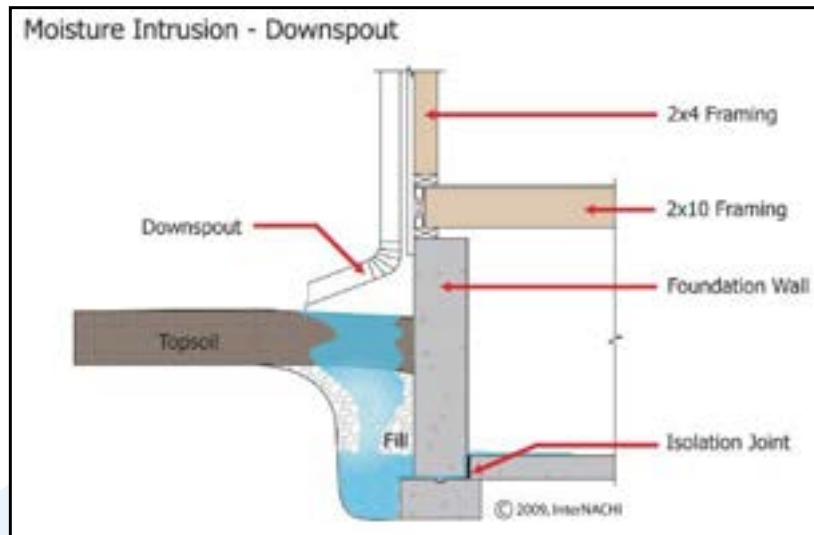
Observations:

- The Inspector observed no deficiencies in the condition of the gutters.
- Downspout extensions in areas were routed below grade. Extensions below grade make it difficult to see the early indications of nonperformance, since water can discharge below grade and collect, saturating the soil for some time before it is noticed. Downspout extensions below grade can also freeze in the winter months resulting in lack of proper management of melting snow and/or ice from the roof and in the gutters. Recommend cleaning annually to prevent any potential clogging and to ensure proper drainage/performance of the system.
- [Missing downspout extensions. Recommend adding downspout extensions to discharge away from the house to prevent water seepage and other water related issues 5-6' extensions are recommended.](#)



Missing down spout extensions







Garage Diagram

Garage

"In accordance with InterNACHI standards of practice the inspector will examine: the attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence and operability of photoelectric eyes (safety feature) and the doors ability to auto reverse when met with resistance, doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI receptacles. Current safety standards require the presence of 1/2" Type X drywall for wall/ceiling surfaces, as well as a steel or fire rated door between the garage and living areas for fire safety. We recommend that these improvements be considered for the safety of the occupants. The home inspector is not required to inspect: Remote controlled garage door opener transmitters. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles"

1 ROOF COVERINGS

Roof coverings are designed and installed to protect the structure from moisture intrusion into the building envelope. These systems can consist of several different styles and are made with multiple materials which can be specific to the application they are best suited for. Each separate roof covering system has different life expectancies, may require annual maintenance and should be installed as per the manufacturer's recommendations.

2 FLOOR/FOUNDATION

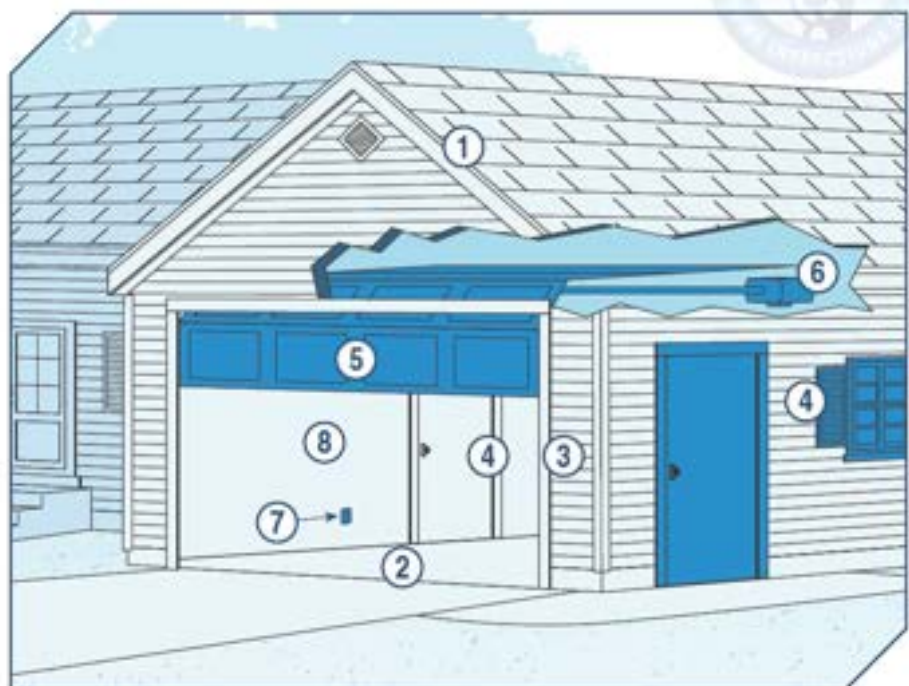
The garage floors and foundations are typically constructed with concrete and will show similar wear and/or cracking to other concrete areas. The floor should be sloped towards a drain or the overhead door to help prevent pooling. Floors may show surface deterioration which can be caused from the use of certain ice removal salt products. The garage floor and foundation may not be visible and covered with storage materials, cars, vegetation, and grading. Areas of significant settlement and/or cracking should be evaluated further.

3 SIDING & TRIM

Exterior garage wall coverings and trims are typically the same as the house. These systems protect the wall envelope (framing, sheathing, insulation, sheetrock) from the weather. Siding and trim can consist of several different materials and typically should be weather resistant from moisture intrusion and/or deterioration. Some siding and trim materials may need regular maintenance such as painting or staining when needed to help prevent deterioration/moisture intrusion. Any openings or penetrations in the coverings should be repaired to prevent damage and the siding should be installed in accordance with the manufacturers guidelines.

4 DOORS & WINDOWS

Garage window(s) and door(s) can consist of several styles, made of several materials, and efficiency ratings. Windows and doors made of non weather resistant materials will need normal painting/staining maintenance on the exterior to prevent deterioration/moisture intrusion.



5 OVERHEAD GARAGE DOORS

Overhead garage door types can vary from tilt-up, to sliding and rollup doors. Overhead garage doors are the largest moving part in the home and should be properly secured with modern safety features. Overhead doors with older, worn or damaged hardware and springs will be noted and can be potentially unsafe. If present, upgrading the door(s) with modern hardware & safety features should be considered.

6 OVERHEAD DOOR OPENER

Garage door openers can vary in size, strength, style and the special features they may have. Garage door openers should be equipped with safety features such as auto reversal if the door hits an obstruction and safety sensors located on each side of the door 6" above the floor. Older openers were not equipped with these safety functions and should be replaced. Modern "smart" garage door openers can be controlled and monitored by applications through a phone.

7 ELECTRICAL

The electrical in the garage is typically basic consisting of lighting, switches, receptacles and potentially a sub-panel. The garage is a common area for additional wiring, receptacles and lights to be added. One of the most common mistakes is lack of GFCI protection, DFI wiring and using extension cords to power lighting and/or overhead garage door openers.

8 FIRE SEPARATION

The walls, ceilings and doors that separate the garage from the house where attached should meet generally-accepted current safety standards meaning a 20 min fire separation. These areas should be continuous without penetrations. Typically it is not possible to determine the ratings of the coverings. The door should be labeled and equipped with a self closing spring hinge to automatically close the door if left open. While these guidelines may have not been required at the time of construction improvements/replacement should be considered.

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Garage

1. Garage General Condition

Style/Type: The home had a two-car attached garage.

2. Sill Plate Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage sill plates.

3. Floor/Foundation Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

4. Service Door(s)

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of garage service door (s) leading to the exterior.

5. Electrical

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the garage, but receptacles in the garage had no ground fault circuit interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. This can be achieved by: 1. Replacing the current standard receptacles with GFCI outlets2. In the garage circuit, replacing the receptacle nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breakers currently protecting garage electrical circuits with GFCI breakers.

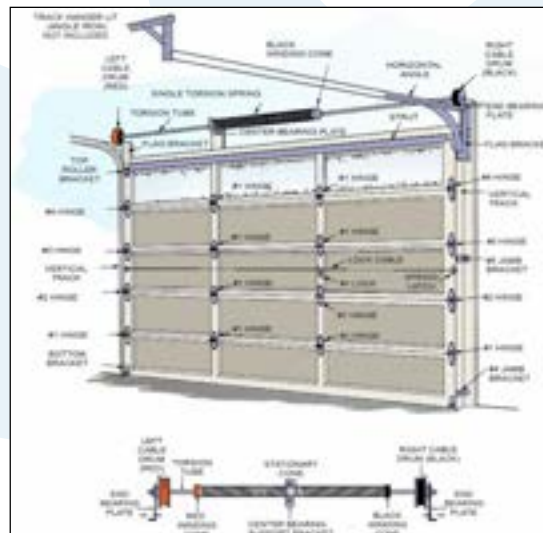
6. Overhead Garage door Condition

Materials: The overhead garage doors were constructed with steel panels

Garage door operation type: The garage door was equipped with a torsion spring lift system

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle door.



7. Overhead Door Opener Condition

Opener style: Chain drive opener noted.

Observations:

- One overhead garage door was equipped with an automatic door opener.
- The automatic garage door opener responded to the controls at the time of the inspection.
- The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage door(s) are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications.
- The photoelectric sensors designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.
- The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.
- At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect(s).

8. Fire Separation Walls & Ceiling

Observations:

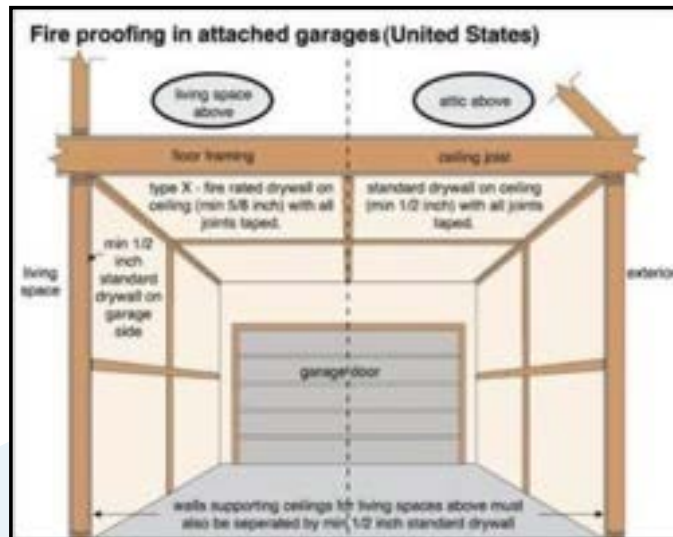
- The garage firewall had a heating register in the garage improperly supplying heat into the garage. This improper installation should be repaired to provide an intact fire-resistant barrier between the garage and the adjoining living space. All work should be preformed by a qualified contractor.
- The access door in the ceiling between the garage and the attic did not meet generally-accepted current safety standards. Access in firewalls must be a 20 minute fire-rated. Recommend a qualified contractor to install a fire rated door that meets these requirements.



