RIVER VALLEY HOME INSPECTIONS
(608) 466-6181
david@rivervalleyhi.com
https://rivervalleyhi.com



RESIDENTIAL PROPERTY INSPECTION

3020 26th St S
La Crosse, WI 54601

Garrick Olerud
10/01/2026



Inspector
David Nedland
David Nedland
Code Certified Master Inspector, IAC2 Certified Radon and Mold Tester
(608) 466-6181
david@rivervalleyhi.com

TABLE OF CONTENTS

1: Inspection Information 4
2: Utility Shutoff Locations 8
3: Roof 10
4: Exterior 15
5: Grounds 19
6: Garage 21
7: Attic, Roof Structure, & Ventilation 23
8: Interior Areas and Items 27
9: Kitchen 29
10: Bathroom(s) 32
11: Heating & Cooling Components 37
12: Water Heater 43
13: Plumbing 44
14: Electrical 47
15: Laundry 62
16: Foundation Area 64
17: Water, Moisture, & Condensation (WMC) 71
18: Cracking, Settlement, & Movement (CSM) 72
19: Thermal Imaging 76
20: Environmental Information 77
21: Final Checklist 78
Standards of Practice 80

SUMMARY

These summary pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

For the purposes of the report, “defect,” as defined in section 440.97 (2m), Wis. Stats., 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. The contract of sale may define “defect” to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

3.4.1 Roof - Vents/Roof Protrusions: Boots/Flashing - Exposed Fastener Heads
3.6.1 Roof - Chimney: Flashing - Inadequate/Missing
4.4.1 Exterior - Window Exteriors: Window Well(s) - Covers Recommended
4.8.1 Exterior - Exterior Doors: Wood - Water Damage (Door Entrance Features)
4.8.2 Exterior - Exterior Doors: Hardware - Deadbolt Not Functioning Properly
5.6.1 Grounds - Exterior Spigots: Spigot(s) - Loose at Wall
6.6.1 Garage - Garage Separation: Separation Wall(s) - Non-Conforming (Pre-1980 Upgrade)
7.7.1 Attic, Roof Structure, & Ventilation - Exhaust Fan(s): Exhaust Fan(s) - Terminating in Attic
9.7.1 Kitchen - Oven/Range: Safety - Anti-Tip Bracket Missing
10.2.1 Bathroom(s) - Ventilation: Vent - Cover Taped/Blocked
10.4.1 Bathroom(s) - Undersink Plumbing - Bathroom: Water Pipes - Rust/Corrosion
10.7.1 Bathroom(s) - Toilet(s): Toilet - Loose at Floor
13.7.1 Plumbing - "Other" Sinks: Drain Pipes - Rust/Corrosion
14.5.1 Electrical - Service Equipment/Electrical Panel: Cover - Incomplete, Incorrect, or Missing Legend
14.5.2 Electrical - Service Equipment/Electrical Panel: Panel - Open Breaker Slots (Safety Hazard)
14.6.1 Electrical - Subpanel(s): Panel - Legend Incomplete/Missing/Incorrect
14.8.1 Electrical - Branch Wiring : Wiring - Braided Cloth NM Present
14.8.2 Electrical - Branch Wiring : Electrical Box(es) - Missing Cover (Safety Hazard)
14.8.3 Electrical - Branch Wiring : Wiring - Exposed Terminations Present (Safety Hazard)
14.9.1 Electrical - Breakers: Breaker(s) - Double Lugged
14.11.1 Electrical - Receptacles: Receptacle(s) - Open Ground
14.11.2 Electrical - Receptacles: Receptacle(s) - Two-Prong Present (Upgrade Recommended)
14.11.3 Electrical - Receptacles: Cover Plate(s) - Missing (Safety Hazard)

14.11.4 Electrical - Receptacles: Receptacle(s) - Open Ground (GFCI Protected)
14.11.5 Electrical - Receptacles: Receptacle(s) - Unsecured
14.11.6 Electrical - Receptacles: Receptacle(s) - Open Neutral
14.14.1 Electrical - Ceiling Fans: Wobbling - Heavy
14.15.1 Electrical - Switches, Lights: Switch Plate(s) - Missing
15.3.1 Laundry - Dryer Vent: Duct - Inadequate Connections
16.8.1 Foundation Area - Subfloor: Moisture Staining Present - In Area of Plumbing
16.10.1 Foundation Area - Stairs: Stair Railing - Missing (Safety Hazard)
17.4.1 Water, Moisture, & Condensation (WMC) - Plumbing Leaks - WMC: Faucet Mixing Valve - Leak
18.5.1 Cracking, Settlement, & Movement (CSM) - Foundation Walls - CSM: Cracking - Step Cracking

1: INSPECTION INFORMATION

Information

In Attendance
Inspector, Homeowner(s)

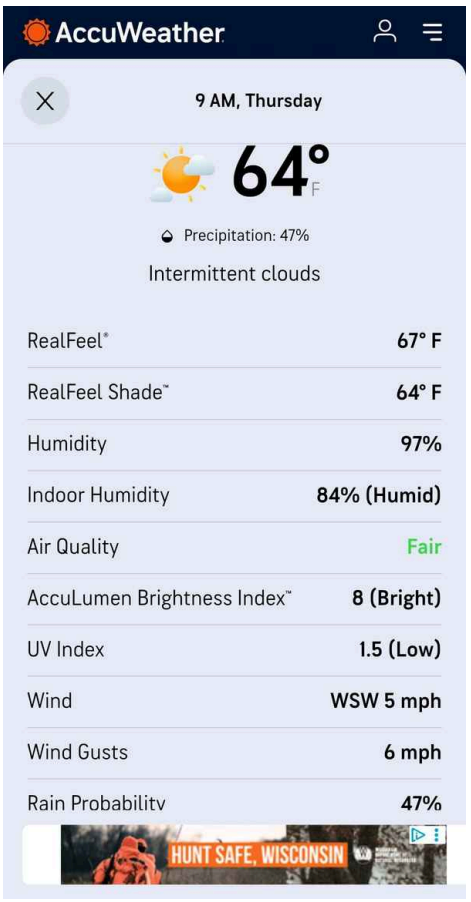
Occupancy
Occupied, Personal Belongings Present

Type of Building
Single-Family

Inspection Type
Pre-listing

Applicable Standards of Practice
State SOP

Weather Conditions
Partly Sunny



Temperature at the Time of Inspection	Precipitation in the Last 48 hrs?	Ground Condition
60-70 Degrees	Yes, Light Rain	Damp

Structure Orientation

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

Important Information/Limitations: Inspection Overview

River Valley Home Inspections LLC strives to perform all inspections in substantial compliance with the Standards of Practice for Home Inspectors, as referenced in the Standards of Practice for Home Inspectors. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at 3020 26th St S, La Crosse, WI 54601, for the Client Garrick Olerud, as designated in these Standards of Practice. When systems or components defined in the Standards of Practice were present but not inspected, the reason for not checking the item will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will only occur when I possess the necessary experience, knowledge, or evidence. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. A recommendation for further evaluation and repairs by applicable tradespeople will follow any comments that exceed the standards.

This report contains observations of systems and components that, in my professional judgment, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the client's contingency period** to determine the total cost 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" Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions or determine if latent or concealed defects exist. The statements in this report reflect the conditions **existing at the time of the inspection only** and are valid only until the inspection is completed. The liability limit of River Valley Home Inspections LLC and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions 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, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice (linked to above) and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report only supplements the Seller's Disclosure and Pest (WDI) Inspection Report. It should be used in conjunction with these documents, quotes, and advice from the tradespeople recommended in this report to gain a better understanding of the structure's condition and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which, unfortunately, is a part of homeownership. Sellers sometimes provide one-year home warranties, which are **highly recommended** as they may cover future repairs on significant items and components of the home. If the seller(s) do not provide a warranty, your Realtor can advise you of companies that offer them.

Important Information/Limitations: ©Copyright Notice

© Copyright Notice: This report is the property of The Inspection Company, ©2023. The Client(s) and their Direct Real Estate Representative named herein have been this document's licensee(s). This document is **non-transferable, in whole or in part,** to any third parties, including subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement containing the inspection's scope, including limitations, exclusions, and copyright conditions. **Unauthorized recipients are advised to contact a qualified Home Inspector to provide their Inspection and Report.**

Important Information/Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: Some items are not inspected/included in a home inspection, such as, but not limited to, fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks, are also excluded.

Water and gas shut-off valves are not operated under any circumstances. Also, any component or appliance that is unplugged or "shut off" is not turned on or connected for evaluation. I am not aware of the reasons for shutting down a component, and I can't be held liable for damages resulting from the activation of such components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS, as well as the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns, such as but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information/Limitations: Recommended Contractors & Professionals Information

It is HIGHLY recommended that licensed professionals be used for repairs, replacements, or further evaluations of defects referenced in this report. You are provided with copies of their receipts/invoices for warranty purposes. River Valley Home Inspections LLC **does not** perform re-inspections of repairs, as they can be invasive and limit what I can see and report to you.

The term **"Qualified Professional"** or **"Qualified Person"** in this report relates to an individual, company, or contractor **licensed or certified** in the field of concern. The term **"evaluation"** may be used in conjunction with repairs performed by contractors or other licensed professionals, as they may discover additional problems due to invasive repairs and being specialists in their respective fields. This differs from the term **"Full Evaluation"**, as a full evaluation is a recommendation for the referenced contractor/professional to fully review all components, parts, and pieces of a component, system, or area. *Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive,/or exhaustive list of problems or areas of concern.*

Important Information/Limitations: Causes of Damage/Methods of Repair

Any suggested causes of damage or defects and methods of repair mentioned in this report are provided as a professional courtesy to assist you in better understanding the home's condition, based solely on a visual inspection, and should not be relied upon entirely. **Contractors or other licensed professionals will have the final determination on the causes of damage and/or defects, as well as the best methods of repair,** due to their invasive evaluation. Their evaluation will supersede the information found in this report.

Important Information/Limitations: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. Using any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day and under differing conditions.

Important Information/Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: The report may refer to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in inaccessible or only partly accessible regions. These conditions or damage are excluded from this inspection.**

QUALITATIVE vs. QUANTITATIVE - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted qualitatively, such as "multiple presents," etc. A quantitative number of deficient parts, pieces, or items will not be given. The repairing contractor must evaluate and ascertain the total amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - I inspect homes to ensure they meet today's safety and building standards. Therefore, some recommendations in this report may not have been required when the house was constructed and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the home's occupants. Therefore, **any repairs and/or upgrades mentioned in this report should be considered for the home's items and components' safety, performance, and longevity.** Although I will address some recommended upgrades in the report, this should not be construed as a complete listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, complete and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY—During the inspection, Components may have been listed as having no deficiencies. Still, they may fail at any time due to their age or lack of maintenance, which the inspector couldn't determine. A life expectancy chart can be viewed by visiting InterNACHI's Standard Estimated Life Expectancy Chart for Homes.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by the Standards of Practice. These photos are for **informational purposes only and do not attempt to show every instance of defect or occurrence.**

TYPOGRAPHICAL ERRORS: This report was proofread before being sent out, but typographical errors may be present. If you notice any errors, please get in touch with me for clarification.

Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgment implies that you understood all the information contained in this report.

Important Information/Limitations: Older Home Information

AGED/LMT - This home was over 50 years old, and all its components and items have a finite lifespan. Therefore, repairs or replacement of items should be expected and anticipated in the future, given the home's age alone. Homes of this age were not constructed to today's standards, and the home's items and components will be inspected based on their functionality and lack of damage, not how they measure up to today's standards. Some comments may be made in this report regarding upgrades for safety; however, this should not be expected to be found throughout the report, as a home inspection does not address code compliance. Today's codes have undergone drastic changes compared to the codes in place when this home was constructed. ***To learn more about how this home could be improved in terms of today's safety or construction standards, consulting a general contractor, licensed electrician, or other licensed professionals for further evaluations is recommended.***

You are advised that older homes often have concerns that are not readily accessible or visible (concealed behind walls, ceilings, floors, covered with carpet, or buried under insulation, etc.). When renovations and repairs are performed, these "hidden" concerns may become visible and require additional and unforeseen repair work. Every effort is made during this inspection to discover all concerns; however, it is impossible to find every defect present, especially in older structures. Concerns not readily visible during this inspection cannot be commented on and are expressly excluded from this inspection.

Important Information/Limitations: Personal Belongings Information

LMT - Personal belongings were present in the home during the inspection. These personal belongings were not moved or altered in any way. These belongings can block the visual accessibility of several items throughout the house, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, under-sink plumbing, and other similar areas. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for visual accessibility. **It is highly recommended that you evaluate areas where personal belongings were present for defects during your final walk-through or after these belongings have been removed.** Feel free to contact me with any concerns during your final walk-through.

Important Information/Limitations: Pre-Listing Inspection Information

LMT - There are differences between a pre-purchase inspection and a pre-listing inspection. In a pre-listing inspection, the homeowner(s) occupy the home and will know of some problems with their home where the buyer(s) during a pre-purchase will not. Therefore the depth of a pre-purchase is typically more involved. Pre-listing inspections are performed, concentrating on significant, costly deficiencies with the structure's major components. Typically HVAC systems and appliances are not operated as the homeowner would know if these systems were not functional, though their installation will be inspected.

There may be references in this report "recommending consulting with the seller(s)" or recommending taking action "prior to closing" or "prior to the end of your inspection contingency period." The template used to create this report is used in pre-purchase inspections and pre-listing inspections, and these references should be disregarded.

Important Information/Limitations: Comment Key - Definitions

This report categorizes issues as **Major Defects/Major Safety Hazards**, **Moderate Concerns,** and **Minor Concerns, Maintenance Items, or Suggested Upgrades**.