Heat register improperly terminated through the fire separation



Access to the attic was not fire rated



Furnace Diagram

Furnace

"The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. **In accordance with InterNACHI industry Standards of Practice the home inspector shall observe:** the permanently installed heating and cooling systems including: Heating and cooling equipment that is central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe:** the energy source and heating equipment. **The home inspector shall operate the systems using normal operating controls.** The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to:** Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; light pilot lights; ignite or extinguish solid fuel fires; or Observe: Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Efficiency of the units and load testing are not conducted. Clients are advised to have an HVAC company perform annual maintenance on the system."

1 DESCRIPTION

The description of the furnace includes where the unit is located and the fuel used to generate the heat. Forced air units are very common and can operate on gas, oil, or electricity. The furnace size and specifications are listed for reference only, if present and visible, and no calculations are performed during the inspection to determine the efficiency or adequacy of the system. The system is tested using normal homeowner operating methods/controls.

2 VENTING

Fuel burning appliances while in use produce combustion by products (Carbon Monoxide) and exhaust through the vent pipe/flue to the exterior of the home. Depending on the manufacturers recommendations, style and/or efficiency of the unit flue pipes will vary in material and where they can properly terminate to the exterior of the home.

3 COMBUSTION AIR

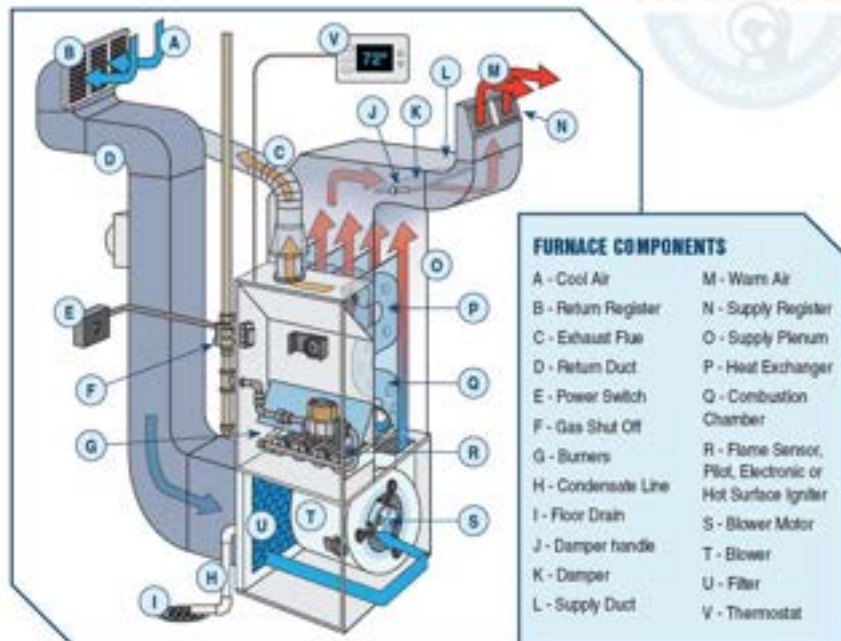
Fuel burning appliances need and must be provided with a consistent source of fresh air to burn properly. If the proper amount of air is not provided incomplete combustion may occur which will produce excessive carbon monoxide. A combustion test is performed when applicable to show the appliance's operation which tests the levels of CO, oxygen and the temperature of the flue gases. This test will provide insight to proper operation or potential hidden defects that should be evaluated further.

4 BURNERS/HEAT EXCHANGER

Typically in most all furnaces it is impossible to see the entire burn chamber and heat exchanger. During the inspection if visible the inspector will report if there is a noticeable unusual flame pattern, rust/corrosion, or other notable defects the inspector will recommend further evaluation by a licensed qualified HVAC contractor.

5 CONDENSATE SYSTEM

High-efficiency/condensing furnaces produce condensate from the secondary heat exchanger. The purpose of the second heat exchanger is to get more heat from the exhaust before it is vented. As a result, these furnaces require condensate drains because their exhaust gasses cool enough to allow the moisture in them to condense from steam into water droplets. Condensate can potentially leak for various reasons into the furnace cabinet. Drain lines should discharge to the proper location.



6 BLOWER

The blower motor in your HVAC system blows the heated or cooled air through the distribution vents in your home. The air that is heated by your furnace or cooled by your AC unit moves through your home until each room reaches its desired temperature. There are two main types of drives in furnace blower motors: Direct drive motors or belt drive. They also can be single or variable speed units.

7 FILTER(S)

The main purpose of your furnace filter is to protect your furnace and components from all the dust, debris, hair, and other pollutants the return duct takes in. Filters can vary in size, styles and merv ratings. Filters also aid in your home's IAQ (indoor air quality) for your breathing health. Filters should be typically changed or cleaned every 30-45 days but may vary depending on the manufacturers recommendations, style and merv rating.

8 DISTRIBUTION

Most homes with traditional heating and cooling systems will have some type of distribution/duct system. A distribution/ductwork system is designed to distribute airflow from your HVAC equipment to your entire home. This encompasses the air that is sucked from the building into the return air system where it is filtered, gets cooled or heated and then pushed back via the ducts into your living space. A majority of this system will not be visible during the inspection and cannot be evaluated.

9 CONTROLS/THERMOSTAT

The furnace thermostat is the nerve center of your home heating system. It's the main control point that determines when and how much heat will be delivered by the furnace. Thermostats can vary in efficiency and style and should be properly located for optimal furnace operation and efficiency. Some homes may have multiple thermostats controlling different zones.

The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations. 2024 Advanced Home Inspections LLC, All Rights Reserved TM

Furnace

1. Furnace(s) Condition

Location & Style;

• This furnace was gas-fired, high-efficiency, forced-air unit located in the basement, mechanical room. A high-efficiency furnace (90% AFUE or higher) vents exhaust gases out of the home, typically through the side of the home. These units are condensing furnaces and typically have characteristics such as but not limited to: electronic ignition, single or two stage design, single or variable speed blowers, tube steel heat main exchanger, a secondary stainless heat exchanger to heat the air from condensed exhaust gases in order to reach higher efficiencies, and a sealed combustion chamber.

Specifications:

- This furnace was manufactured by Armstrong Air
- The serial number of this furnace was 5922K12362
- The model number of this furnace was A96US2V070B12S - 04
- This furnace has a BTU rating of 66,000
- The manufactured date of the furnace appeared to be 2022. The average expected life span of a forced air furnace is approx 20 yrs. Several factors can play a part in the lifespan of the unit such as make, model and maintenance.

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace. Inspection of the furnace typically includes examination/operation of the following:- Cabinet interior and exterior- Fuel supply and shut-off (not tested)- Electrical shut-off- Adequate combustion air- Proper ignition- Burn chamber conditions (when visible)- Exhaust venting- Air filter and blower- Plenum and ducts- Response to the thermostat - Adequate return air- Automatic damper and controls- Condensate drain components.



2. Combustion Chamber Condition

Observations:

- The furnace system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the General Home Inspection to inspect. No determination could be made to its condition.
- Normal combustion levels observed at the time of the inspection. The maximum CO an appliance is allowed to produce and exhaust out the venting is approx 300-400 ppm. A general rule of thumb is to have the units levels below 50 ppm to ensure the best combustion, efficiency, and safety for the occupants. Conditions of proper combustion can change over time from varying conditions normal maintenance is recommended for safe proper operation.



Good combustion levels

3. Furnace Exhaust Venting Condition

Location & Materials: The furnace exhaust vent consisted of PVC pipe (sch 40) and terminates on the north side of the home

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust flue of this furnace.

4. Emergency Shut Off Observations

Location: Emergency shut off was observed and was functional



5. Gas Lines & Valves Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.

6. Blower Condition

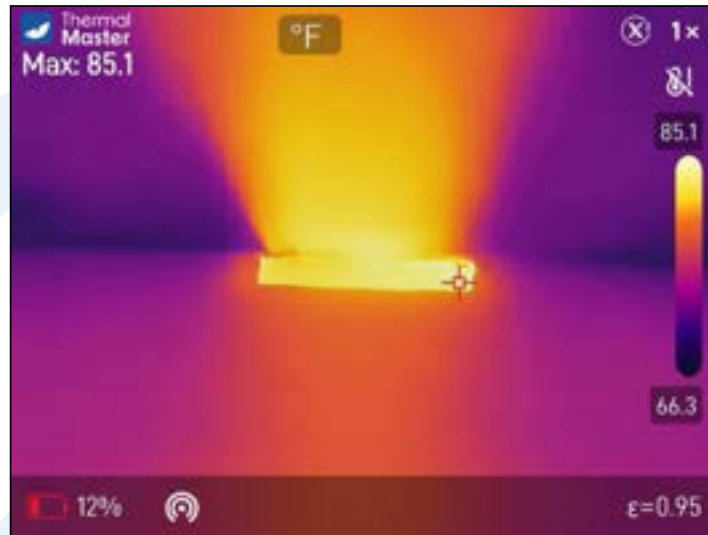
Observations:

- The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

7. Ducting & Return Air Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts. It is recommended to keep the supply registers clear from furniture and clutter to provide evenly circulated conditioned air.
- The return air system appeared to be adequately configured and operated in a satisfactory manner at the time of the inspection. It is recommended to keep the return registers clear of furniture and clutter to provide proper filtration and even heating/cooling of the homes conditioned air.



8. Condensate System Condition

Observations:

- The high-efficiency furnace exhaust produced condensate fluid that discharged to a proper location. Conditions appeared to be acceptable at the time of the inspection.

9. Filter Condition

Location: The air filter for this furnace was located a side compartment at the furnace.

Observations:

- The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:- Reduced blower life due to dirt build-up on vanes, which increases operating costs.- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.- Reduced air flow through the home.



Filter size

10. Thermostats

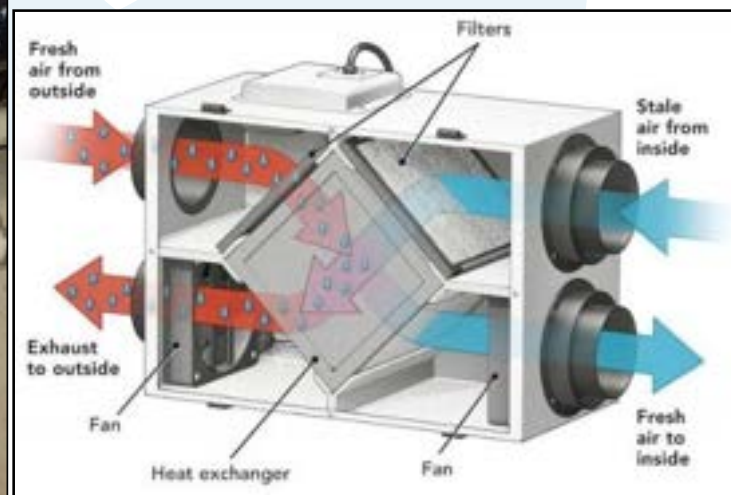
Location & Style:

- The thermostat for this furnace was located in the hallway.
- The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times. Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

11. Heat Recovery Ventilator

Observations:

- Heat recovery ventilation (HRV), also known as mechanical ventilation heat recovery (MVHR), is a system which works between two sources at different temperatures. Heat recovery is a method which is an energy recovery system increasingly used to reduce the heating and cooling demands (and thus energy costs) of buildings. By recovering the residual heat in the exhaust gas, the fresh air introduced into the air conditioning system is pre-heated (pre-cooled), and the fresh air is increased (reduced) before the fresh air enters the room or the air cooler of the air conditioning unit performs heat and moisture treatment. A typical heat recovery system in buildings consists of a core unit, channels for fresh air and exhaust air, and blower fans. Building exhaust air is used as either a heat source or heat sink depending on the climate conditions, time of year and requirements of the building. These units are past the scope of a general home inspection recommend annual service by a qualified HVAC contractor.





A/C Diagram

Air Conditioning

"Central air conditioners are designed to cool your entire home with some of the same components used to heat the home. To do this, they distribute cool air through the ducts in your home, so the air reaches every single room with a supply duct. A typical type of air-conditioning system installation is a split system where the compressor and air-cooled condenser unit are located outside and connected with copper line sets to the evaporator coil located inside the building typically above the furnace. Air conditioning units can not be tested when temperatures are lower than 60 degrees, due to the possibility of damaging the compressor. This section follows the same InterNACHI standards of practice located in the Furnace section"

1 REFRIGERANT LINES

Refrigerant is an essential part of an air conditioner — without it the entire system wouldn't be able to function. This chemical cooling compound flows throughout the air conditioner and lines, absorbing and releasing heat at different stages to cool down your home. R-22 refrigerant was commonly used for many years and has been phased out of production as of 01/2020.

2 EVAPORATOR COIL

The evaporator coil is located in the plenum typically above the furnace but can be located below in a downdraft application or in a separate air handler. This is the place for absorbing heat. When the fan blows hot air from your home over the cold evaporator coils, the cool liquid refrigerant inside absorbs the heat and humidity from the air, then continues on through the air conditioner.

3 COMPRESSOR

The compressor is located inside the exterior unit. After the refrigerant absorbs heat in the evaporator coil, it goes to the compressor. The compressor increases the pressure of the now-hot refrigerant, which increases its temperature even more so that it's hotter than the temperature outside. While in the compressor, the refrigerant turns into a gas. Once the gaseous refrigerant is hotter than the outdoor climate, it can disperse heat outside.

4 CONDENSER COILS

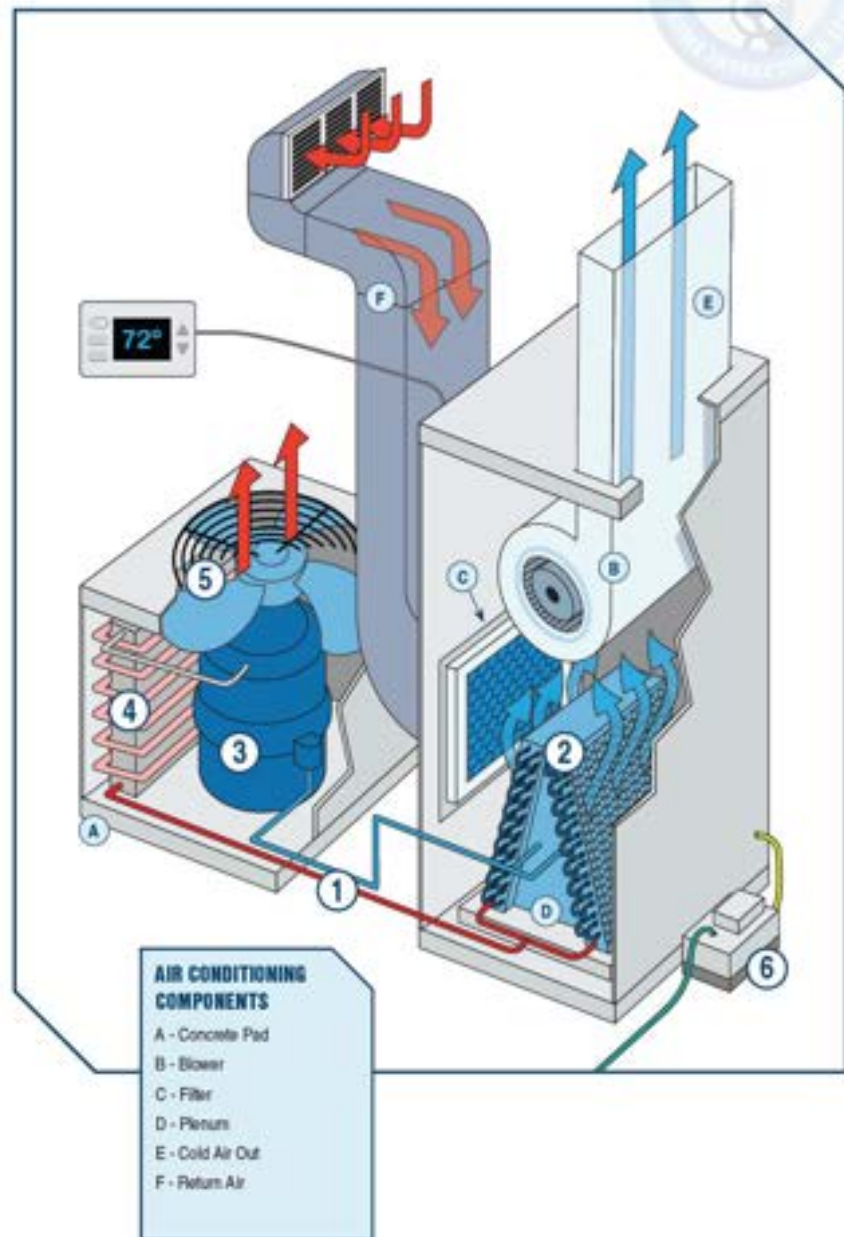
The condenser coils are located on the sides of the exterior unit. This component receives that hot, pressurized gaseous refrigerant from the compressor. The condenser coil is designed to release the heat the refrigerant is carrying outside. This cools the refrigerant down and turns it back into a liquid, ready to absorb more heat from your home. These coils should be cleaned annually to ensure proper operation and have proper clearances from vegetation.

5 FAN

The fan located in the exterior unit blows air over the condenser to dissipate the heat outside. It is important to maintain the fan motor to keep up the cooling process. The fan should not be blocked and kept clear of restriction for proper air flow. A well-maintain fan motor can prolong the lifespan of your A/C unit.

6 CONDENSATE SYSTEM

In the standard air conditioner set up, the condensate pan is placed below the set of coils, so the water drips from the vertical coils and down into the pan. The pan isn't deep, only about an inch, but the drain quickly removes the water. The water then either enters the wastewater system or drains to the outside of the house through a PVC pipe via gravity or a condensate pump. The pan can become clogged over time which may cause unwanted leakage onto or in the furnace unit. Annual maintenance is recommended.



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A/C

1. Air Conditioner Condition

Description: The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace or air handler.

Specifications:

- The A/C system was manufactured by Armstrong Air
- The serial number of this A/C is: 1623G04619
- The model number of this A/C is: 4SCU16LE130P -53A
- The manufactured date of the A/C system appeared to be 2023. The average expected life span of an A/C unit is approx 15 yrs. Several factors can play a part in the lifespan of the unit such as make, model and maintenance.

Observations:

- The Inspector observed no deficiencies in the condition of the air-conditioning system.

2. Compressor/Condenser Condition

Location: The air-conditioner compressor housing was located at the south side of the home.

Observations:

- The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.
- The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

3. A/C Disconnect Condition

Observations:

- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection.

4. Refrigerant System Condition

Description: The A/C in the home uses a refrigerant called R410-A. R-410A is often referred to as Puron, the main brand name associated with this type of refrigerant. It is a hydro-fluorocarbon (HFC) which does not hurt the ozone layer. Therefore, it is approved for new residential air conditioners and is on its way to becoming the standard in the U.S. by 2015. Most new air conditioning units automatically use R-410A

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

5. Temperature Differential

Observations:

- The air-conditioning system was not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the coils. The Inspector recommends having the system inspected by an HVAC contractor when weather permits.



6. Condensate Disposal Condition

Observations:

- The air-conditioning system evaporator coils were located inside furnace duct work and were not accessible for inspection.
- Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.





Electrical Diagram

Electrical

"In accordance with the InterNACHI Standards of Practice the home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, the main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present / legible); Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. The home inspector shall describe: Service amperage and voltage (if known); Service entry conductor and branch wiring materials; Service type as being overhead or underground; and the location of main and distribution panels. The inspector is not required to: operate electric systems that are shut down, activate any electrical systems or branch circuits that are not energized, insert any tool, probe or device into the panels, test or operate any over-current device except for ground fault interrupters and ARC fault circuit interrupters when applicable, nor dismantle any electrical component other than to remove the covers of the main and auxiliary distribution/sub panels. or Observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system. Any ancillary wiring or system(s) that are not part of the primary electrical distribution system are not part of this inspection but may be mentioned for informational purposes only."

1 ELECTRICAL SERVICE

The electrical service refers to the wires that run from the street or the main pole and supply the house with electricity either through the mast or underground to the electrical meter. Electrical loads and demand calculations are not performed during the inspection.

2 MAIN PANEL(S)

The main distribution panel is where the electricity is separated through the breakers and branch wiring to each system, room or appliance that they service. The ampacity of the system is determined by the size and material of the service wires, the panel rating and the size of the main breaker or fuse. Some older panels are known to be problematic and if present will be noted in the report. The panel should be accessible as per current requirements.

3 SUB PANEL(S)

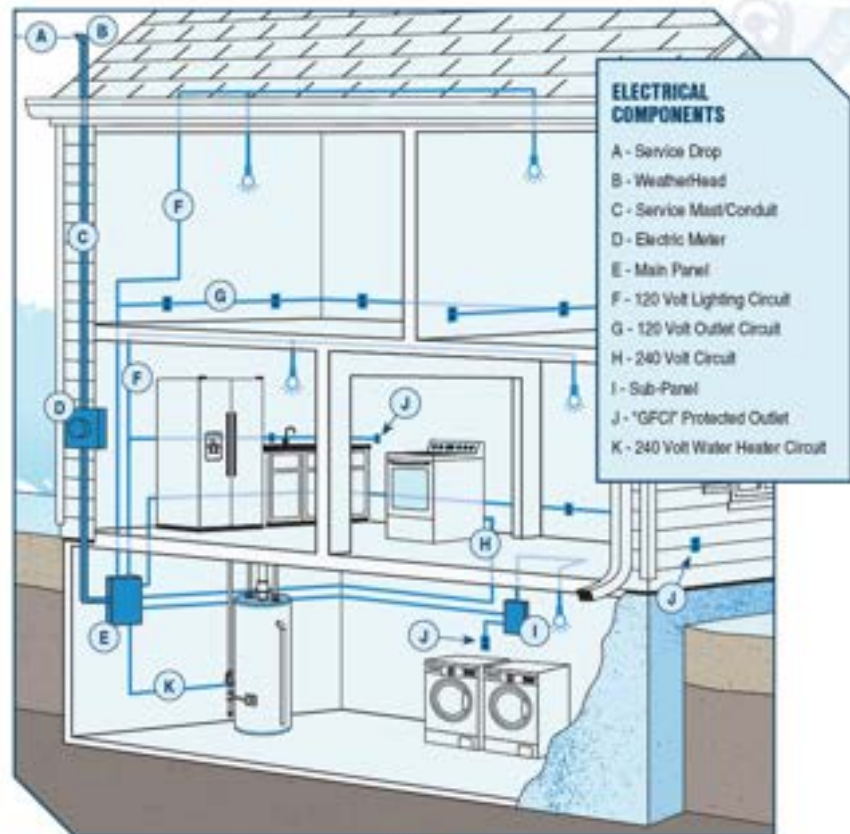
Electrical panels that do not contain the main service wiring or are located in other areas on the property are called sub-panels. Sub-panels can be used for a number of situations ranging from house size, lack of space in the main panel, specialized systems requiring a specific location, to ease of accessibility. During inspections on occupied homes sub-panels may be hidden due to personal belongings, pictures or located in a detached building with no access.