Defects - For the report, "**Defect**," as defined in section 440.97 (2m), Wis. Stats., means a condition of any component of an improvement that a home inspector determines, based on 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. The contract of sale may define "defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a "defect" in the report unless it meets the definition in section 440.97 (2m), Wis. Stats. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **before the end of your contingency period.**

Moderate Concerns - Items or components found to include a moderate safety hazard or a functional or installation-related deficiency. These items may have been functional at the time of inspection. Still, the functionality may be impaired or not ideal, and/or the issue may lead to further problems (***most issues will fall into this category***). Repairs or replacements are recommended for items categorized in this manner to ensure optimal performance and/or to avoid

future problems or adverse conditions that may arise from the issue **before the end of your contingency period.** Items categorized in this manner typically require repairs from a Qualified Contractor or Handyman **and are not considered routine maintenance or DIY repairs.**

Smaller Concerns, Maintenance Items, or Suggested Upgrades - This categorization will include items or components that may need minor repairs to improve their functionality and/or items that require recurring or basic general maintenance. ***This categorization will also include observations, recommended upgrades to items, areas, or components,***

These categorizations are based on my professional judgment, experience, and what I observed during the inspection. These categorizations should not be construed to mean that items designated as "**Smaller Concerns, Maintenance Item, or Suggested Upgrades**" or "**Moderate Concerns**" do not need repairs or replacement. **The recommendations made in each comment are more critical than the categorization**. Due to your perception, opinions, or personal experience, you may feel deficiencies belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, the "Recommendations" in the comment's text about each issue are paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange and Orange items to Red.**

Other designations include:

LMT: Limitation - The item, system, area, or component contained inspection limitations, which may include, but are not limited to: visibility limitations, accessibility limitations, items being shut off, etc. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as you desire, before your inspection contingency period ends.

EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, not being accessible or visible, and/or for other reasons. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as you desire, before your inspection contingency period ends.

SFTY: Safety Concern - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life but may have still been functional to some degree at the time of inspection. Although aged components are not a deficiency in and of themselves, major repairs or replacements should be anticipated and planned for on any items designated at or past the end of their typical life. Depending on the item, these repair or replacement costs can represent a significant expense, such as HVAC Systems, Water Heaters, Plumbing pipes, Aged wiring, and electrical panels.

2: UTILITY SHUTOFF LOCATIONS

Information

Main Breaker / Service Disconnect Location
At Main Breaker in the Electrical Panel

Water: Water Shutoff Valve Location
Basement

Gas/LP: Main Gas Shutoff Valve Location
On Exterior Meter

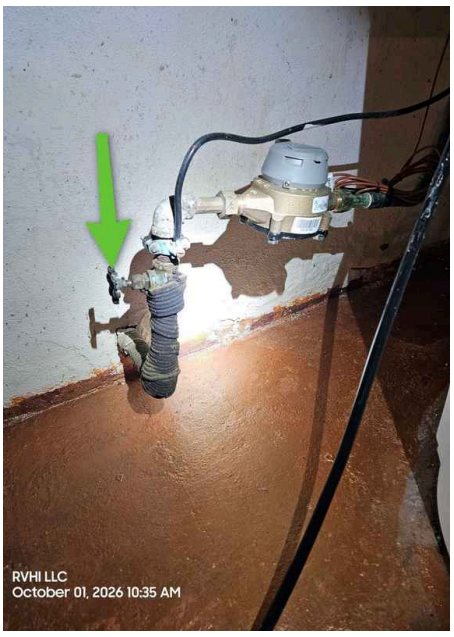
Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the event of an emergency or for servicing purposes.



Water: Water Shutoff Valve Information

The pictured water shutoff valve will shut off the home's water supply in an emergency or for servicing.



Gas/LP: Gas Shutoff Valve Information

The pictured main gas shutoff valve will shut off the gas supply to the home in an emergency or for servicing.



3: ROOF

Information

General Info: Roof Covering Material

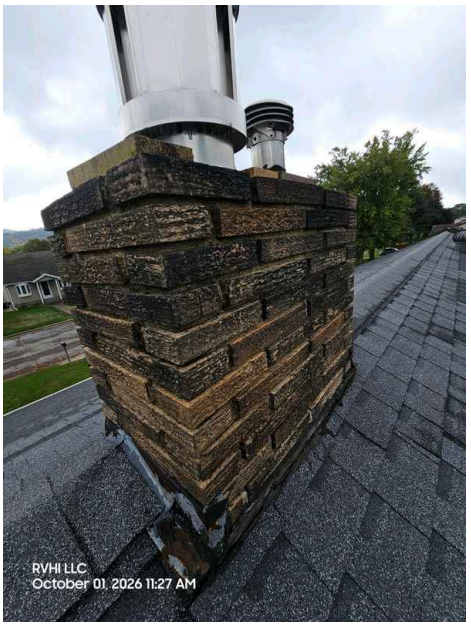
Architectural Composition Shingles

Inspection Method: Inspection Method

Walked the Roof Where Possible

Chimney: Chimney Material

Brick



General Info: Roof Views



General Info: Roof Limitations

LMT - The roof and its covering material inspection are limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings were inspected, looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present during the inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Inspection Method: Walked Where Possible

LMT—The roof surface was walked where possible, but not all areas could be physically walked due to the roof's height and/or pitch. The areas that could not be walked on were examined from the ground, a drone, or a ladder. This should be considered a limited roof inspection because not all areas could be walked on. I recommend consulting a roofing contractor if a more thorough inspection is needed.

Shingles: Architectural/Laminated Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These "premium" shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layers of asphalt are added over the mat, and lastly, granules coated with ceramic are added over the upper layer of asphalt for protection against the elements (wind, rain, and UV rays from the sun). Architectural shingles typically have higher wind resistance ratings, resist leaks better, and offer a more extended warranty than their 3-tab counterparts.

Many variables affect the lifespan of roof covering materials. The remaining service life of any roof coverings is not estimated. This is in accordance with all industry inspection Standards of Practice. The following factors can affect the

lifespan of roof covering materials:

- *Roofing material quality*: Higher quality materials will, of course, last longer.
- *The number of layers*: Shingles installed over existing shingles will have a shorter lifespan.
- *Structure orientation*: Southern-facing roofs will have shorter lifespans.
- *Pitch of the roof*: Shingles will age faster on a lower-pitched roof in comparison with higher pitches.
- *Climate*: Wind, rain, and snow will impact the lifespan of the roof.
- *Color*: Shingles that are darker in color will have a shorter lifespan than lighter-colored shingles.
- *Attic Ventilation*: Poorly ventilated attic spaces can decrease shingle life due to excessive heat.
- *Vegetation Conditions*: Overhanging trees, branches, or leaf cover that contact the roof drastically shorten the lifespan.

Asphalt shingles must be installed according to the manufacturer's recommendations to uphold warranty coverage. These installation requirements vary widely from manufacturer to manufacturer and across the multitude of different shingle styles manufactured. An inspection of the roof will be conducted to the best of my ability, **but confirming proper fastening, use, and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible. Damaging** and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Shingles: Shingles Information

The shingles' visible portions were inspected for excessive granule loss, curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age.

Vents/Roof Protrusions: Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots for proper installation, and any significant defects.

Roof Flashings: Roof Flashing Information & Limitations

LMT - Visible portions of the flashings were inspected, and significant deficiencies (drip edge, sidewall, headwall, counter, step, etc. - as applicable) were looked for. **Typically, most flashing areas are not visible as they are covered by the roof covering material and/or the wall cladding**. These areas are excluded from this inspection. Therefore, functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible).

Chimney: Chimney Information

The chimney(s) were inspected, an adequate and functioning chimney crown was looked for, the condition of the masonry and flashings, the condition of visible portions of the flue liner(s), etc.

Chimney: Chimney - Flashing Limitations

LMT - The chimney flashing was inspected for significant defects at visible portions. At the time of inspection, no reportable conditions were visibly present unless otherwise noted in this report. Unfortunately, the full installation of the flashing was not visible due to being covered by the shingles on a masonry chimney, while cladding can obscure all visibility on framed chases. The inspection of this flashing is limited to visible portions only, along with an inspection of ceilings in the area looking for moisture staining and/or the roof decking in the attic (as accessible). Going forward, I recommend monitoring the ceilings in the chimney area, looking for moisture staining, and having an initial (pre-purchase) or annual evaluation of this flashing performed by a qualified roofing contractor as desired to ensure it is performing as intended. This is the most common area for roof leaks, which can allow for substantial damage if not caught early.

Gutters/Downspouts: Gutters Information

The gutters were inspected for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if active rain did not occur during the inspection. If leaks are noticed after the property owner takes ownership, sealing or repairs may be needed at seams or endcaps.

Gutters/Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the structure. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

Gutters/Downspouts: Recommend Maintaining Gutters

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

Gutters/Downspouts: Gutter Guard Present

LMT - A gutter covering system was present. These covers prevent leaves and organic debris from entering the gutters and clogging downspouts. Leaves and debris will still cover this "guard" and should be cleaned as a part of routine maintenance. This "guard" also prevented visual accessibility of the gutter channel and checking for the presence of drip edge flashing.

Recommendations

3.4.1 Vents/Roof Protrusions

Smaller Concerns, Maintenance Item, or Upgrade

BOOTS/FLASHING - EXPOSED FASTENER HEADS

MULTIPLE LOCATIONS

The rain boots contained exposed fastener heads. A qualified person should properly seal any exposed fasteners to prevent leaks.

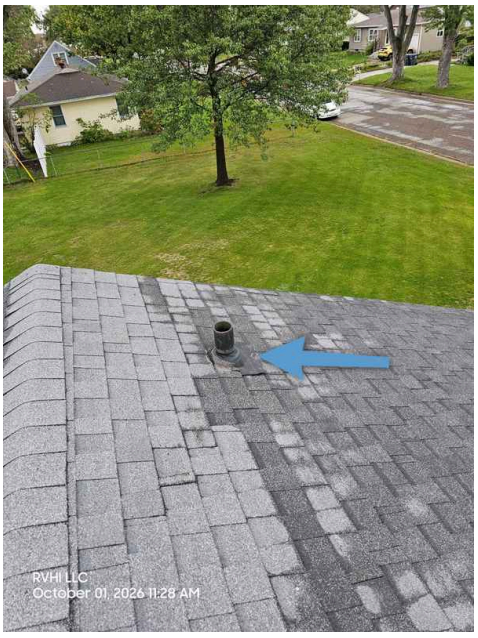
Recommendation

Contact a qualified handyman.











3.6.1 Chimney

FLASHING - INADEQUATE/MISSING

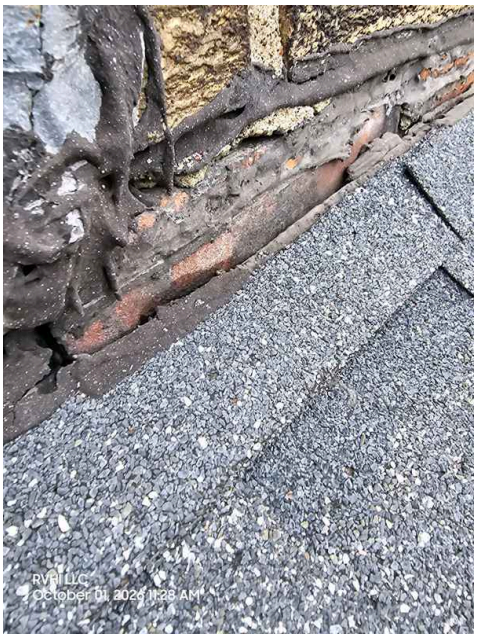
Moderate

CHIMNEY

Inadequate or missing flashing was present at the point where the chimney protruded through the roof surface. An evaluation of this area, including the installation of proper flashing as needed to prevent leaks into the structure, is recommended and should be performed by a qualified roofing contractor or chimney sweep.

Recommendation

Contact a qualified roofing professional.





4: EXTERIOR

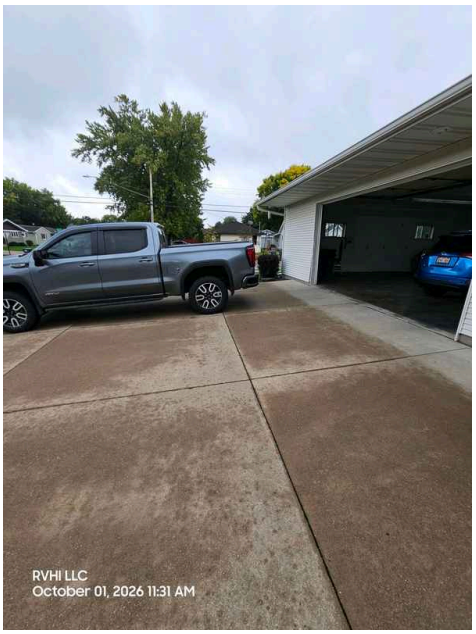
Information

Walls/Cladding: Cladding Material
Vinyl Siding

Walls/Cladding: Vegetation Obscuring Wall(s) Visibility?
Partial

General Info: Elevation Photos (Including the Front, Rear, Left and Right Sides of the Home)









General Info: Representative Number Inspected

The Standards of Practice states that a representative sample of exterior components shall be inspected on each side of the home when multiple pieces make up an item or component (i.e., cladding, windows, overhangs, etc.). I try to inspect all portions, but the height off the ground, vegetation, or other factors may prevent full accessibility or visibility of some items.