4 OVERCURRENT PROTECTION

An overcurrent protection device (OCPD) is a piece of electrical equipment (typically breakers or fuses) used to protect service, feeder, and branch circuits and equipment from excess current by interrupting the flow of current. Breakers are not tested. Some older panels may still have fuses which may limit your ability to finance or insure the property. The main disconnect is used to shut off the entire electrical system in case of an emergency. If a main shut off is not present the power to the home should be able to be turned off by six breakers.

6 GROUNDING

Grounding is a feature within the electrical system that offers excess electricity the most effective and safest route from an appliance or circuit back to the ground by way of an electrical panel with a proper grounding system. Homes with older electrical wiring may not have a sufficient grounding system as it was not a part of the electrical technology at the time and/or the requirements have changed.



ELECTRICAL COMPONENTS

- A - Service Drop
- B - WeatherHead
- C - Service Mast/Conduit
- D - Electric Meter
- E - Main Panel
- F - 120 Volt Lighting Circuit
- G - 120 Volt Outlet Circuit
- H - 240 Volt Circuit
- I - Sub-Panel
- J - "GFCI" Protected Outlet
- K - 240 Volt Water Heater Circuit

5 BRANCH WIRING

Branch wiring/conductors refer to the wiring that supplies electricity to the systems, appliances, outlets and switches located throughout the property. The wiring can consist of several styles of wiring such as but not limited to knob and tube, bir cable, cloth insulated or romex. The materials used can consist of aluminum, copper, or tin coated copper. These styles will depend on when the house was built and if/when upgrades had been made. Older styles of wiring may be a potential safety hazard and will be noted.

7 SMOKE AND CO DETECTORS

Smoke detectors are most effective when located on each floor, in each bedroom, in the hallway 3' outside of each bedroom and in the basement. These units can only be truly tested by actual smoke, pushing the test button only verifies the unit will make noise and that the battery is functional. Smoke detectors older than 10 yrs should be replaced to ensure proper operation. Units that require power by batteries should be changed every 6 months. CO detectors should be located on each floor.

The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations.
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Electrical

1. Electrical Panel Condition

Location: The electrical service panel was located in the utility/mechanical room, at the right side of the homes exterior near the electrical meter

Brand: The service panel brand was Cutler Hammer

Observations:

- Inspection of the main service panel typically includes examination of the following:
 - Panel interior and exterior condition
 - Panel amperage rating
 - Main disconnect amperage rating and condition
 - Main conductor amperage ratings
 - Branch conductor types, amperage rating and condition
 - Wiring visible materials, types, condition and connections
 - Circuit breaker types, amperage ratings and condition
 - Label information present
 - Service and equipment grounding
 - Bonding of service equipment



2. Sub-Panel Condition

Location: This sub-panel was located in the basement, in the utility/mechanical room.

Brand: The service sub-panel brand was Square D

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this sub-panel cabinet.
- The electrical components the sub-panel(s) appeared to be properly bonded at the time of the inspection. This sub-panel had a floating neutral bus bar.



3. Main Amp & Conductors Condition

Ratings:

- The label inside the cabinet listed the panel rating as 225 amps.
- The main breaker had a rating of 200 amps
- The service entrance conductors were 2/0 copper rated at 200 amps.

4. Voltage Observations

Specifications: 120/240

Observations:

- Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present.

5. Grounding & Bonding Condition

Observations:

- The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service cabinet and exited the cabinet. The Inspector was unable to confirm proper connection to a grounding electrode. This condition is common because grounding electrodes are required by modern safety standards to be fully buried. Confirmation of proper, effective service grounding would require special instruments and the services of a qualified electrical contractor.

6. Overcurrent Protection Condition

Description: The electrical service conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to some branch circuits. The load center also supplied power to one or more sub-panels that contained breakers protecting and controlling other branch circuits.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.
- No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. While not required you may want to consider a phased replacement of the breakers for each circuit.

7. Branch Wiring Condition

Materials & Style: The visible home branch wiring consisted of NM (non metallic) sheathed wiring.
Observations:

- Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.

8. Receptacles Condition

Observations:

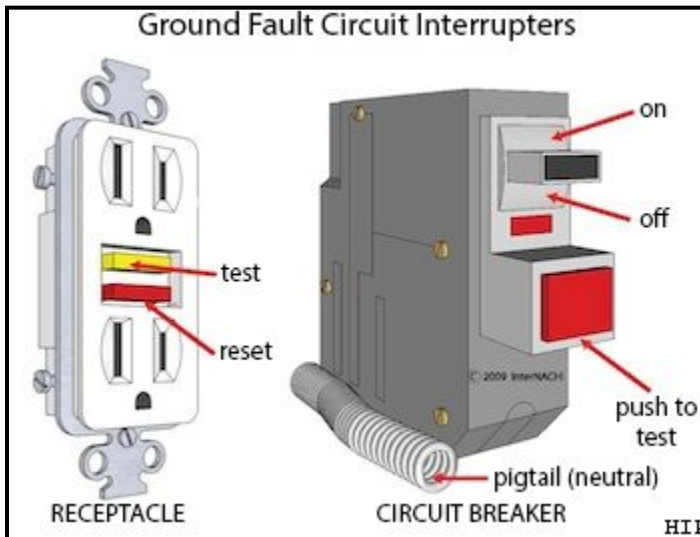
- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.
- No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided at garage at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle.2. Replacing the circuit receptacle located closest to the electrical circuit overcurrent protection device (usually a breaker) with a GFCI receptacle.3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.
- A ground fault circuit interrupter (GFCI) electrical receptacle on the porch did not respond to testing at the time of the inspection. The Inspector recommends that this receptacle be replaced with a new GFCI receptacle by a qualified electrical contractor.



GFCI function would not trip



Missing GFCI protection for the garage



missing receptacles on the kitchen countertop from remodel

9. Switch Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical switches in the house.

10. Lighting/Fixtures Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of lighting fixtures in the home.
- The ceiling fan(s) in the Interior room(s) were operable and appeared to be in serviceable condition at the time of the inspection.

11. Smoke & CO Detectors Condition

Style: The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated, and Most have a battery backup in the event power is lost. You should check the detector indicator lights and replace the battery occasionally ideally every 6 months to be sure that each detector has power.

12. Doorbell Condition

Observations:

- Damaged doorbell button. Replace as needed.



Broken doorbell button



Plumbing Diagram

Plumbing

"In accordance with InterNACHI standards of practice the home inspector shall observe at visible portions: Interior water supply and distribution system, including: piping materials and supports; fixtures and faucets; functional flow; leaks; and cross connections. Interior drain, waste, and vent system, including: traps; drain and waste lines; leaks; and functional drainage. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; and Location of the main water supply shut off device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials."

1 MAIN WATER SUPPLY/ SHUT OFFS

Main water supply/shut offs-The main water supply pipe and shut offs can vary in styles, sizes and material based on when the home was built. Main water shut off valve(s) should be easy to operate and in an accessible area to shut off the water for service work and/or in the case of an emergency. Typically older pipe material is 1/2" to 3/4" galvanized steel and in newer and/or upgraded homes would typically consist of 3/4" plastic or copper. Typical water pressure can vary between 40-80 PSI. Anything excessive pressure above 80 psi can wear on fittings, valves and or water using appliances.

2 WATER SUPPLY LINES

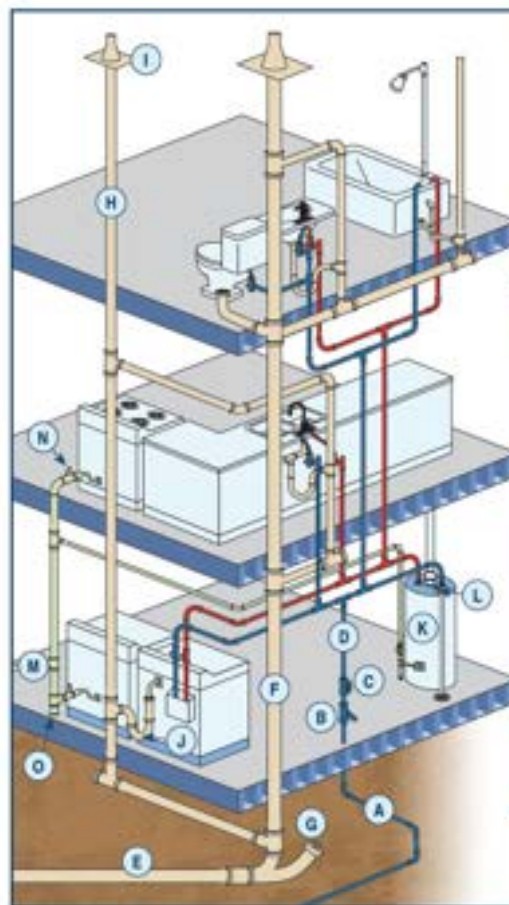
The water supply lines can vary in material based on when the home was built and any upgrades that have happened throughout the years. Galvanized, copper, and plastic have all been used at some point in time and it is not uncommon to find several styles in the same home. Old galvanized pipes can corrode internally which may reduce water pressure and produce discolored water during initial flow. Your inspector can only tell you of the condition of visible piping.

3 DWV (DRAIN, WASTE, VENT)

These pipes carry the waste from the home to the sewer system, remove sewer gas from the system and depending on the age of the home typically consist of materials such as cast iron, galvanized, copper, ABS or PVC. Old cast iron and galvanized piping can corrode from the inside out producing visible "scabs" or areas of deterioration and previous leakage. Determination to the condition and future blockage of the buried lateral sewer pipe is impossible for the inspector and would require a specialist with the proper tools and training.

4 FUEL SYSTEM

Natural gas is delivered to the house through underground piping. On-site fuel storage may consist of propane or oil tanks on the exterior, in the basement or is buried on the exterior. Some homes have been converted to natural gas from fuel oil and may still have underground fuel tanks in place. Your inspector is unable to determine the presence of buried tanks or if they had been abandoned properly.