General Info: Probing of Wood

The Standards of Practice require any areas of wooden trim, siding, or other wood components to be probed if water damage (wood rot) is suspected. Any photos of an awl stuck into wood represent water damage/wood rot to some extent. **Hidden damage is always a possibility in these areas.** These areas of damage will require further evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a qualified contractor.

Walls/Cladding: Wall and Cladding Information

The walls and wall cladding were inspected, looking for significant damage, proper flashings, potential water entry points, etc.

Vinyl Siding: Vinyl Siding Information

Vinyl siding is inspected for damage, proper flashings, and overall installation, focusing on significant deficiencies.

Vinyl siding is not a watertight cladding and is expected to allow some degree of moisture behind it as it heavily relies on the performance of the weather-resistive barrier (if present), or if installed over an existing wall cladding, it depends on that cladding and its WRB or felt paper to manage and prevent water infiltration into the wall cavity. Before 2003, vinyl

siding could be installed directly over OSB wall sheathing with no WRB in place, as its unsealed nature would allow air to dry the underlying components.

Regardless, measures should be taken to prevent bulk moisture from entering behind the cladding with proper flashings and sealants.

Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected for damage, improper flashing, and clearance from grade.

Window Exteriors: Window Screens Information

EXCL - Window screens are not required to be reported on during a home inspection and their presence and/or condition is excluded from this inspection. If the window screens are of concern, it is recommended that you consult with the seller(s) as to their presence and condition.

Wall Flashings: Wall Flashing Information & Limitations

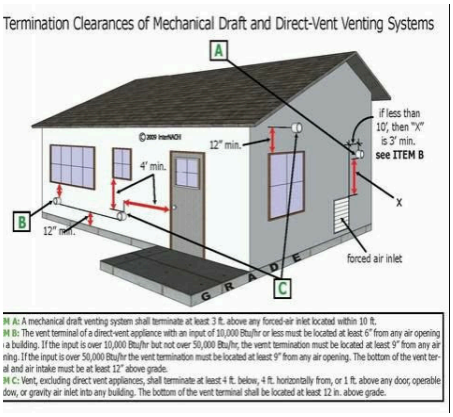
LMT - Visible portions of the flashings were inspected, looking for significant deficiencies (Z-flashings, drip cap, etc. - as applicable). **Typically, most areas of flashing are not visible because they are covered by wall cladding.** Therefore, functionality has to be determined by looking for moisture intrusion or damage in areas where they should be or are presumed to be in place.

Eaves/Overhangs/Fascia: Overhangs Information

The roof overhangs were inspected at visible portions, looking for any water damage or other significant defects. The possibility of hidden damage exists in any structure with vinyl/aluminum-clad fascia and/or soffit.

Gas Sidewall Vent(s) : Sidewall Vent(s) Clearance Information

All gas sidewall vents were inspected to ensure they had proper clearances from air inlets and/or combustibles. No deficiencies were present at the time of inspection unless otherwise noted in this report.



Exterior Doors: Doors Information

All exterior doors were inspected for damage, improper flashing, deficiencies in operation, etc.

Exterior Doors: Handleset Information

LMT - Handlesets (deadbolts & door handles) are not inspected for key functionality, as replacement or re-keying of any deadbolts and handles is recommended due to unknown individuals who may possess keys to the home. Therefore, deadbolts and handles will be reported only for misalignment with the door, preventing them from latching or locking properly.

Recommendations

4.4.1 Window
Exteriors

Smaller Concerns, Maintenance Item, or Upgrade

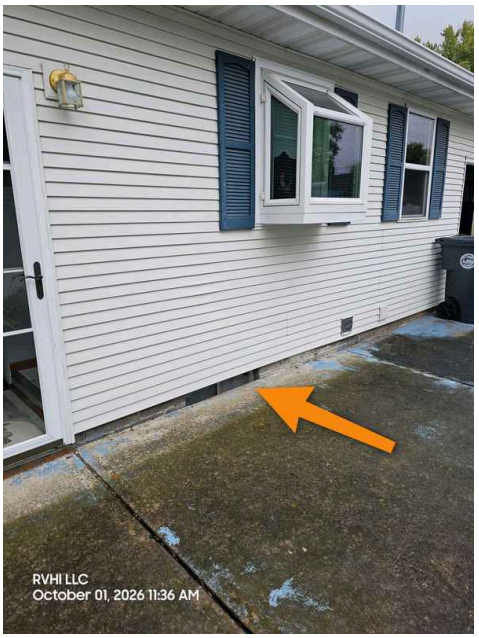
WINDOW WELL(S) - COVERS RECOMMENDED

REAR OF STRUCTURE

Window wells were present without proper covers. It is recommended that a qualified person install proper window well covers.

Recommendation

Contact a qualified professional.



4.8.1 Exterior Doors

Moderate

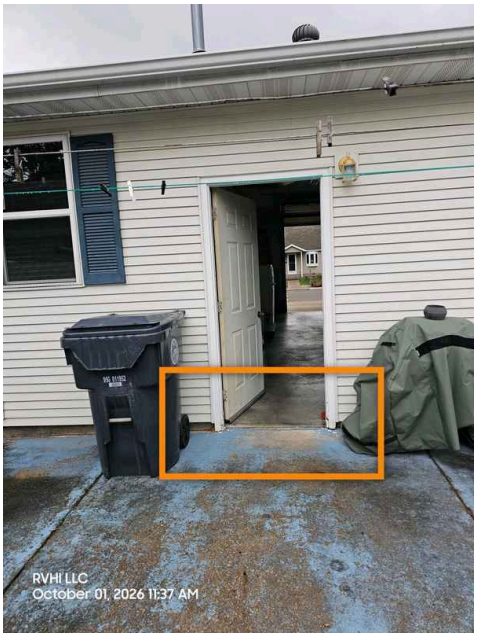
WOOD - WATER DAMAGE (DOOR ENTRANCE FEATURES)

GARAGE

Water damage was present in portions of the wooden entrance features of the referenced door(s). A qualified professional should repair any damaged wood as needed.

Recommendation

Contact a qualified professional.



4.8.2 Exterior Doors

Smaller Concerns, Maintenance Item, or Upgrade

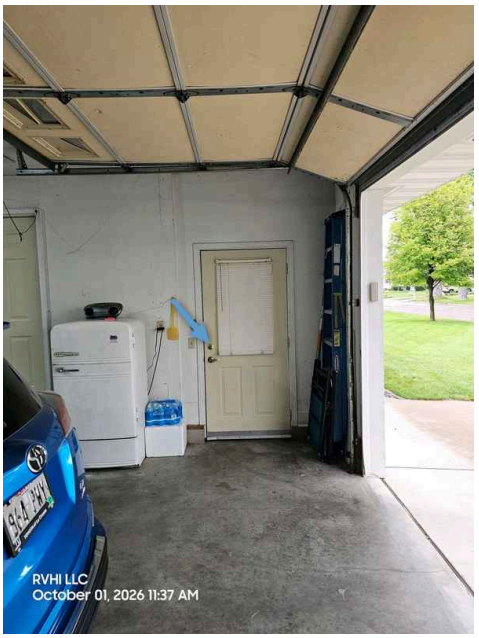
HARDWARE - DEADBOLT NOT FUNCTIONING PROPERLY

GARAGE

The deadbolt was not functioning properly. A qualified person should make adjustments or repairs as needed to ensure the deadbolt operates properly.

Recommendation

Contact a qualified handyman.



5: GROUNDS

Information

Gas Meter/LP Tank Information: **Fuel Source**

Gas Meter

Gas Meter/LP Tank Information: **Location of Fuel Source**

Front of Home



Driveway and Walkway Condition: **Driveway/Walkway Information**

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure of the home only. Any visible deficiencies, such as cracking, displacement, or other damage, will also be reported. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy. They may not be an all-inclusive listing, as the State only requires that driveway(s) and walkway(s) be reported, with their respective effects on the structure.

Grading/Lot Drainage: Grading / Drainage Overview

The ground in contact with the structure was inspected to ensure it was sloped to allow rainwater to drain away from the structure. The soil is recommended to slope away from the foundation, with a 6-inch drop in elevation over the first 10 feet from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert and/or manage rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (as applicable).

Grading/Lot Drainage: Grading Limitations

LMT - The grading and lot drainage performance are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance concerning moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the structure and reading over the Seller's Disclosure, which should list any such issues.

Vegetation Observations: Vegetation Information

Vegetation was inspected around the home to ensure it had adequate clearance from the structure and was not impacting it.

Stairs & Steps: Stairs Information

The stairs were inspected by looking at their construction, attachment, risers, and treads, applicable railings, etc.

Concrete/Masonry Surfaces: Masonry Flatwork Information

Masonry flatwork that adjoined the structure was inspected for excessive cracking and for any other significant defects.

Exterior Spigots: Spigot(s) Information

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, the presence of anti-siphon, etc.

Recommendations

5.6.1 Exterior Spigots

Moderate

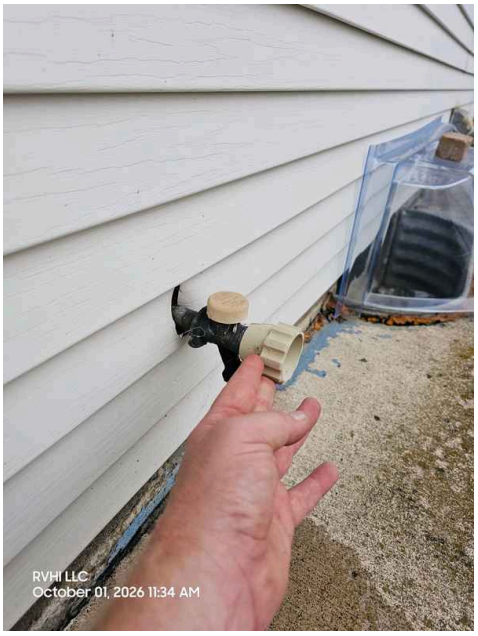
SPIGOT(S) - LOOSE AT WALL

REAR OF STRUCTURE

The referenced spigot(s) were not secured to the wall. Properly securing any loose spigot(s) to prevent damage to the water distribution pipes should be done by a qualified person.

Recommendation

Contact a qualified professional.

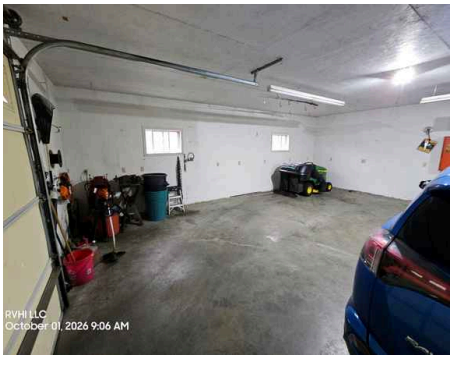


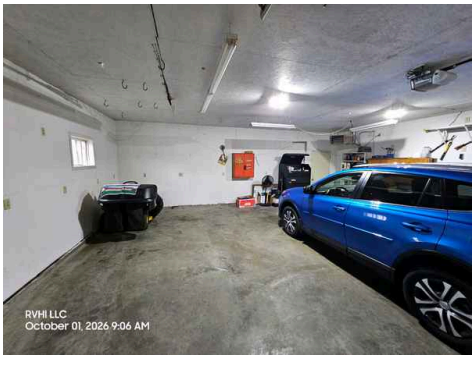


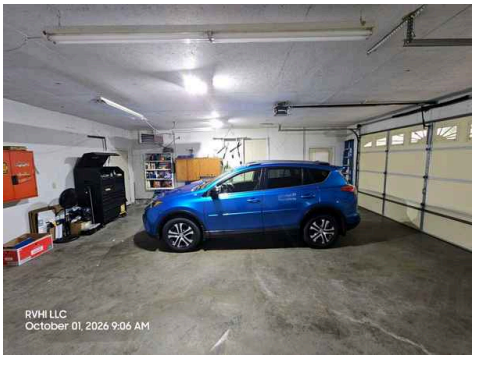
6: GARAGE

Information

General Info: Garage View(s)







General Info: Vehicle(s) Present

LMT - Vehicle(s) and personal belongings were present in the garage. This can block the visual accessibility of wall and floor surfaces and other areas. I recommend evaluating this area on your final walkthrough or at a time after vehicles and/or personal belongings are removed.

Garage Door(s): Garage Door Information

The garage door(s) were tested by operating the wall-mounted transmitter for automatic doors and manually lowering and raising the manual doors to verify proper operation. The door(s) were also examined for significant damage or

installation-related deficiencies.

Garage Door Parts: Garage Door Parts Information

The rollers, brackets, door panels, springs, and tracks were inspected for damage or loose components.

Garage Door Opener(s): Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall-mounted transmitter and observing its functionality (remote transmitters are not tested). Unless otherwise noted in this report, no reportable conditions were present at the time of inspection.

Garage Door Safety: Eye Beam(s) Information

The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. The system was functional unless otherwise noted in this report.

Garage Door Safety: Resistance Not Tested

EXCL - The "Resistance" test of the garage door(s) was not conducted due to the possibility of damaging the door and/or the opener, should the resistance feature not function properly, and this functionality is excluded from this inspection. Garage doors contain two safety measures to prevent someone from being injured or pinned by a closing garage door. Photoelectric eyes and the ability to auto-reverse if the door meets resistance or a solid object. I recommend testing this feature for functionality once taking ownership of the home. The test can be conducted by placing a 2" X 4" laid on the ground underneath the door. When the door is closed, it should contact the 2" X 4" and auto-reverse. If it does not, adjustments to the "force close" setting on the opener may need to be made, and/or a garage door contractor should evaluate.