PLUMBING COMPONENTS

- A - Main Water Line
- B - Main Water Shutoff
- C - Water Meter
- D - Water Supply Line
- E - Main Sewer Line
- F - Waste Line
- G - Sewer Cleanout
- H - Sewer Vent Pipe
- I - Roof Vent Flashing
- J - Sewer Trap
- K - Water Heater
- L - TPR Valve (Temperature & Pressure Relief)
- M - Main Gas Line
- N - Gas Shutoff Valve
- O - Gas Drip Leg

5 WATER HEATER

Water heaters are systems designed to heat up the home's water for bathing and cleaning. These systems can vary in size, style (power vent, atmospheric, on demand) and the power source (electric, propane, natural gas and solar) used to heat the water. Gas powered water heater vent systems must be installed correctly to prevent CO from entering into the home. A water heater's lifespan greatly relies on the quality of water of a home.

6 WATER TREATMENT SYSTEMS

Water treatments systems may be present and can vary for the type of treatments they are providing to the home's water supply. Due to the specialized nature of these systems the inspector is not required to inspect these or comment effectiveness but may be mentioned for informational purposes only. These systems may include but are not limited to: whole house filters, water softeners, iron filters, and UV treatment.

The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations. ©2024 Advanced Home Inspections LLC, All Rights Reserved TM

Plumbing

1. Water Supply Condition

Water Supply Source and Location: The home water was supplied from a private well located on the property. • The main water supply shut-off was located in the mechanical room, at the pressure tank.

Materials:

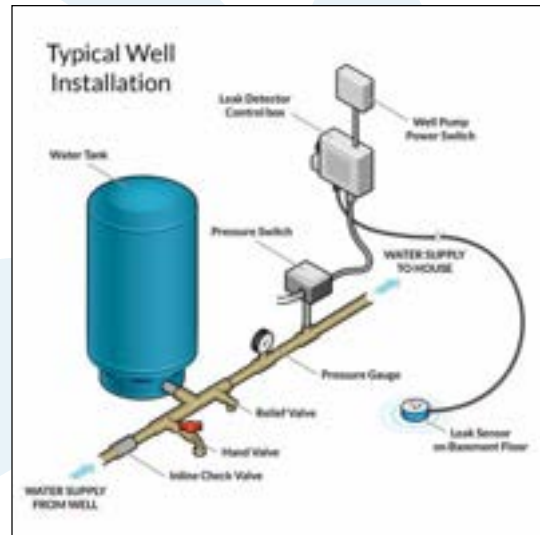
- The main water supply pipe was 1" pex pipe.
- The visible home water supply pipes consisted of copper and pex.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve (s). They were not operated but were visually inspected.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.



Main water shut off



2. Water Pressure Condition

Pressure Reading: Water pressure was approx:62

Observations:

- All plumbing fixtures in the home exhibited functional flow at the time of the inspection. Several faucets were operated at the same time for several minutes



Good water pressure

3. Drain, Waste, & Vent Pipe Condition

Materials: The visible drain, waste and vent (DWV) pipes were PVC.

Observations:

- All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

4. Sewage system Condition

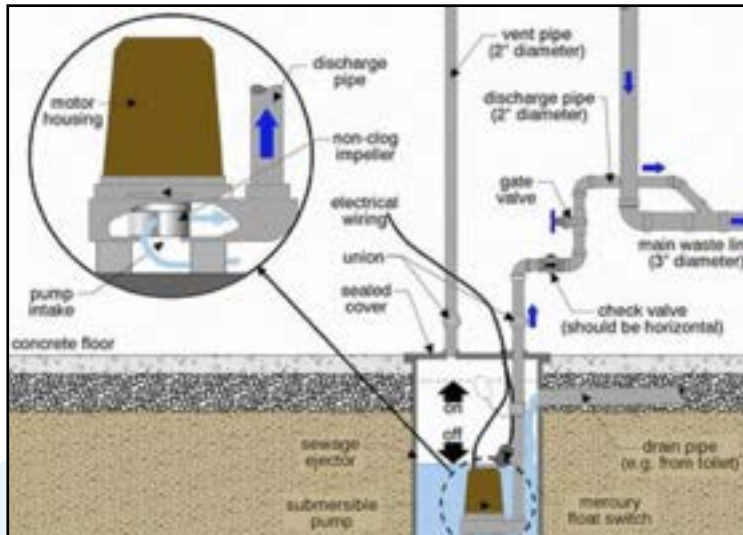
Description: The home had a private onsite wastewater sewage treatment (septic) system that typically consists of a tank, leach field, and related components.



5. Location

Location:

- The home had a sewage ejector pump installed in a pit in the basement floor. Sewage ejector pumps are designed to pump waste from lower-level drain/waste pipes up to the main sewer pipe, which is drained by gravity. Typical examples of situations requiring a sewage ejector pump are homes with finished basements and hillside homes.



6. Sewage Ejector Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the sewage ejector.



7. Gas System Condition

Location & Style: The home was fueled by natural gas supplied by a public utility. The main gas shut off located at outside meter on the south side of the home. Some occasional gas odor near the meter is normal. The gas system contains a pressure regulator that is designed to release gas into the outdoor air when pressure in the pipe rises above a certain level.

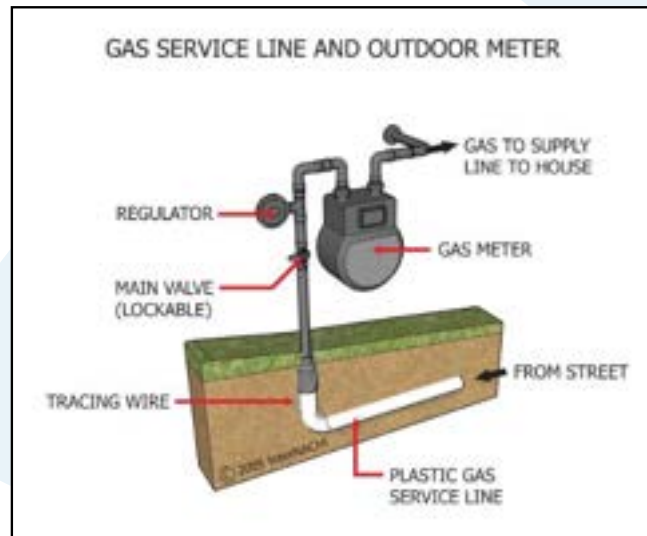
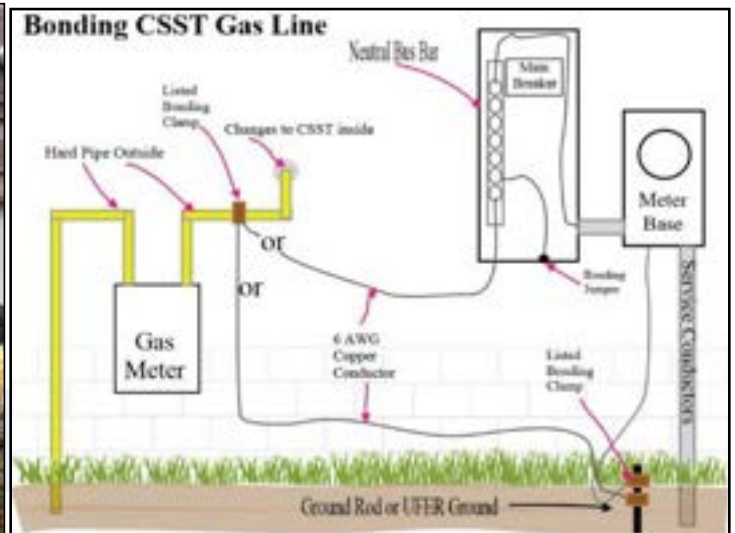
Materials: The homes gas/fuel distribution pipes consisted of black iron and CSST

Observations:

- The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.
- The CSST gas piping was not properly bonded. Properly bonding and grounding of a Corrugated Stainless Steel Tubing (CSST) system may reduce the risk of damage and fire from a lightning strike. Lightning is a highly destructive force. Even a nearby lightning strike that does not strike a structure directly can cause systems in the structure to become electrically energized. As a safety measure, the Inspector recommends that the CSST gas pipes be bonded by a qualified electrical contractor.



Main gas valve shut off



8. Water Heater Condition/Defects

Location & Style:

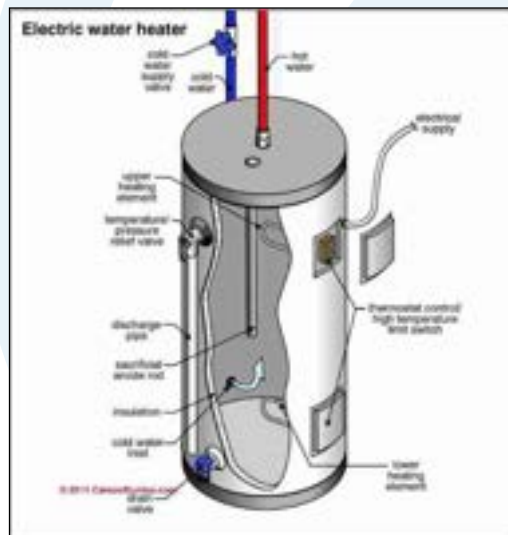
- This water heater was located in in the basement, in the mechanical room.
- This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

Specifications:

- The water heater was manufactured by Bradford White.
- Water heater capacity was 40 gallons.
- This water heater model number was: MITW40L6EN12
- This water heater serial number was: WB8666453
- The date of manufacture for this water heater appeared to be 2000. The average expected life span of a water heater is approx 15 yrs. Several factors can pay a part in the lifespan of the unit such as make, model and maintenance.
- The water temperature at the time of the inspection was 122 degrees.

Observations:

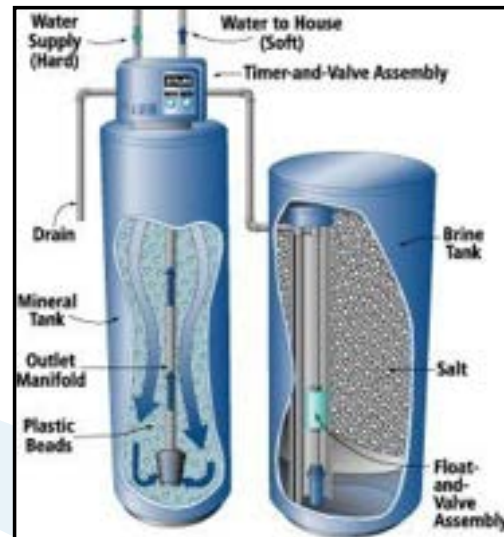
- The water heater was old, appeared to be past the mid-point of its design life but was functional at the time of the inspection. A system at this point in its lifespan might need replacement at any time. Recommend contacting a qualified plumbing contractor to provide options/costs to budget for future replacement and monitoring its operation.



9. Water Treatment System(s) Installed

Style:

- The home did not contain a water softener system but pre-plumbed hookups were visible . The location of the house and water supply is know to have hard water. Water softeners prevent hard water from causing mineral deposits, scale buildup, and corrosion, damaging water appliances/fixtures in a home and reducing efficiency. Testing water past the scope of a general home inspection no determination can be made to the actual hardness of the water.