Garage Separation: Garage Area to Living Space Separation Information

SFTY - Current building standards for homes require "garage to living space separation". This separation helps slow a garage-oriented fire and prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20-minute fire-rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead), 1/2" if no living areas are overhead. No protrusions should be present on the area's walls and/or ceiling unless properly sealed with an approved fire-rated foam or sealant. **These items are recommended for upgrade to ensure safety, if they are not already present,** and a qualified contractor can provide more information.

Garage Separation: Door Information - Separation

Current standards require that the door(s) between living areas and the garage be constructed of steel or solid wood, at least 1 3/8 inches thick, or be 20-minute fire-rated. ***Homes built before 1980 (the year varies by local municipality) may not have this protection, but upgrades are recommended for safety reasons.***

Garage Separation: Walls Information - Separation

Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of the garage from the living space. ***Homes built before 1980 (the year varies by local municipality) may not have this protection, but upgrades are recommended for safety reasons.***

Garage Separation: Ceiling Information - Separation

The overhead framing in the garage must be covered with 5/8" Type X drywall *if living areas are located above it, and with 1/2" drywall if no living areas are located above it, and the home was constructed after 1980 (the year depends* on the local municipality). Confirmation of proper drywall installation is not possible during a "visual only home inspection," but the presence or absence of drywall will be reported. ***Homes built before 1980 were not required to meet these requirements, but upgrading to proper drywall is recommended for safety.***

Interior Door : Interior Garage Door Information

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current safety standards require the interior door to be comprised of steel or solid wood measuring at least 1 3/8" thick, or a door that is 20-minute fire rated, for proper garage to living space separation. ***Interior doors in homes built before 2006 (depending on the local municipality) may not meet these standards and should be upgraded for safety.***

Garage Slab: Slab Information

Visible portions of the concrete slab were inspected for significant deficiencies and/or significant cracking.

Any cracks in basement or garage concrete slabs must be sealed with an appropriate material by a qualified person, at a minimum, regardless of the crack's size. This will prevent moisture or water from rising through the crack(s) during periods of heavy rainfall.

Recommendations

6.6.1 Garage Separation

Smaller Concerns, Maintenance Item, or Upgrade

SEPARATION WALL(S) - NON-CONFORMING (PRE-1980 UPGRADE)

GARAGE

SFTY - The separation wall between the garage and adjacent living areas did not meet today's safety standards due to improper wall-covering materials and/or unsealed penetrations, openings, or **gaps**. Current standards generally require garage walls adjacent to living spaces to be protected with at least 1/2-inch drywall to ensure proper separation. Drywall joints and penetrations should also be properly sealed; **gaps exceeding approximately 1/20 inch (about the thickness of a dime) should be taped, sealed, or otherwise properly finished.**

For homes **constructed after 1980**, when these separation requirements were implemented, this condition will be identified as **Orange** (Moderate – Contact a Qualified Professional). Homes constructed **prior to 1980** will be identified as **Blue** (Upgrade Recommended). Appropriate repairs or safety upgrades are recommended to be completed by a qualified contractor to improve the separation between the garage and living areas.

Recommendation

Contact a qualified professional.

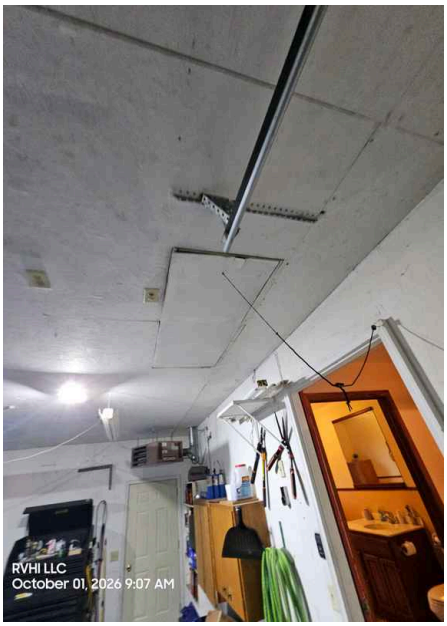
7: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

Attic Access: Access Location(s)
Garage

Attic Access: Access Type(s)
Pull Down Stair(s)

Inspection Method: Inspection Method
Walked/Crawled Where Possible



Inspection Method: **Attic Area - Safety Concerns/Obstructions**
Insulation Coverage

Ventilation: **Ventilation Types**
Soffit Inlet Vents, Turbine Roof Deck Vent(s)

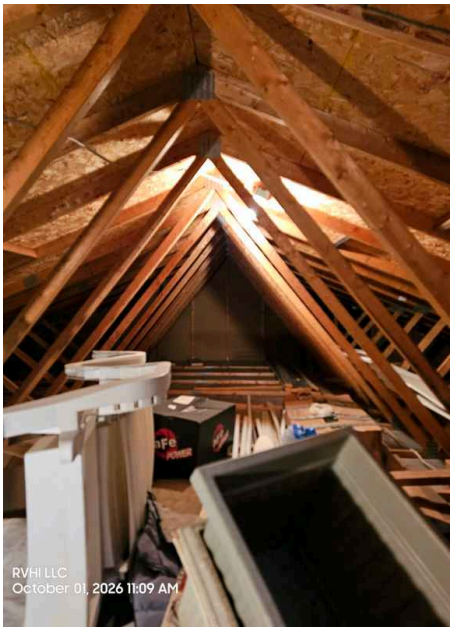
Roof Structure/Framing: **Roof Structure Type**
Roof Trusses, 1X Decking, OSB Sheathing

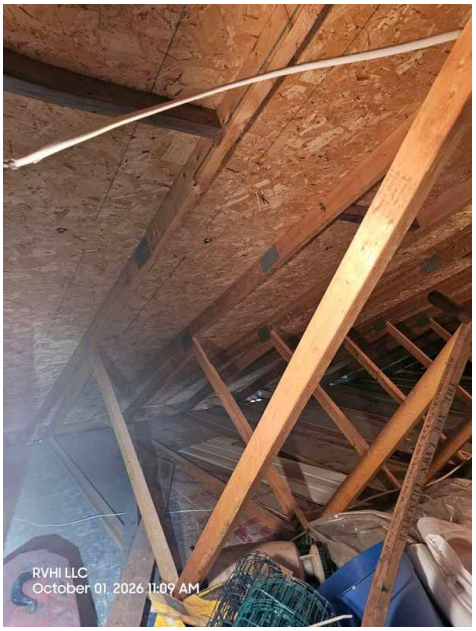
Insulation: **Insulation Type**
Blown-in Cellulose

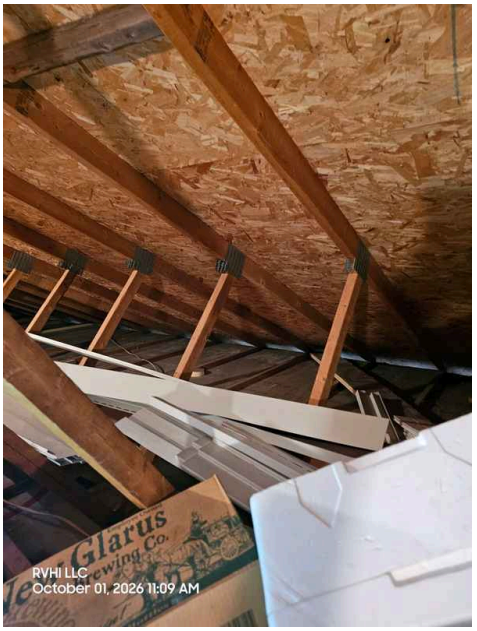
Insulation: **Insulation Amount (Average)**
14"+, Varying

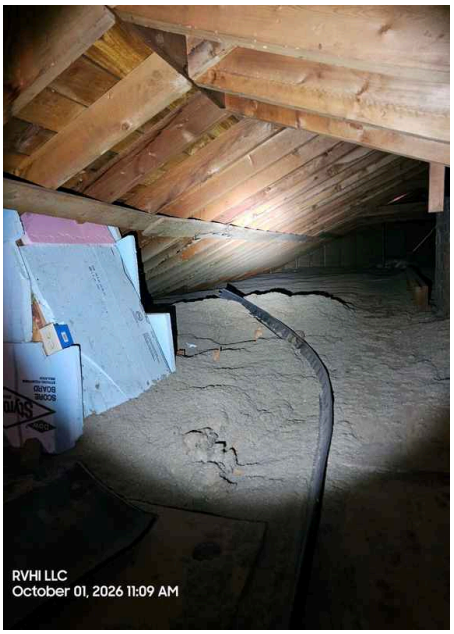
Exhaust Fan(s): **Exhaust Fan Vent(s) Termination Point(s)**
In Attic

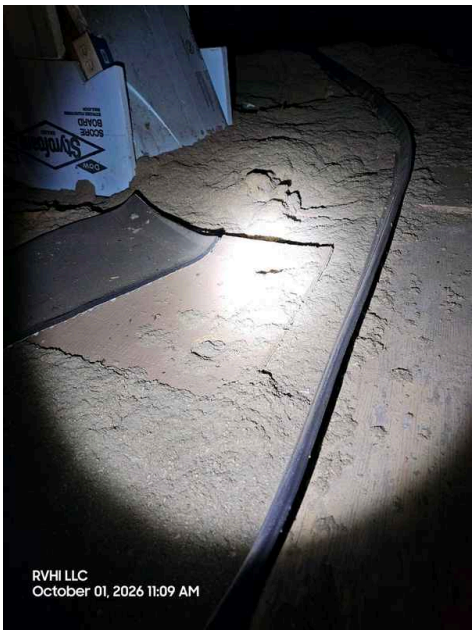
General Info/Limitations: **Attic View(s)**



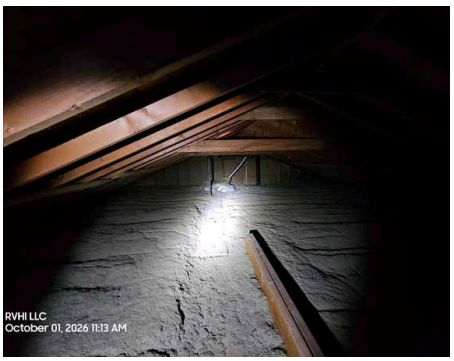














Attic Access: Attic Access Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Inspection Method: Attic Accessibility Information & Limitations

LMT - All attics are attempted to be entered and traversed as best and safely as possible. The inspection method, along with the approximate percentages of the attic that were both physically and visibly accessible, will be listed above, along with any safety concerns or hindrances that limited the attic's inspection. The inspection method is at my sole discretion and depends on several factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The inspection of the attic is limited to visible portions only, and any areas that were not visible are excluded from this inspection. Hidden damage is always possible, as no attic can be fully evaluated due to physical and visible obstructions such as insulation, which is not moved or disturbed for visual accessibility of any items.

Inspection Method: Walked Where Possible - Insulation Obscuring Ceiling Joists/Trusses

LMT - The attic area was walked where possible, but not all areas were able to be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists. Traversing an attic with a high level of insulation is dangerous, as footing can be lost. Also, compressing or disturbing insulation by stepping on it affects its R-value and essentially "damages" it. This insulation also obscures wiring and plumbing pipes, and these items can be damaged by stepping on them. The inspection of the attic area is limited to visual portions only. Hidden damage may exist in areas that were not visible from accessible areas.

Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection of the above-designated ventilation sources and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation were observed at the time of inspection unless otherwise noted in this report.

Attic ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is one sq ft of ventilation for every 150 sq ft of attic area, and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper. The most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low intake soffit venting.
- Upper roof cavity venting is less important and if over-installed, can exacerbate heat loss into the attic from the living space.
- Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.

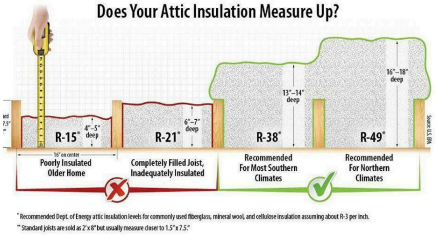
For more information, please see: https://www.greenbuildingadvisor.com/article/lstibureks-rules-for-venting-roofs

Roof Structure/Framing: Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. The U.S. Department of Energy recommends attic insulation levels of **R-49 to R-60**, which generally equates to approximately 16–20 inches of fiberglass insulation or 13–16 inches of cellulose. Depending on when the home was constructed, anywhere from 6 to 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.



Recommended Specifications by Insulation Type

	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2–3.8	2.2–2.7	3.0–3.3
Inches (cm) needed for R-38	10–12 (25–30)	14–17 (35–43)	11.5–13 (29–33)
Density in lb/ft³ (kg/m³)	1.5–2.0 (24–36)	0.5–1.0 (10–14)	1.7 (27)
Weight at R-38 in lb/ft² (kg/m²)	1.25–2.0 (6–10)	0.5–1.2 (3–6)	1.6–1.8 (8–9)
OK for 1/2" drywall, 24" on center?	No	Yes	No
OK for 1/2" drywall, 16" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 24" on center?	Yes	Yes	Yes

Exhaust Fan(s): Exhaust Fan(s) Information

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.

Plumbing Stack Vents: Vent Stack(s) Information

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Chimney: Chimney Information

The portion of the chimney in the attic was inspected at visible portions looking for any signs of moisture infiltration where it protrudes through the roof, as well as looking for any other significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Recommendations

7.7.1 Exhaust Fan(s)

Moderate

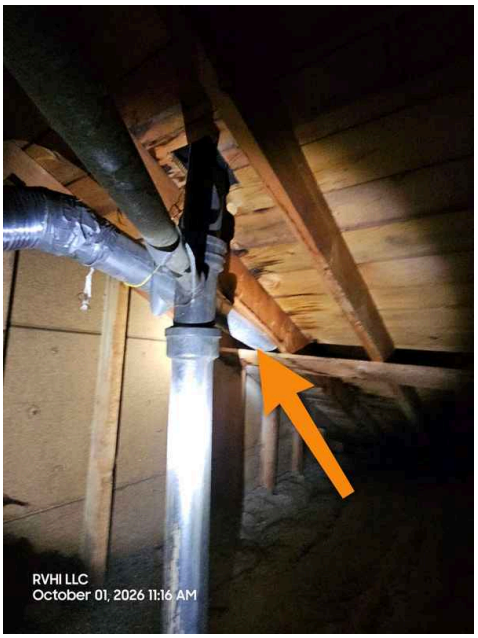
EXHAUST FAN(S) - TERMINATING IN ATTIC

ATTIC

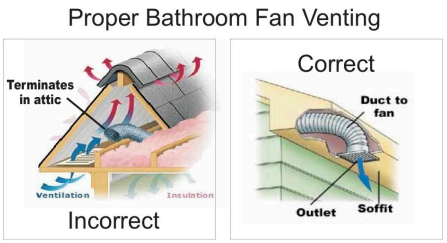
One or more exhaust fans were observed terminating within the attic. Exhaust fans should discharge directly to the exterior to prevent excess moisture from entering the attic, which can contribute to condensation, staining, mold growth, and deterioration of building materials. Recommend having a qualified professional properly terminate the exhaust fan(s) to the exterior and evaluate the surrounding attic areas for any moisture-related damage, with repairs made as needed.

Recommendation

Contact a qualified professional.







8: INTERIOR AREAS AND ITEMS

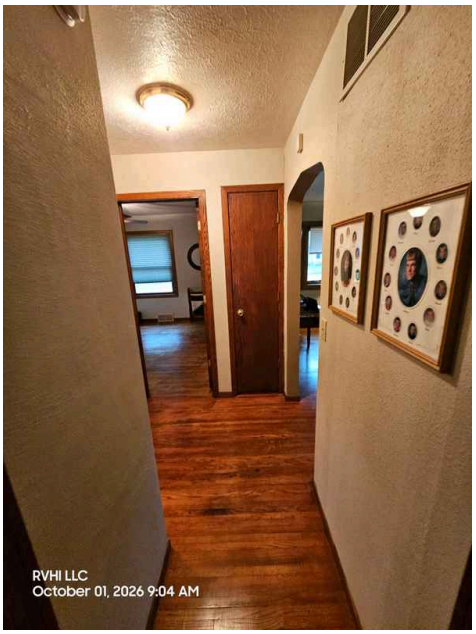
Information

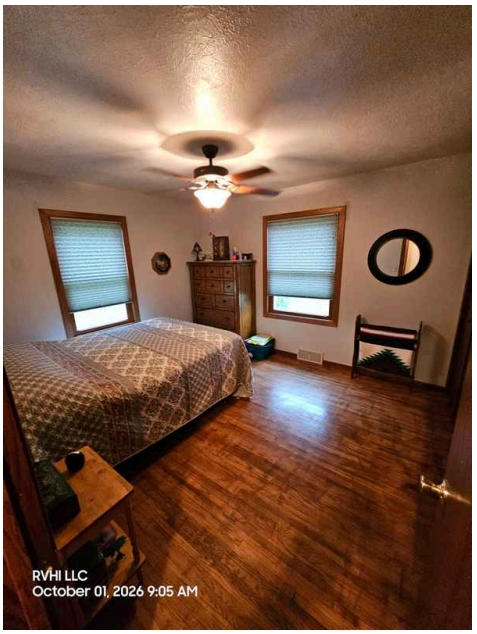
Windows: Window Glazing
Double Pane

Closets: Closet Surfaces Visually Obstructed?
Yes

General Info: Room Views











General Info: Bedroom Locations

Bedrooms are determined by starting with the Master, after walking out of the master bedroom, bedroom 2 will be the first bedroom you come to, bedroom 3 the next, and so on.

General Info: Cosmetic Defects Information

LMT - Cosmetic defects, damage, wear and tear, and/or other aesthetic concerns may have been present in this structure. This can include scuffs, small holes, stains, cracks, displacement, dents and dings, and other forms of damage to the home's materials, including but not limited to the wall and ceiling surfaces, floor coverings, trimwork, cabinetry, and/or other building materials.

If these items are of concern, appropriate tradespeople should be contacted for repairs as needed. ***Cosmetic deficiencies and wear and tear concerns are not included in a home inspection. If any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.***

Cabinets, Countertops: Countertop/Cabinets Information

The kitchen cabinetry, bathroom cabinetry, and any other cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Windows: Windows Information

The windows were inspected by operating a representative number (I will try and operate every window in the structure, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Windows: Glass Seal Failure Limitations

LMT - Reporting on double pane glass seal failure is not required by the Standards of Practice and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing

signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

Closets: Closets Information

The closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Interior Doors: Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Wall and Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported but may be noted while looking for significant defects. Any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Wall and Ceiling Surfaces: Normal Wear and Tear Present

The interior wall, floor, and ceiling surfaces appeared to be in satisfactory condition at visible portions, taking into consideration normal wear and tear which may include: scuffs or small holes on walls, stains on carpets or hardwood floors, gaps present at mouldings, areas in need of painting, and other imperfections. These wear and tear items are not reported on, and if a concern, should be evaluated and quoted for repairs or refinishing as desired by qualified tradespeople.

Wall and Ceiling Surfaces: Drywall - Minor Cracking/Separation in Areas

FYI - There were indications of what appeared to be typical settlement and/or expansion and contraction present in areas. This may include minor cracking, separation between mouldings and surfaces, drywall tape visible at wall to ceiling transitions, nail pops, etc. I recommend re-sealing or repairs to these areas as needed by qualified trades people and to monitor the areas for further cracking and separation, with the understanding that if continual movement is observed. Further evaluation and/or repairs may be needed.

Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

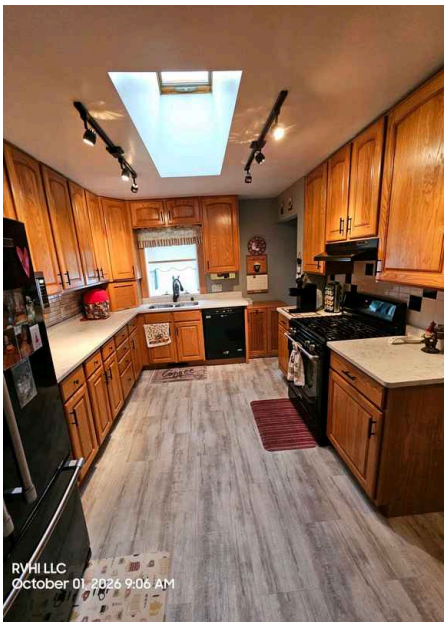
9: KITCHEN

Information

General Info: Kitchen View

Undersink Plumbing - Kitchen: Undersink Plumbing Visibly Obstructed?
Partially

Oven/Range: Energy Source
Gas



Oven/Range: Range Anti-tip Bracket Presence

Not Present

Exhaust Fan: Fan Type

OTR Recirculating

Sink(s): Kitchen Sink Information

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Spray Wand: Spray Wand Information

The spray wand, whether standalone or attached to the faucet, was operated to ensure proper flow and prevent leaks. Unless otherwise noted in this report, no deficiencies were present at the time of inspection.

Undersink Plumbing - Kitchen: Plumbing Information

The supply and drain pipes were inspected, looking for leaks, improper installation, and other deficiencies.

Disposal Unit: Disposal Information

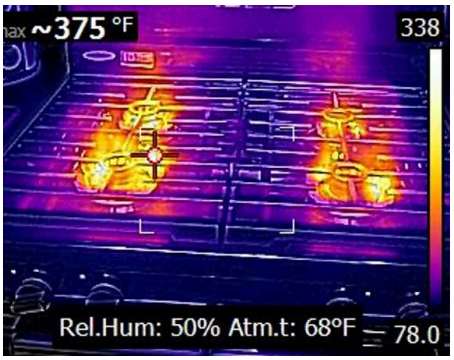
The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Dishwasher : Dishwasher Information

The dishwasher was operated by running a rinse cycle and was functional at the time of inspection. No leaks or water was present at the unit's base at the cycle's completion. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.

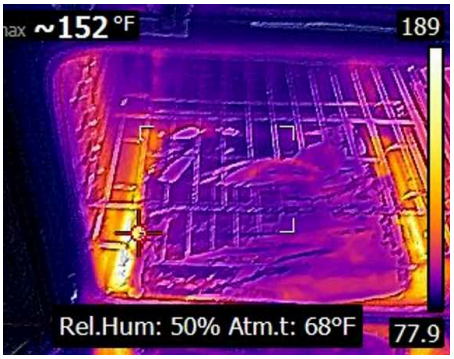
Oven/Range: Gas Burners Information

The gas burners were inspected by turning the knob to the ignite setting and ensuring they properly lit. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.



Oven/Range: Gas Oven Information

The oven was operated by placing into "Bake" mode to ensure heat was produced from the burner(s) and/or elements. Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



Exhaust Fan: Exhaust Fan Information

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection if not otherwise noted in this report.

Refrigerator: Refrigerators Not Inspected

EXCL—Refrigerators are not inspected during a Home Inspection as they are considered transient, "unattached" items. They are also not moved to examine the condition of the floor under them or the cabinetry around them. Therefore, their water line and power receptacle are not visible and are excluded from this inspection. If the refrigerator is of concern, you are recommended to have an evaluation performed by an appliance repair company or other qualified professional before closing.

Recommendations

9.7.1 Oven/Range

SAFETY - ANTI-TIP BRACKET MISSING

Moderate

KITCHEN

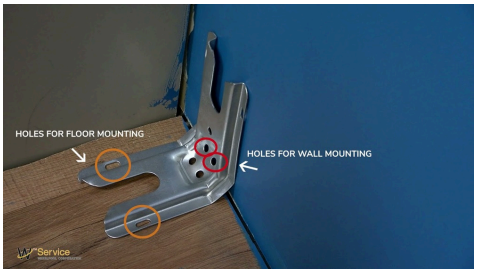
SFTY - An anti-tip bracket was not installed on the range (and, if present, did not prevent tipping). An anti-tip bracket prevents the range from tipping over when weight is applied to an open oven door, such as when a child steps on or sits on it. Ranges include a warning label on the oven door with additional information. This bracket can be purchased at home improvement stores for approximately ten dollars. For safety, a qualified person should install an anti-tip bracket.

Recommendation

Contact a qualified professional.







10: BATHROOM(S)

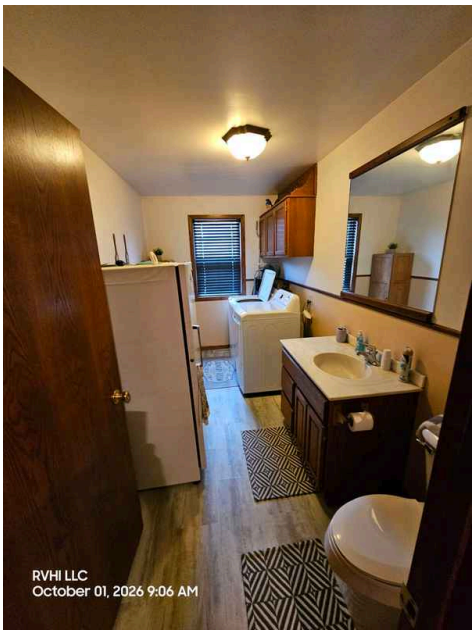
Information

Ventilation: Ventilation Sources
Ventilation Fan(s), Window(s)

Undersink Plumbing - Bathroom: Undersink Plumbing Visibly Obstructed?
Partially

General Info: Bathroom View(s)





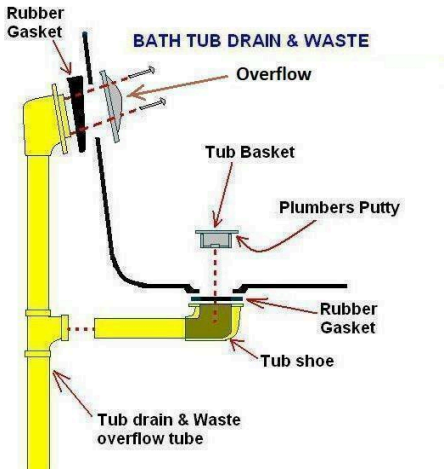
General Info: Tub and Shower Drain Information

LMT - Water was run through the drains of tubs and showers for an extended period, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated are the effects of weight applied to these drains. When showering or bathing, the forces from weight can put strain on gaskets or joints on the drain pipes, which can possibly result in leaking. This can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

General Info: Tub and Sink Overflow Limitations

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



Ventilation: Ventilation Information

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe/trap assembly, water supply lines, and areas underneath the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower(s): Seal Shower to Floor

I recommend sealing the floor to the shower, to prevent water intrusion to the subfloor below.

Shower Walls: Shower Walls/Surround Information

The shower walls and/or surround were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Walls: Seal Shower Walls to Drywall

FYI - I recommend sealing the areas where the shower walls transition to the drywall, to prevent water / moisture infiltration and related damage.

Toilet(s): Toilet(s) Information

LMT - The toilets were inspected by flushing them to ensure they were flushing adequately and to determine that no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report. Toilets are not tested for their attachment to the closet flange/anchor bolts, as pushing on or manipulating a toilet can "break" the wax seal allowing for leaks. The securement of the toilets is excluded from this inspection.

Recommendations

10.2.1 Ventilation

Smaller Concerns, Maintenance Item, or Upgrade

VENT - COVER TAPED/BLOCKED

MULTIPLE LOCATIONS

The vent covers are taped/blocked off and will not allow air to exhaust properly. Repairs to properly exhaust air are recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.