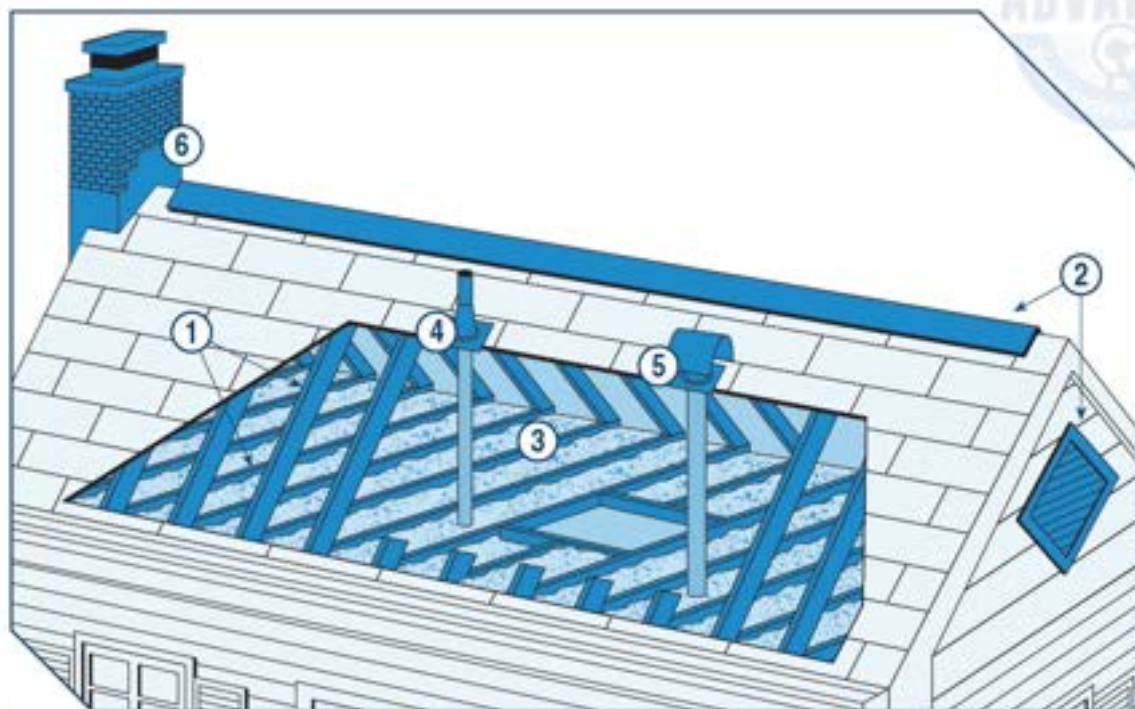




Attic Diagram

Attic

"This report describes the method used to inspect any accessible attics and the visible components within in accordance with industry standards **the home inspector shall observe at visible portion:** visual examination the following: roof structure (framing and sheathing); Chimney systems; attic ventilation systems; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting) plumbing components (supply and vent pipes,), Mechanical ventilation systems; Kitchen, bathroom, and laundry; and the condition and/or operation of any readily accessible attic ventilation fan/system and HVAC components (drip pans, ducts, condensate and TPR discharge pipes) **The inspector is not required to:** move or disturb insulation, or report on the adequacy of current ventilation, Calculate the strength, adequacy, or efficiency of any system or component including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, the inspector will not attempt to enter attics with less than 36" of headroom; where insulation obscures the ceiling joists; or where attic components block access. In these cases the inspector will evaluate from the access opening as best as possible."



1 ROOF STRUCTURE

The roof structure refers to the construction at the top of a building which typically provides protection from the elements. It generally comprises a system of structural members designed to support the roof build-up. The roof structure can be made up of rafters, engineered trusses and sheathing.

2 VENTILATION

Ventilation can consist of several different styles and combinations. The general purpose of attic ventilation is to keep attics cool in the summer and dry during the colder months. Encouraging natural air flow and circulation makes your home more comfortable by providing a way for hot, moist, or stale air to leave the house.

3 INSULATION

Attic insulation can consist of several different styles and techniques. Roof and attic insulation in buildings is an important factor to achieving thermal comfort for its occupants, reducing unwanted heat loss and also reducing unwanted heat gain. Proper amounts of insulation can significantly decrease the energy demands of heating and cooling systems.

4 PLUMBING VENT PIPE

Plumbing vent pipes are frequently connected together inside the attic, which allows for fewer penetrations in the roof. These pipes may run vertical and/or horizontal in areas depending on the installation, should be properly sized and sloped for proper venting and drainage.

5 SYSTEM VENTING

There are several different systems that may vent into the attic: range hood, bathroom, dryer etc. System exhaust fans help remove odors, smoke, excess humidity and moisture. System vents should be insulated in cold climates to prevent condensation and properly routed completely outside either up through the roof or out through a side wall.

6 CHIMNEY

Chimneys extending through the attic area are typically masonry or metal depending on the system they are servicing, the age of the house and/or updates made. Chimneys should fully extend to the exterior to remove combustion by products and have the proper clearances when applicable. A full, accurate evaluation of the flue condition would require the services of a specialist.

The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations.
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Attic

1. Access Condition

Location/Method: The Inspector evaluated the attic from inside the attic space. • The attic was accessed through a hatch in a bedroom closet ceiling.

2. Roof Structure Condition

Style: The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection.

Roof trusses should never be cut or structurally altered in any way.

Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

Observations:

- The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.





3. Roof Sheathing Condition

Materials: The roof was sheathed with engineered wood panels called oriented strand board (OSB) approximately 1/2-inch thick.

Observations:

- The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.

4. Insulation Condition

Materials: The attic floor was insulated with blown-in fiberglass.

Depth: Attic floor insulation depth averages 16 to 18 inches.

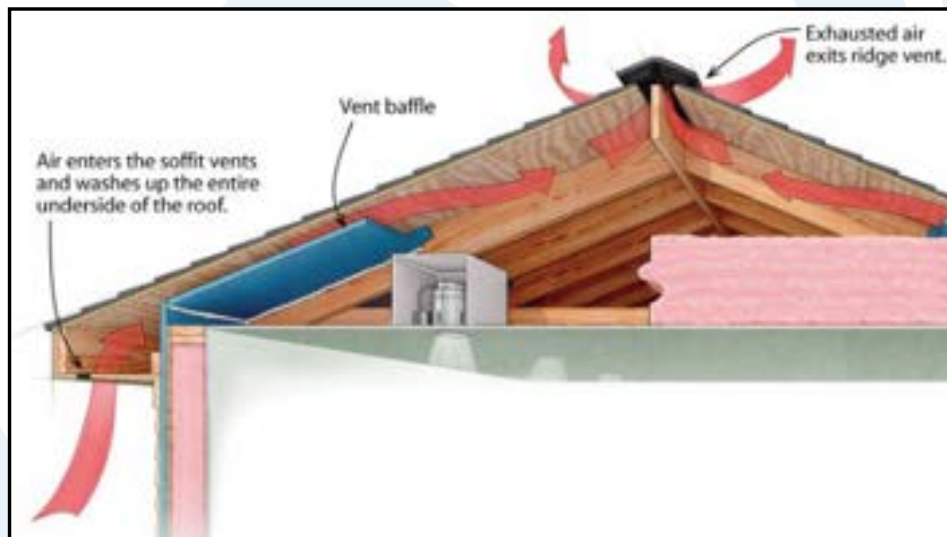


5. Ventilation Condition

Style: A combination of soffit and continuous ridge vents were installed to ventilate the attic space. This is typically an effective combination.

Observations:

- The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.



6. System Exhaust Vent Condition

Observations:

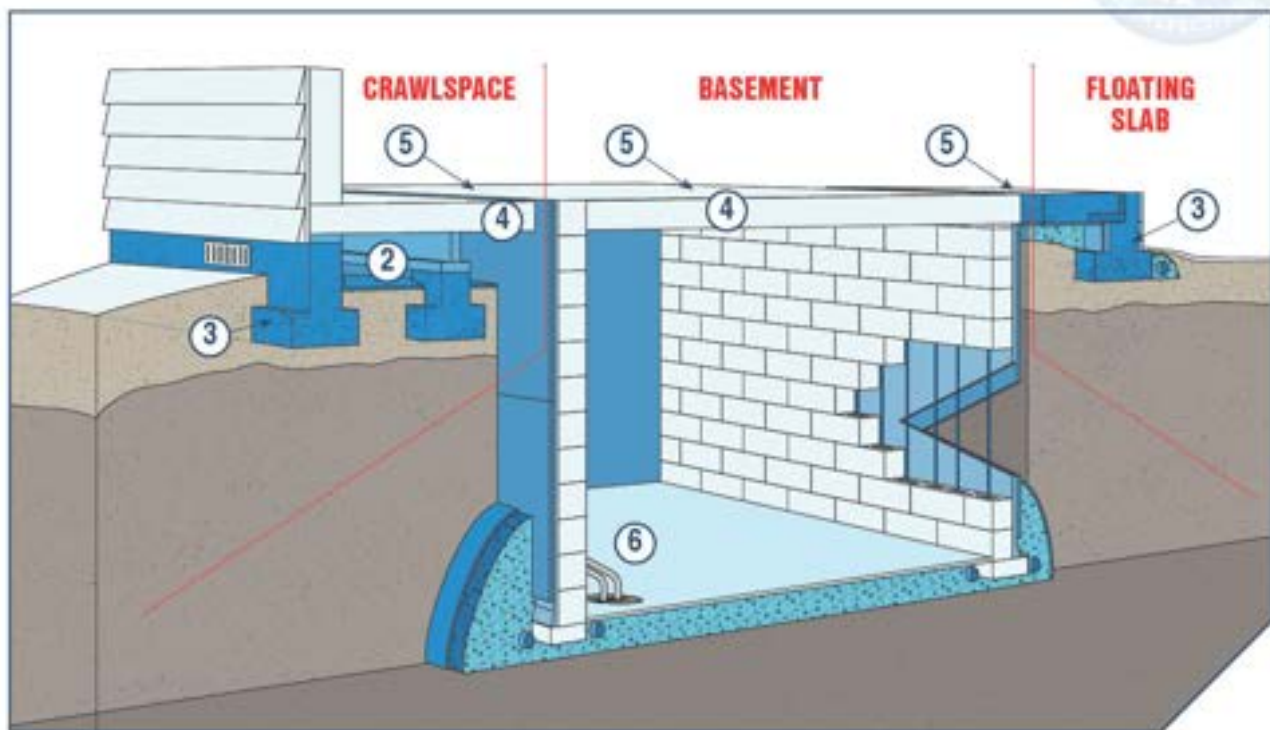
- The bathroom exhaust vent(s) were not visible. No representation could be made to its condition.



Basement/Crawlspace Diagram

Basement / Crawlspace / Foundation

"In accordance with the InterNACHI standards of practice **the inspector will examine and report on the condition of:** the foundation walls, the framing (including probing of any framing that looks to have damage / deterioration), columns/piers, and insulation, if applicable. **The inspector is not required to:** enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, wall coverings, personal belongings and insulation may block visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; We inspect several items to try and determine if moisture is or has infiltrated the basement and/or crawlspace area. But, cannot guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection."