10.4.1 Undersink Plumbing - Bathroom

Moderate

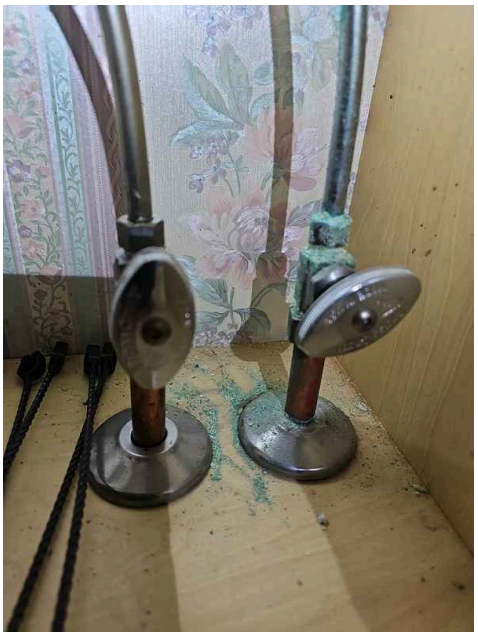
WATER PIPES - RUST/CORROSION

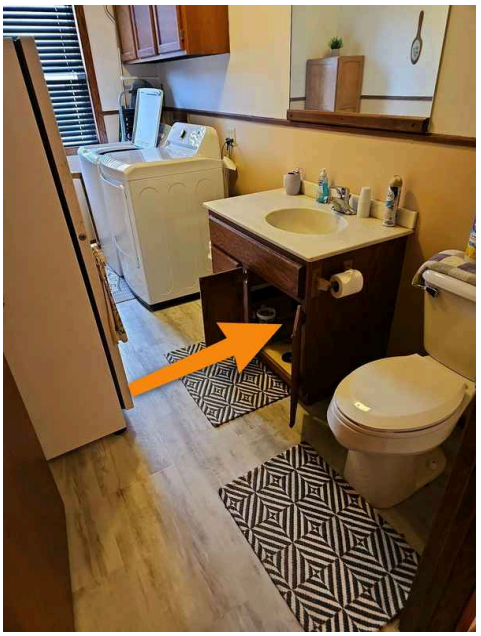
LAUNDRY ROOM SINK

Rust and/or corrosion were present on the water pipes under the sink(s). Evaluation and repairs, as needed, are recommended to be performed by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.





10.7.1 Toilet(s)

Moderate

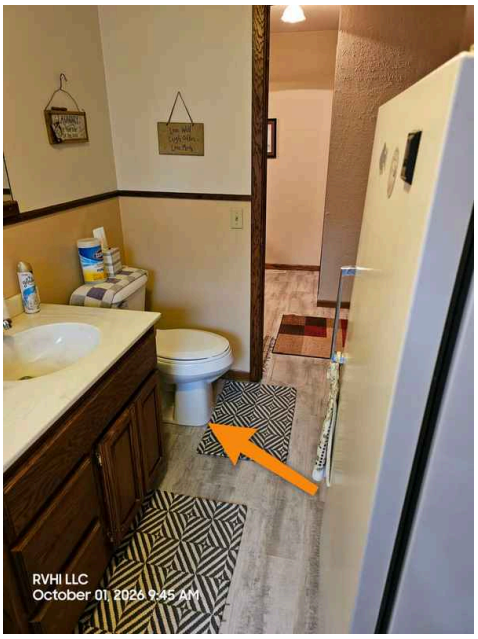
TOILET - LOOSE AT FLOOR

BOTH MAIN LEVEL TOILETS

The toilet(s) were loose on the floor anchor bolts. This can hinder a proper connection between the wax ring and toilet flange, potentially leading to leaks. A licensed plumber should evaluate the toilet and wax ring and re-secure them as needed to prevent leaks.

Recommendation

Contact a qualified plumbing contractor.





11: HEATING & COOLING COMPONENTS

Information

Exterior Unit(s) - Split System :
Exterior Unit Location
Right side of home

Exterior Unit(s) - Split System :
Exterior Unit Max Circuit Breaker Amperage
20amps

Interior Unit(s) - Split System :
Interior Unit(s) Location
Basement

Interior Unit(s) - Split System :
Interior Unit(s) Energy Source and Distribution
Gas Forced Air

Fireplace(s), Wood Stove(s), etc.:
Fireplace Type(s)
Vented Gas Fireplace

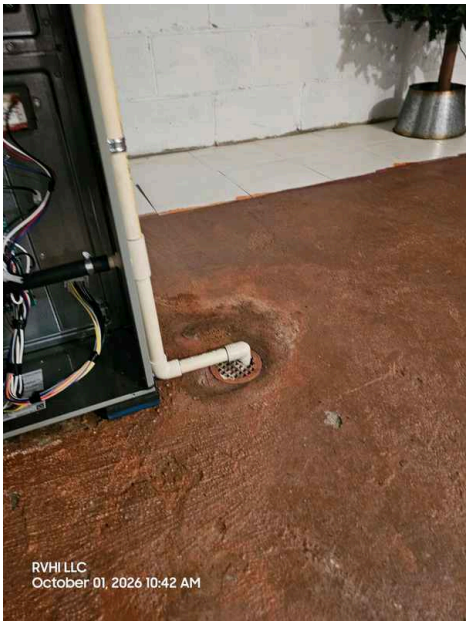
Fireplace(s), Wood Stove(s), etc.:
Fireplace Location(s)
Living Room



Fireplace(s), Wood Stove(s), etc.: Fireplace Flue Termination Point
Chimney

Condensate Drain Pipe: Condensate Drain Termination Point
Floor Drain

Thermostat(s): Thermostat Location(s)
Living Room



Air Filter/Return Plenum: Filter Location(s)
Interior HVAC Unit Area

Air Filter/Return Plenum: Filter Size
16 X 25

Cooling Source In Each Habitable Room: Cooling Source In Each Habitable Room?
Yes



Heating Source In Each Habitable Room: Heating Source In Each Habitable Room?

Yes

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). An HVAC contractor should be consulted if a more thorough inspection is desired.

General Info: HVAC Servicing Information

FYI - Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced annually can affect the units' life expectancy and efficiency. I suggest asking the seller(s) for the service records. If the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be performed by an HVAC contractor before the end of your inspection contingency period.

Exterior Unit(s) - Split System : Exterior Unit Manufacturer

Trane





Exterior Unit(s) - Split System : Exterior Unit Manufacture Year

2024

The typical life expectancy of exterior units is approximately 13-15 years.

Exterior Unit(s) - Split System : Exterior Unit Information

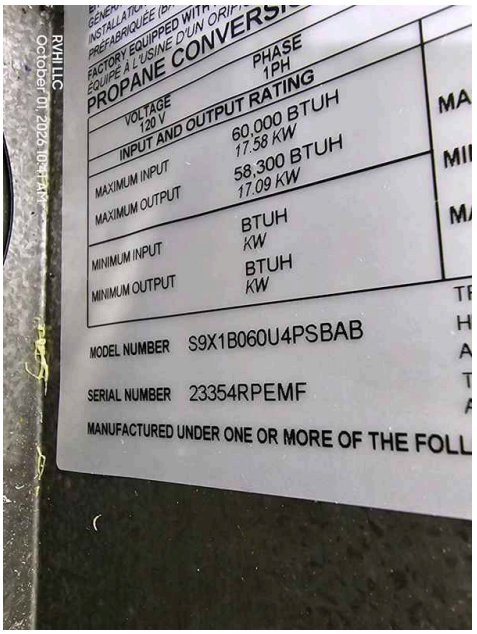
The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Interior Unit(s) - Split System : Interior Unit Manufacturer

Trane







Interior Unit(s) - Split System : Interior Units Manufacture Year

2023

The typical life expectancy of electric units is approximately 13-15 years, and that of gas units is 15-25 years.

Interior Unit(s) - Split System : Interior Unit(s) Information

The interior unit(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Interior Unit(s) - Split System : Gas Forced Air Furnace Information

EXCL - This house contains gas forced air furnace(s). The key to all combustion equipment is the heat exchanger. This is a welded clam-shell piece of metal inside of the furnace that contains the products of combustion so that moisture, carbon monoxide, and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are buried inside of heating equipment, are not visible, and are specifically excluded from a home inspection. The risk of continuing to use older gas equipment is the possibility of forming a crack in the heat exchanger and never being aware of it. I recommend that you have operable carbon monoxide alarms inside the house, have HVAC servicing performed annually, and anticipate replacing forced air furnaces on a roughly 15-20 year schedule.

Fireplace(s), Wood Stove(s), etc.: Vented Gas Logs Information

Vented gas logs were present. Gas log manufacturers recommend that gas fireplaces are inspected, and maintenance is performed annually. Maintenance and an evaluation of the unit is recommended to be conducted by a gas fireplace professional prior to use.

There are multiple safety recommendations that should be followed when using gas logs; such as installing carbon monoxide sensors in the area, etc. I recommend researching their use and obtaining the instruction manual from the sellers.

Gas Pipe(s): Shut Off Valve / Sediment Trap Information

The gas pipe supplying the unit was inspected looking for the presence of a shut off valve and sediment trap, while also looking for damage. No deficiencies were observed at visible portions unless otherwise noted in this report.

Condensate Drain Pipe: Drain Pipe Information

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

Refrigerant Lines: Refrigerant Line Information

The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.

Thermostat(s): Thermostat Information

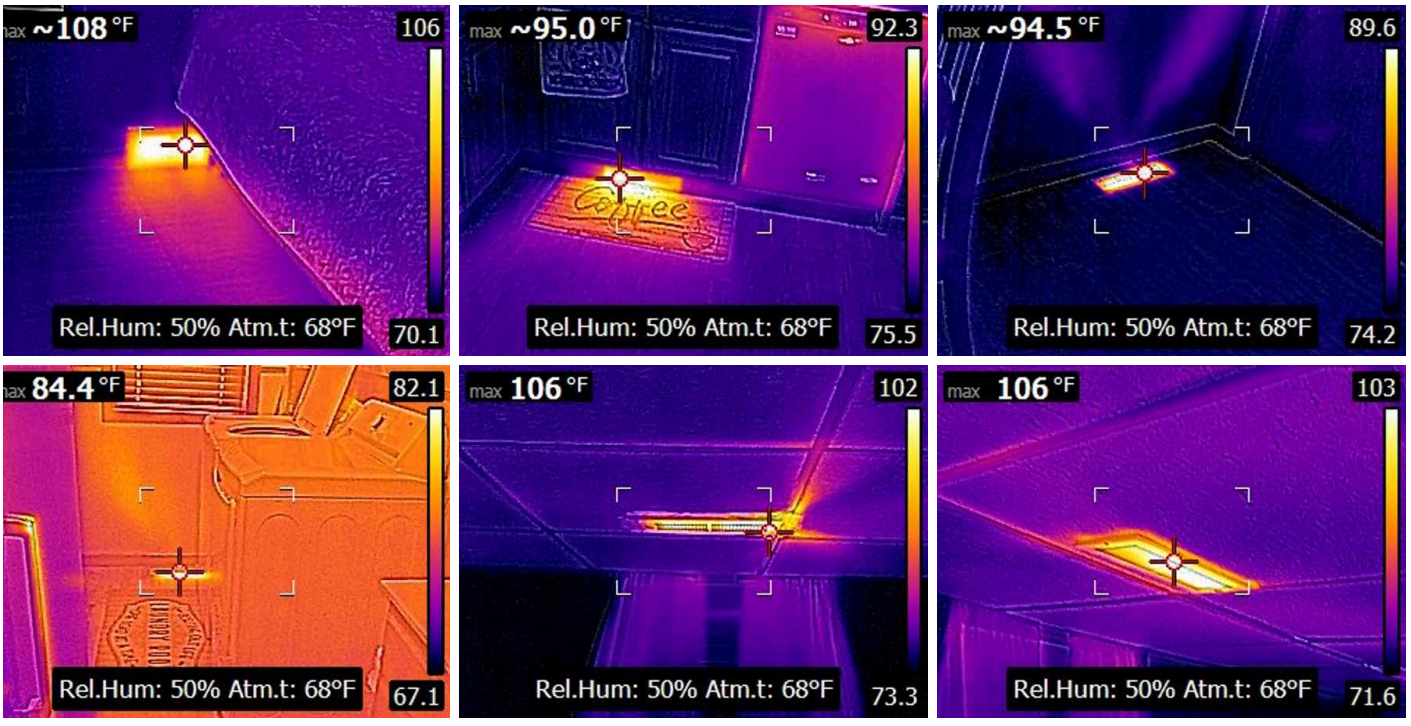
The thermostat was operated to determine it activated the HVAC system. No indications of any deficiencies were observed at the time of inspection unless otherwise noted in this report.

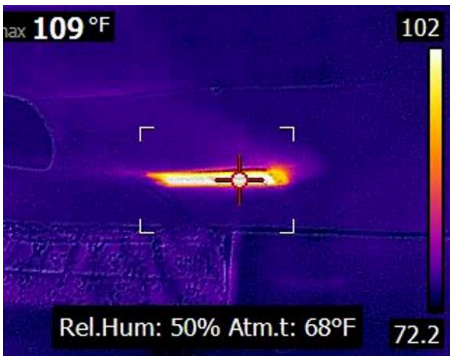
Air Filter/Return Plenum: Filter/Plenum Information

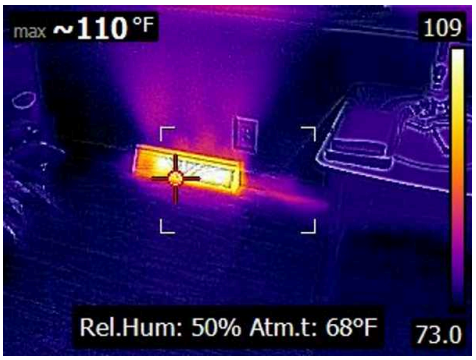
The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. Changing the filter every 30 days - 3 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform, as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

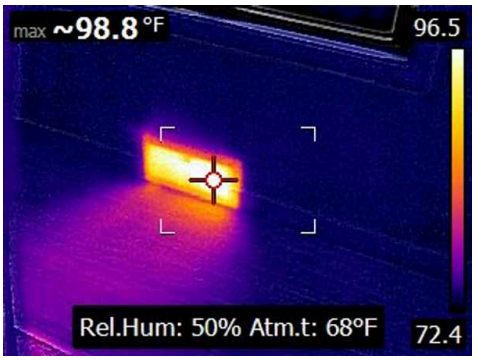
Air Supply Information: Air Supply Information

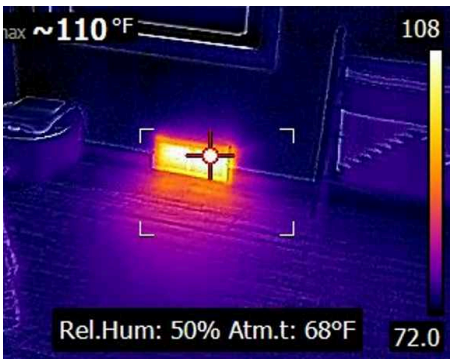
An infrared camera was used to show how the system(s) responded to normal operating controls at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or the performance of the system, which lies beyond the scope of a home inspection.** HVAC thermometers (wet bulbs) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air are 12 - 20 degrees in cooling mode and 15 - 25 degrees in heating mode. Several factors can affect these numbers, such as but not limited to indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

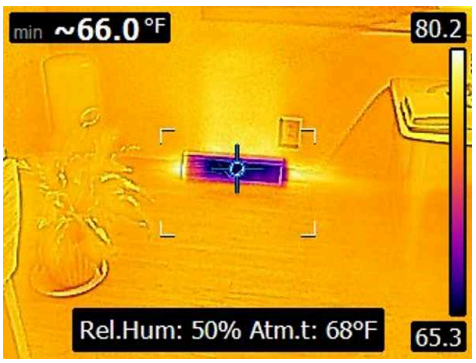


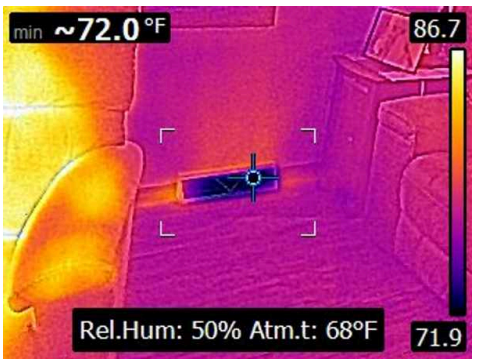


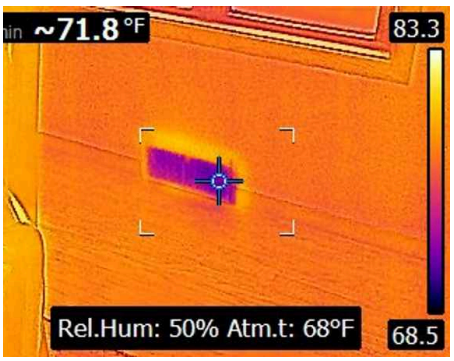


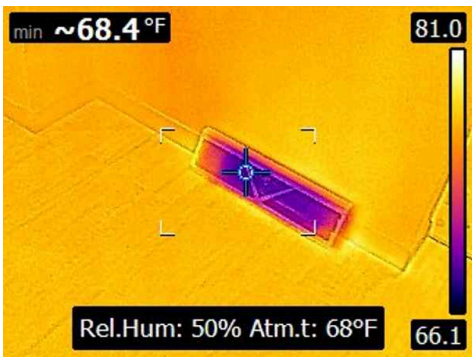


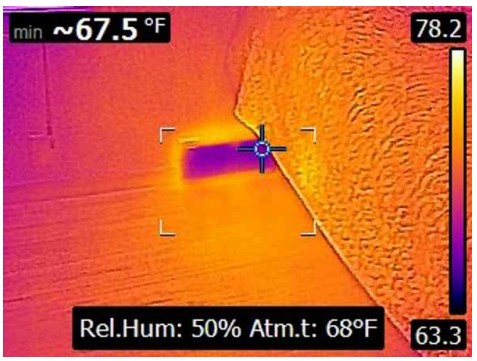


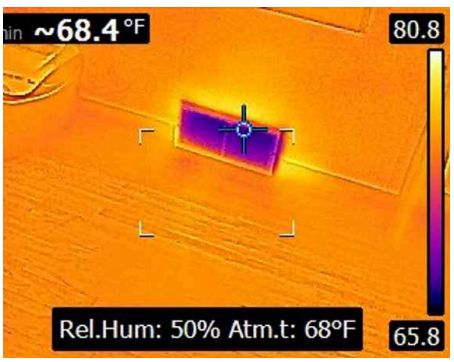












Visible Ductwork: Ductwork Information

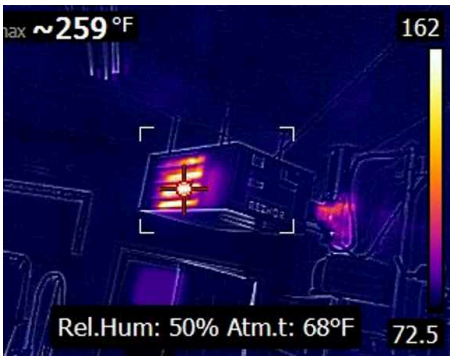
The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Visible Ductwork: Not Visible - Between Ceiling and Floor

EXCL - The majority of the HVAC ductwork was not visible due to being between the area of the finished ceilings and upstairs floor. The condition of the ductwork is excluded from this inspection.

Gas Wall Heater(s): Gas Wall Heater(s) Information

The gas wall heater was operated by normal operating controls and no reportable conditions were present at the time of inspection unless otherwise noted in this report.



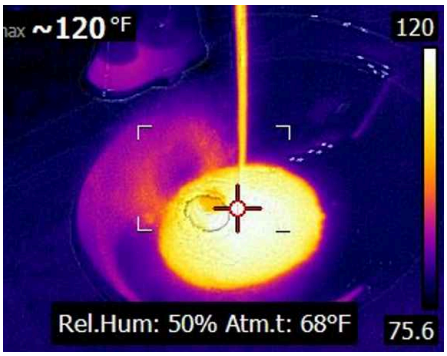
12: WATER HEATER

Information

Water Heater Condition: Water Temperature
120-130 Degrees

Water Heater Condition: Water Heater Location
Basement

Water Heater Condition: Energy Source
Gas



Water Heater Condition: Capacity
40 Gallons

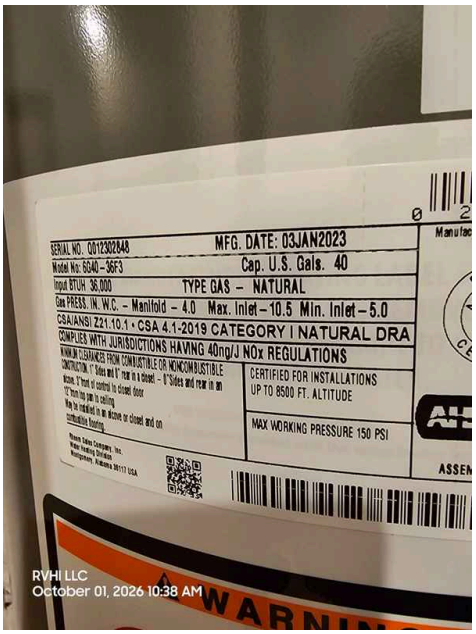
Water Heater Condition: Manufacture Year
2023

The typical life expectancy of a water heater is 13-15 years.

TPRV Discharge Pipe: TPRV Discharge Tube Material
Copper

Water Heater Condition: Water Heater Manufacturer
Richmond





Water Heater Condition: Water Heater Information

The water heater was inspected to determine its overall condition, power source, pipes, etc., and whether it produced heated water during the inspection.

Water Heater Condition: Water Temp Information

The maximum recommended water temperature for faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. However, to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135 and 140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve.

Gas Pipe: Gas Pipe / Sediment Trap Information

A gas shut-off valve and sediment trap was present. No deficiencies were observed unless otherwise noted in this report.

TPR Valve: TPR Valve Information

LMT - The water heater was inspected for the presence of a TPR valve. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches an internal pressure over 150psi or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

TPRV Discharge Pipe: Discharge Pipe Information

The water heater was inspected for the presence of a TPR valve discharge pipe. No deficiencies were observed unless otherwise noted in this report.

Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

13: PLUMBING

Information

Water Pipes: Service Pipe Material (Visible Portions)
Galvanized Steel, Presumed

Water Pipes: Water Distribution Pipe Material (Visible Portions)
Copper, Galvanized Steel

Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)
Cast Iron

Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)
PVC, Galvanized Steel, Cast Iron

Functional Flow: Functional Flow
Yes

Functional Drainage: Functional Drainage
Yes

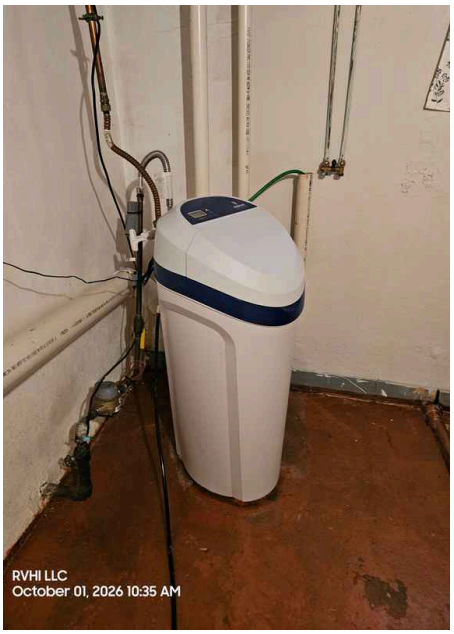
Gas Pipes: Gas Pipe Material
Black Iron, CounterStrike

General Info: Shutoff Valves Operation

EXCL - Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for the leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

General Info: Water Filtration Systems Not Inspected

EXCL - A water filtration system or water softener was present. These systems are not inspected or tested, and are excluded from this inspection.



Main Water Shutoff Valve : Main Shutoff Information

The main water shutoff valve was inspected by reporting on its location as well as looking for any significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report. The valve is not operated to test its functionality.

Water Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected, looking for leaks or other significant defects. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Water Pipes: Galvanized - Aged Distribution Pipes

AGED - Galvanized distribution pipes were present in the home. These pipes typically have a 50 - 60 year life and will eventually develop inner corrosion and rust that will lead to weakened water flow and pipe failure. These pipes will need to be monitored for their performance, with the understanding that major repairs or replacement will be needed at some point in the future due to their age.

Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected, looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around $250.00 but can save thousands if a problem is found.

Drain, Waste, and Vent Pipes (DWV): Sewer Scope Recommended

A home inspection is limited to visual portions of the plumbing's waste and drain pipes. A sewer scope is recommended to be performed to learn of the condition of the underground lateral, as any defects located with the lateral can represent a major expense to correct.

Drain, Waste, and Vent Pipes (DWV): Cast Iron/Galvanized - Aged Waste and Drain Pipes

AGED - Cast iron and/or galvanized drain, waste, and vent pipes were present. These pipes typically have a 50 - 60 year life and will eventually develop inner corrosion that will affect the draining functionality of the system and cause failure. These pipes will need to be monitored for performance, with the understanding that major repairs or replacement will be needed at some point in the future due to their age. The remaining life is undeterminable. A sewer camera inspection of the pipes is highly recommended due to their age.

Functional Flow: Flow Information

Water was run from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

Functional Drainage: Drainage Information

Water was run through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. ***Lived-in conditions can not be adequately replicated during an inspection and I have no control over future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).***

Gas Pipes: Gas Pipes Information

Visible portions of the gas pipes were inspected looking for significant defects. No reportable conditions were observed unless otherwise noted in this report.

Gas Pipes: Not Visible - Finished Basement

EXCL - The majority of the gas pipes in the home were not visible due to finished walls and ceilings in the basement. The condition of the pipes is excluded from this inspection.

Recommendations

13.7.1 "Other" Sinks

Moderate

DRAIN PIPES - RUST/CORROSION

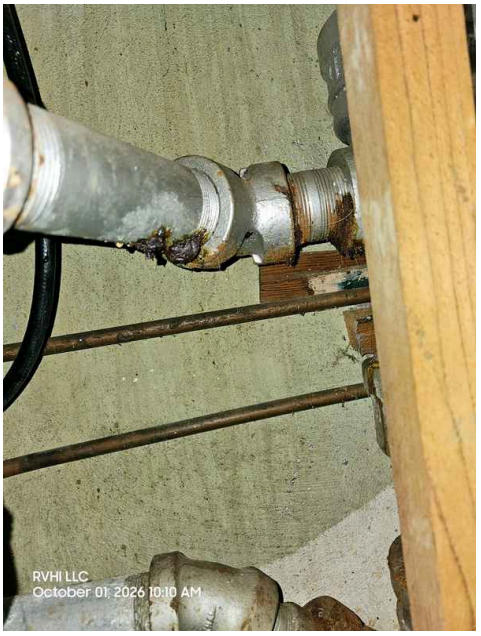
BASEMENT SINK

Corrosion and seepage were present on the drain pipes under the sink. Repairs or replacement, as needed, are recommended by a licensed plumber.