1 FOUNDATION

The home's foundation style and material type is based on factors such as age, house design, geographical location and climate, soil and moisture conditions, and the project budget. These foundation styles may include basement, crawlspace, or concrete slab-on-grade.

2 BEAMS

Beams are horizontal structural components that carry the loads of the joists perpendicular to their longitudinal direction. Beams can consist of several different materials, styles and sizes depending on the design, time of construction or installation.

3 COLUMNS/POSTS

Columns are vertical structural members intended to transfer a compressive load. The columns of the bottom floor must be large enough to bear the accumulative weight of each floor above it. Columns can consist of several different materials, styles and sizes depending on the design, time of construction, or installation.

4 JOISTS

Floor joists are horizontal structural members that span an open space, often between beams and the foundation, which subsequently transfer the load to the columns vertical structural members. Floor joists can consist of several different materials, styles and sizes depending on the design, time of construction or installation.

5 SUBFLOORING

Subflooring is a flat structure that can be made from a number of different styles and materials that is installed across the joists. Subflooring completes the floor structure and is sturdy/strong which provides support for your finished surfaces.

6 SUMP PIT/PUMP

A sump pump system is a small pit with a pump inside installed in the lowest part of a basement or crawlspace. This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home. Sump pumps and pits require periodic maintenance to ensure that they're operational when needed.

The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations.
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Basement/Crawlspace

1. Foundation Configuration

Style: Foundation construction consisted of a basement.

2. Foundation Condition

Materials: The visible portions of the foundations walls in the basement consisted of poured concrete. • A portion of the basement foundation walls were hidden/covered behind sheetrock. In these areas, inspection of the foundation walls was limited to representative areas only.

Observations:

- The Inspector observed no deficiencies in the condition of the visible portions of the poured concrete foundation walls.
- Cracks visible in the basement foundation walls appeared to be typical shrinkage cracks that commonly develop as concrete cures. Shrinkage cracks are surface cracks and are not a structural concern.



Shrinkage cracking observed

3. Floor Condition

Materials: The basement floor was a concrete slab.

Observations:

- Missing control cuts/joints observed in the concrete slab. Control cuts/joints are pre-planned cuts in concrete that help control where and how cracks appear in poured concrete.
- Typical shrinkage cracks visible in the basement concrete floor slab are not a structural concern. Shrinkage is a natural part of the curing process of concrete and surface cracking is common.



Typical cracking

4. Beam/Girder Condition

Materials: Where overlapped the floor joists in the basement rested on top of and were supported by wood-framed support walls that rested on the basement floor/footings.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the girder/beam support framing members.

5. Joist Condition

Materials: The home floor structure was built using 2x10 I-joists. I-joists are a type of engineered lumber. Engineered lumber is typically made using wood scraps that would otherwise be considered waste. Engineered lumber is typically straighter and more stable than dimensional lumber.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the joist framing members.
- Joists in the basement were not completely visible due to sheetrock. No representation could be made to the condition of the covered joists.

6. Subflooring Condition

Materials: OSB (Oriented Strand Board) sheathing sub floor noted.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the sub-flooring.
- Sub-flooring in the basement was not completely visible due to sheetrock. No representation could be made to the condition of the covered sub-flooring.

7. Moisture Intrusion Observations

Observations:

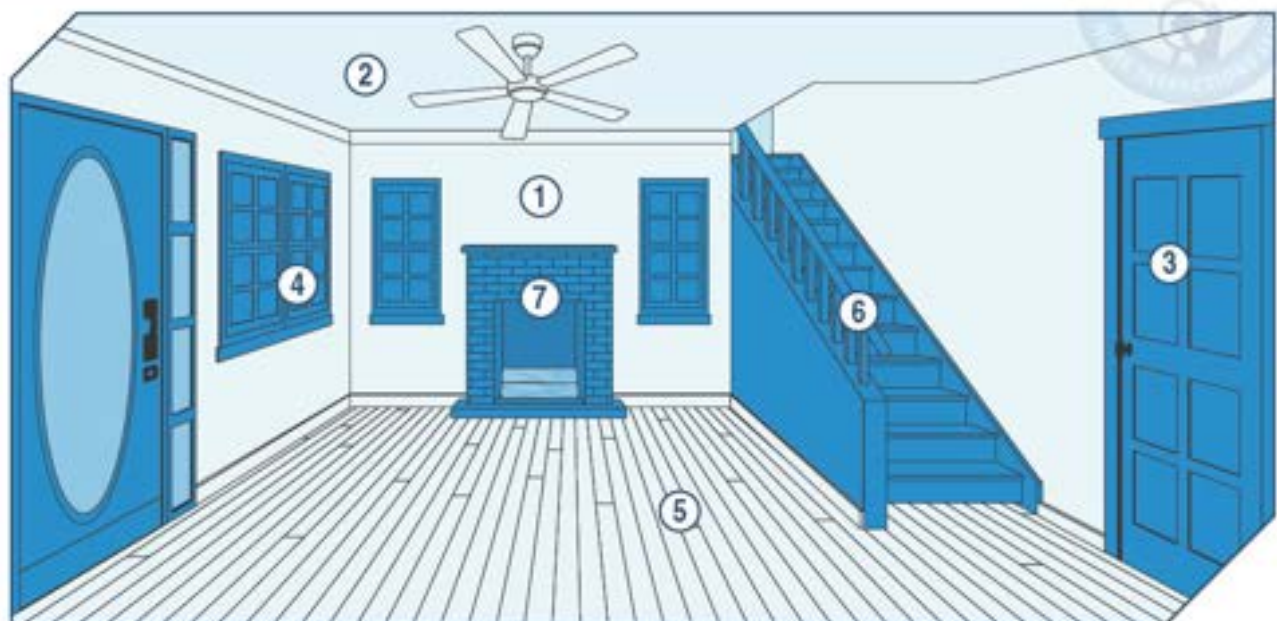
- At the time of the inspection there was no signs of staining or evidence of previous seepage. No representation can be made to future conditions related to water seepage.
- It is recommended to use a dehumidifier in the basement during the spring and summer months specifically basements that are not insulated or have circulation of conditioned air. All basements will have some elevated moisture levels to keep it under control and prevent potential mold growth, condensation on cold water supply pipes, and general dampness a dehumidifier should be used. The ideal humidifier setting should range between 30-50% and the discharge line properly draining to a floor drain, sink, sump pit or drain pipe.



Interior Diagram

Interior Rooms & Areas

"In accordance with the InterNACHI Standards of Practice the home inspector shall observe: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. The home inspector shall: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home."



1 INTERIOR WALLS

Wall materials can vary depending on the age of the home and/or renovations that have been done. Moisture stains, cracks and general condition will be noted. During the inspection in an occupied home a majority of the walls will not be observed due to furniture, pictures or general belongings.

2 CEILINGS

Ceiling materials can vary depending on the age of the home and/or renovations that have been done. Moisture stains, cracks and general condition will be noted. Moisture stains observed can occur from different sources such as plumbing leaks, roof leaks or condensation. Stains are tested with a moisture meter to determine if active. Sometimes it is not possible to determine the cause of the leak or whether the source is active.

3 INTERIOR DOORS

Interior doors can vary in styles, materials and finishes. Doors should be installed square, hardware operational and easy to open/close. Doors obstructed/blocked by personal belongings will not be tested.

4 WINDOWS

A representative number of windows are evaluated during the inspection. Windows should be easy to open/close and all hardware required to operate be present. Windows obstructed/blocked by personal belongings will not be tested. Windows located in bedrooms that require emergency egress should comply with the requirements for the area in which the home is located.

5 FLOORS

The evaluation of the floor coverings will determine the material, style and condition of the visible flooring. Stains or damage may be hidden due to furniture, personal belongings or area rugs. It is not uncommon to find stains or damages during the final walkthrough after the furniture and belongings are removed.

6 STAIRS/RAILINGS

Uneven steps are a trip hazard. The difference in between the height in each step should be no greater than 3/8". Hand railings should be secure and graspable by applicable requirements. Guard railings should be 36" high and properly secured. Current standards require clearances between areas of the railing not to exceed 4". Older railings with larger openings should be considered for upgrading for child safety.

7 FIREPLACE

Fireplaces provide an additional source of heat and can vary in styles and fuel source. All fireplaces depending on the style and type should have the correct functional safety features installed and present. Fireplaces should be evaluated and/or cleaned annually to prevent creosote build up, remove nesting and to ensure safe proper operation.

The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations. 2024 Advanced Home Inspections LLC, All Rights Reserved TM



Interior Rooms & Areas

1. Doors

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in the interior rooms.

2. Window Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the interior condition or operation of the windows in the interior rooms of the home.

3. Heat/Cooling Source Condition

Observations:

- Central heating and cooling noted in the interior room(s). At the time of the inspection, all appeared to be functioning and in serviceable condition.

4. Floor Condition

Flooring Types: The interior floor(s) consisted of carpeting and hardwood flooring .

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in the interior rooms/areas of the home. Notable exceptions will be listed in this report.
- At the time of the inspection, wood floors exhibited areas of moderate surface wear commensurate of a house this age. You may wish to consult with a qualified contractor to discuss options and costs for repair.

5. Ceiling Condition

Materials: The wall coverings consisted of drywall, wood plank and acoustic grid and tile.

Observations:

- The ceilings in the home appeared to be in serviceable condition at the time of the inspection.

6. Wall Condition

Materials: The wall coverings consisted of drywall and wood plank.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in the bedroom(s).

7. Stairway Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase. Inspection of staircases typically includes visual examination of the following:- Treads and risers- Landings- Angle of stairway- Handrails- Guardrails- Lighting - Headroom- Windows - Walls and ceilings

Bathroom Diagram

Bathroom

"In accordance with the InterNACHI Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of functional GFCI protection. GFCI protection in bathrooms was not required in homes built prior to 1975; but upgrading is recommended for safety. The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or inspect the system for proper sizing, design, or use of proper materials. The inspector is not required to comment on cosmetic deficiencies, evaluate window treatments, nor inspect or operate non standard systems such as steam showers or saunas. Whirlpool tubs and jacuzzis are tested for basic operation and GFCI protection. The inspector does not perform leak-testing of shower pans or shower enclosures but will comment on defects that could cause potential leaks and obvious leakage when fixtures are operated during the inspection."

1 TOILET

The evaluation of the toilet consists of the visible and accessible areas only. Toilets that are loose at the base or tank can be prone to potential leakage. The condition of the wax sealing below the toilet is crucial to prevent potential seepage.

2 SINK

The evaluation of the bathroom sink includes operation of the faucet to check for leaks and the condition of the control handle(s), visible water supply lines/connections, proper trap configuration, drain pipes/connections and functional drainage. Water shut off valves are not tested and lack thereof will be noted.

3 BATHTUB

The evaluation of the tub & shower includes operation of the faucet to check for leaks and the condition of the control handle(s), visible water supply lines/connections, proper trap configuration, drain pipes/connections and functional drainage. Many times the plumbing components are not visible for evaluation. Water shut off valves are not tested and lack thereof will be noted.

4 ENCLOSURE/SURROUNDS

Shower & tub enclosures/surrounds should be composed of moisture resistant materials that can vary in styles and materials: tile, plastic, fiberglass, composite ect. Enclosures/ surrounds should be grouted/caulked adequately and maintained to avoid/prevent moisture intrusion.

5 VENTILATION

Ventilation to remove moist air is required in bathrooms that contain a tub or shower either through a window or mechanical exhaust/bath fan. Mechanical exhaust fans should properly terminate to the exterior of the home

6 ELECTRICAL/FIXTURES

The evaluation of the electrical consists of operating and testing a representative number of accessible receptacles and switches to test the lighting fixtures and/or ceiling fans for operation, and if present the function of the GFCI receptacles.

7 GENERAL COMPONENTS

General components of the Bathroom inspected include but are not limited to: the condition and if applicable the operation of the cabinets, countertops, windows, doors, flooring, ceiling and walls. Many times appliances, furniture, cluttered conditions will limit the inspection.





Bathroom(s)

1. Locations

Locations: The house was equipped with 2 full bathrooms

2. Cabinets

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinet(s).

3. Countertop Condition

Observations:

- The countertops in the bathroom(s) appeared to be in serviceable condition at the time of the inspection.

4. Toilet Condition

Observations:

- The toilet(s) in the bathroom(s) were flushed and operated in a satisfactory manner.

5. Sink Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom sink(s) components. Sink inspection includes testing for: • Functional flow; • Functional drainage; and • visible shut-off valves, and operational faucet.

6. Bath Tub Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of bathtub components. Tub inspection includes testing for: • Functional flow; • Functional drainage; and • Operational shut-off valves, faucet, and diverter valve.

7. Shower Condition

Observations:

- The shower in the bathroom(s) appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes: • Functional flow; • Functional drainage • Proper operation of shut-off and diverter valves, and faucet; and • Moisture intrusion of walls and pan.

8. Tub/Shower Walls Condition

Materials: The shower surround consisted of fiberglass.

Observations:

- The shower surround(s) in the bathroom(s) appeared to be in serviceable condition at the time of the inspection.

9. Exhaust Fan Condition

Observations:

- The bathroom(s) had an operable source of ventilation at the time of the inspection.



10. Heating/Cooling Source

Observations:

- Central heating and cooling noted in the bathroom(s). At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Windows Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of windows in the bathroom(s)

12. Door Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in the bathroom(s)

13. Floor Condition

Materials: The bathroom floor(s) consisted of tile and sheet vinyl flooring.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the bathroom(s).

14. Ceiling Condition

Materials: The wall coverings consisted of drywall.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom ceiling(s).

15. Wall Condition

Materials: The wall coverings consisted of drywall.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.



Kitchen Diagram

Kitchen

"The inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety. **The home inspector is not required to report on:** Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. **The home inspector is not required to operate:** Appliances in use; or Any appliance that is shut down or otherwise inoperable. Appliances can and will break/fail for various reasons. We assume no responsibility for future problems with the appliances. The home inspector in many cases will not know what appliances are included in the sale of the property. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area."

1 KITCHEN SINK/PLUMBING

The evaluation of the kitchen sink includes operation of the faucet to check for leaks and the condition of the control handle(s), water supply lines/connections, proper trap configuration, drain pipes/connections and functional drainage. Water shut off valves are not tested and lack thereof will be noted.

2 ELECTRICAL/FIXTURES

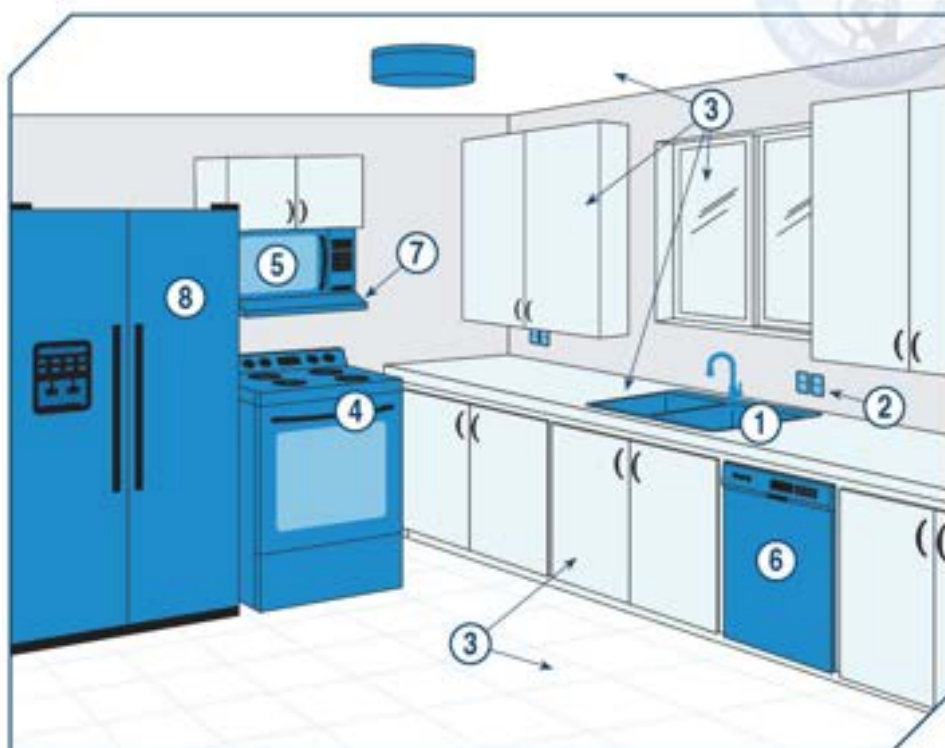
The evaluation of the electrical consists of operating and testing a representative number of accessible receptacles and switches to test the lighting fixtures and/or ceiling fans for operation, and if present the function of the GFCI receptacles.

3 GENERAL COMPONENTS

General components of the kitchen inspected include but are not limited to: the condition and if applicable the operation of the cabinets, countertops, windows, doors, flooring, ceiling and walls. Many times appliances, furniture, clutter and dishes will limit the inspection.

4 OVEN/RANGE/COOKTOP

The elements and burners of the cooking appliances (ranges, ovens, cooktops) are tested for basic functionality only. Accessible gas shut offs are required for gas appliances. Anti tip features are recommended on free standing ranges for child safety.



5 MICROWAVE

Microwaves can be freestanding or mounted to the wall and cabinets usually above the range. Basic operation of the unit we will heat up a glass of water or wet paper towel for 1 min. Freestanding microwaves are generally not tested as they are typically not part of the transaction.

6 DISHWASHER

The inspection of the dishwasher if present includes evaluation of the general interior and exterior condition, drain line, air gap, and electrical if visible. The unit is run for general operation if possible to test for leaks and limited observation of the unit while in operation.

7 VENTILATION

Ventilation appliances can vary from updraft, downdraft, ductless (recirculating) with a filter and ducted (exterior vented). These systems can be stand alone or combined with another appliance (microhoods and downdraft on isolated cooktops). These appliances help remove smoke, heat, steam, grease and odors with cooking.

8 REFRIGERATOR

The inspection of the refrigerator includes evaluation of the general condition and operation of the unit. Refrigerators that are not plugged in are not moved to restore power. Refrigerator coils are rarely checked and should be cleaned when ownership takes place and maintained for proper efficient operation.

The diagrams are schematic for education and understanding but are not universal. Actual systems can vary in size and components. Diagrams illustrate typical configurations. 2024 Advanced Home Inspections LLC, All Rights Reserved TM



Kitchen

1. Cabinets

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

2. Countertop Condition

Materials: The countertops consisted of laminate material

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the kitchen countertops. Notable exceptions will be listed in this report.
- Installation of a portion of the kitchen countertops was incomplete at the time of the inspection. The Inspector recommends completion of counters by a qualified contractor.



Missing countertop(s)



Missing countertop(s)

3. Sink/Faucet Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen sink components. Sink inspection includes testing for:• Functional flow;• Functional drainage; and
- visible shut-off valves, and operational faucet.

4. Plumbing

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

5. Range Condition

Style: Gas cook top and oven was noted. Gas cooktops and ovens heat food with a flame. These units offer rapid heat and exceptional control, allowing you to quickly move from high heat to low heat. The flame also makes it easy to judge the heat level.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the gas range. The self-cleaning feature was not tested. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.



6. Refrigerator Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and basic operation of the refrigerator. Refrigerator evaluation focuses on basic functionality like temperature and door seals. Special features, calibration of cooling systems aren't tested due to complexity and exceed inspection scope. Upon moving in it is recommended to clean the coils which is crucial for optimal performance.



7. Dishwasher

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a basic clean or rinse cycle.

8. Vent Condition

Style: The range hood did not exhaust to the outside but re-circulated air through cleanable filters.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.



9. Floor Condition

Materials: The kitchen floor consisted of hardwood flooring

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the kitchen.

10. Ceiling Condition

Materials: The wall coverings consisted of wood plank.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen ceiling.

11. Wall Condition

Materials: The wall coverings consisted of drywall.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the kitchen.



Laundry

1. Dryer Vent

Observations:

- The dryer vent was a smooth metal type. This is the only dryer vent that can be installed within a wall, the rigid metal duct has a smooth interior to encourage the flow of air and lint.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer vent.
- The dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

2. Electrical Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard receptacle with GFCI outlets 2. Replacing the receptacle nearest the over current protection device (breaker or fuse) with a GFCI receptacle. 3. Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the 220-volt dryer electrical receptacle.

3. Laundry Tub Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry sink components. Sink inspection includes testing for: • Functional flow; • Functional drainage; and • visible shut-off valves, and operational faucet.

4. Plumbing

Observations:

- The washing machine water connections/hooks appear to be in satisfactory condition

5. Floor Condition

Materials: The laundry room floor consisted of sheet vinyl flooring

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the laundry room.

6. Wall Condition

Materials: The wall coverings consisted of drywall.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the laundry room.

7. Ceiling Condition

Materials: The wall coverings consisted of drywall.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the laundry room.



Final Checklist

1. Final Checklist

Information: This final checklist shows the home was left as it was found, and was locked when the inspection was completed and property vacated.

2. Oven/Cooktop Turned Off

Observations:

- The stove and cooktop were turned off after inspecting the unit and checked before exiting the property



3. Exterior Doors Locked

Observations:

- The homeowner(s) were present at the home after the inspector left the property, negating the need to lock the door(s). There were no keys to return.

4. Thermostat Arrival Setting

Observations:

- The system was on heating mode and set at 72 degrees.



5. Thermostat Leaving Setting

Observations:

- The system was on heating mode and set at 72 degrees.





Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
HRV	Heat recovery ventilation, also known as HRV, mechanical ventilation heat recovery, or MVHR, is an energy recovery ventilation system using equipment known as a heat recovery ventilator, heat exchanger, air exchanger, or air-to-air heat exchanger which employs a counter-flow heat exchanger (countercurrent heat exchange) between the inbound and outbound air flow.[1] HRV provides fresh air and improved climate control, while also saving energy by reducing heating (and cooling) requirements.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.