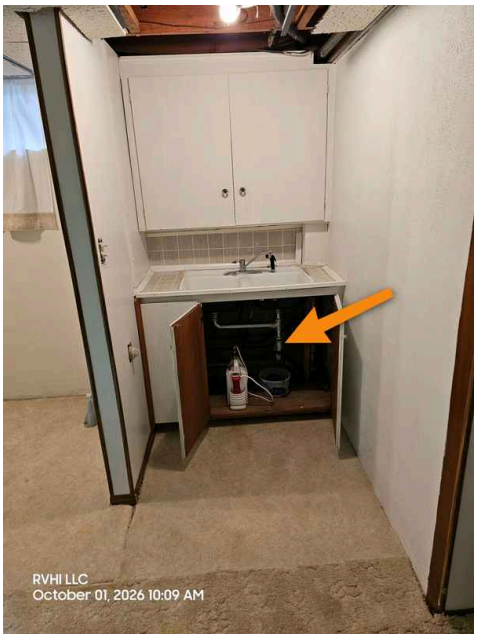
Recommendation

Contact a qualified plumbing contractor.









14: ELECTRICAL

Information

Service Entrance: Service Entrance Type

Service Amperage: Service Amperage

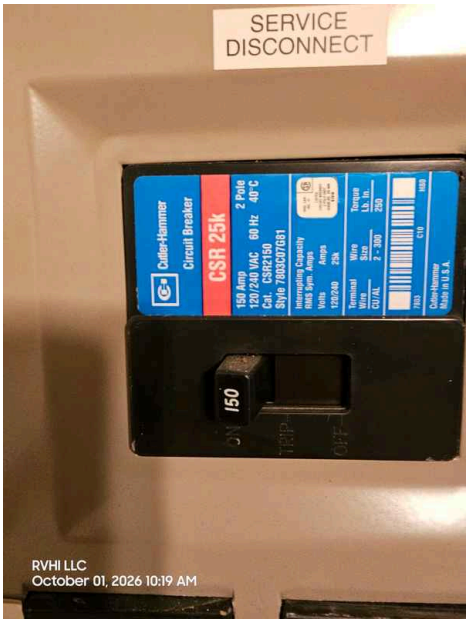
Service Equipment/Electrical Panel: Electrical Panel / Service

Overhead Service Drop

150amps 120/240VAC

Equipment Location
Basement





Subpanel(s): Subpanel(s) Location
Laundry

Service Grounding/Bonding: GEC Present
Yes

Branch Wiring : Visible Branch Wiring Type
NM Sheathed Cable, Braided Cloth
NM, BX Cable (Armor Cable)

Breakers: AFCI Breakers Present
No

Breakers: Breakers in Off Position
0

Smoke Alarms/Detectors: Smoke Alarm Presence
Present

CO Detectors: CO Alarm Presence
Present



General Info: Low Voltage Systems/Wiring Not Inspected

EXCL - Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

Service Entrance: Overhead Service Drop Information

Power was supplied to the home via an overhead service drop. The meter and service mast appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

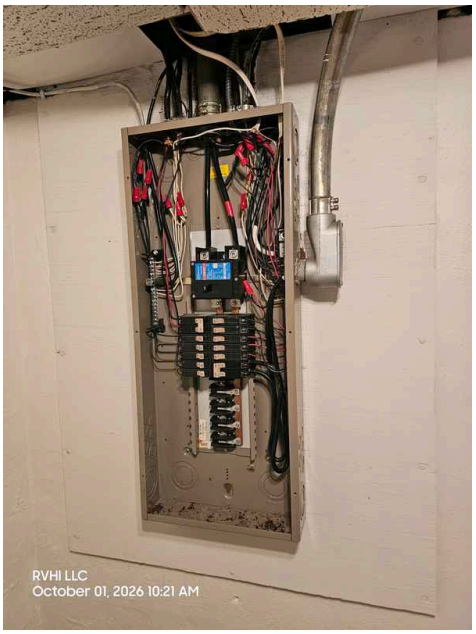
Service Amperage: Service Amperage

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. 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. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

Service Equipment/Electrical Panel: Electrical Panel Manufacturer

Cutler-Hammer





Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Subpanel(s): Subpanel Manufacturer

Cutler-Hammer





Subpanel(s): Subpanel Information

The subpanel(s) were inspected to ensure all current safety standards were followed; that a 4-wire feed was present, that the EGC's and grounded conductors were isolated, that the grounded conductors were floating, that the EGC's were bonded, etc. No significant deficiencies were present in the panel(s) at the time of inspection unless otherwise noted in this report.

Service Grounding/Bonding: GEC Information

The electrical system was inspected for the presence of a grounding electrode conductor (GEC). Typically the attachment point of the GEC to a grounding electrode (grounding rod, etc.) is not visible.

Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.

More information on GFCI protection and the year's certain areas were required to be protected can be viewed here: https://prohitn.com/gfci-protection/

DWELLING UNIT
120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS

LOCATION	SWIMMING	POOLS	SPAS & HOT TUBS	EXTERIOR	BATHROOMS	TUBS & SHOWERS	GARAGE &	ACCESSORY	HYDRO TUBS	MASSAGE	BATHOUSES	KITCHENS	UNFINISHED	BASEMENTS	CRAWLSPACES	ALL (formerly WET BARS)	SINKS	LAUNDRY	UTILITY
'1	X_{1a}			X_{1a}															
'5	X_{1a}			X	X														
'8	X_{1a}			X_{8b}	X	X_{1a}													
'1	X_{1a}	X_{1a}		X_{8b}	X	X_{1a}													
'4	X_{1b}	X_{1a}		X_{8b}	X	X_{1a}													
'7	X_{1b}	$X_{1a,b}$		X_{8b}	X	X_{1a}	X_{4a}	X	X_{4a}	X_{8b}									
'0	X_{1b}	$X_{1a,b}$		X_{8b}	X	X_{1a}	X_{4a}	X	X_{4a}	X_{8b}	X_{10}								
3[a]	X_{1b}	$X_{1a,b}$		X_{8b}	X	X_{1a}	X_{4b}	X	X_{4a}	X_{8b}	X_{10}	X_{11a}							
6[a]	X_{1c}	$X_{1a,b}$		X_{8c}	X	$X_{1a,b}$	$X_{4b,c}$	X	X_{4b}	$X_{8b,c}$	X_{10}	X_{11a}							
9[a]	X_{1c}	$X_{1a,b}$		X_{8c}	X	$X_{1b,c}$	$X_{4b,c}$	X	X_{4b}	$X_{8b,c}$	X_{10}	X_{11a}							
2[a]	X_{1c}	$X_{1a,b}$		X_{8c}	X	$X_{1b,c}$	$X_{4b,c}$	X	X_{4b}	$X_{8b,c}$	X_{10}	X_{11a}							
5[a]	X_{1c}	$X_{1a,b}$		X_{8c}	X	$X_{1b,c}$	$X_{4b,c}$	X	X_{4b}	$X_{8b,d}$	X_{10}	X_{11a}							X_{12a}
[a,b]	X_{1d}	$X_{1b,c}$		X_{8c}	X	X	$X_{4b,d}$	X	X_{4c}	X_{8e}	X_{10}	X_{11a}							X_{12a}
a,b,c	X_{1d}	$X_{1b,c}$		X_{8c}	X_4	X	$X_{4b,d}$	X	$X_{4c,d}$	X_{8e}	X_{10}	X_{11b}							X_{12b}

GFCI Protection: GFCI Protection Not Fully Confirmed - Not Visible and/or Personal Belongings

LMT - GFCI protection was not fully confirmed and/or found in areas of the home due to the protection not being visible. When test and reset buttons are not located on each receptacle, testing them by tripping them with a polarity tester may trip a downstream receptacle that was not visible, accessible, and/or blocked by personal belongings, rendering the tripped receptacles unpowered. I recommend confirming GFCI protection at all recommended areas at some point after personal belongings have been removed or after taking ownership of the home. If you are not comfortable doing this, a licensed electrician should be hired to perform this service.

Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

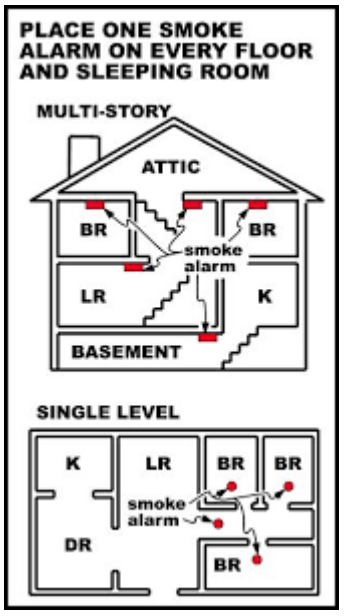
Receptacles: 220V/240V Receptacle(s) Not Tested

EXCL - 220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

Smoke Alarms/Detectors: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms



Smoke Alarms/Detectors: Smoke Alarms Testing Information

LMT - Smoke alarms are not tested by pressing the "Test" button. **This, unfortunately, only tests the functionality of the audible alarm and not the ability of the unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.** I highly recommend either testing these detectors with a smoke can or replacing all of the alarms as soon as you move in and then testing them monthly thereafter, replacing the batteries every six-twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU

CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and there requirements can be found here:

https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide

Ceiling Fans: Ceiling Fan Information

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Switches, Lights: Lights Not Tested

EXCL - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

Recommendations

14.5.1 Service Equipment/Electrical Panel

Smaller Concerns, Maintenance Item, or Upgrade

COVER - INCOMPLETE, INCORRECT, OR MISSING LEGEND

MAIN ELECTRICAL PANEL

The electrical panel legend was missing, incomplete, or incorrect. A proper legend is required to ensure breakers are correctly labeled, the correct circuits are shut off during service, and so on. A licensed electrician is recommended to properly label the breakers.

Recommendation

Contact a qualified electrical contractor.



14.5.2 Service Equipment/Electrical Panel

Moderate

PANEL - OPEN BREAKER SLOTS (SAFETY HAZARD)

MAIN ELECTRICAL PANEL

SFTY—The electrical panel had open breaker slots, which are a safety hazard because they expose the ungrounded bus and wiring connections. For safety, a licensed electrician should install "blanks."

Recommendation

Contact a qualified electrical contractor.







14.6.1 Subpanel(s)

Smaller Concerns, Maintenance Item, or Upgrade

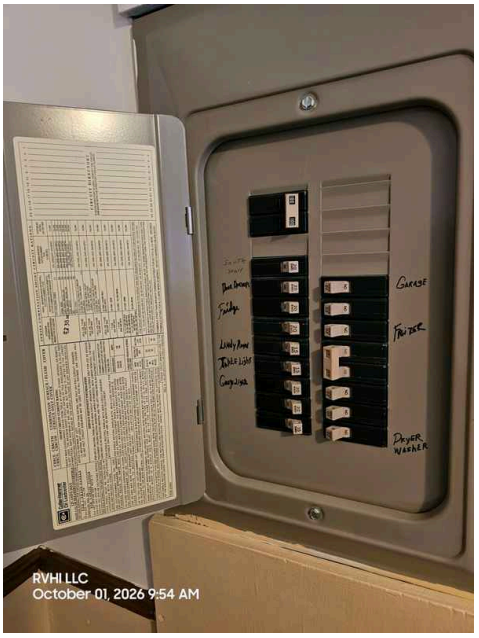
PANEL - LEGEND INCOMPLETE/MISSING/INCORRECT

LAUNDRY ROOM

The legend was incomplete, missing, or incorrect for the subpanel(s). A proper legend is required to label breakers, ensuring the correct circuits are shut off in the event of a service interruption, etc. Proper labeling of breakers should be done by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



14.8.1 Branch Wiring

WIRING - BRAIDED CLOTH NM PRESENT

Moderate

MULTIPLE LOCATIONS

AGED - There was braided cloth NM wiring in this home. This is the predecessor of today's polyvinyl chloride (Romex-like) wiring. This wiring's insulating jacket, both the external jacket and the individual jackets covering the conductors, becomes brittle with age and can be easily damaged, particularly at securement points to studs and joists, in hot attics, and at bend points. Typically, this wiring **does not include an EGC (ground wire)**. Upgrading this wiring is recommended solely because of its age. For safety, AFCI breakers are recommended for circuits with braided cloth NM wiring, as the breaker would trip if a damaged section of the wiring were to arc.

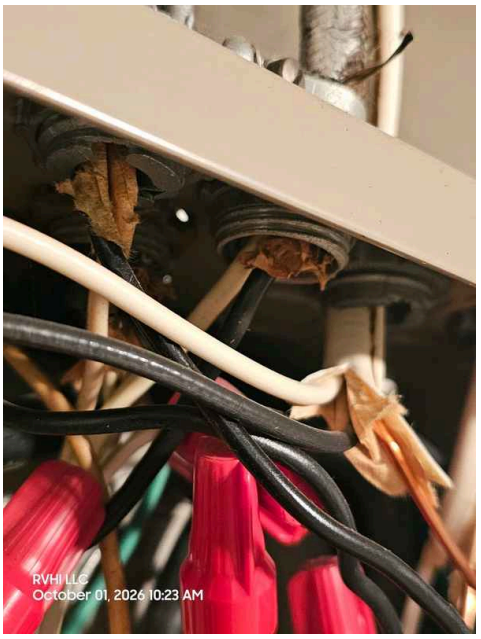
I also recommend that a licensed electrician evaluate any electrical conductors older than 40 years to ensure they are functioning safely and as intended. Below is a link to a great document by the Casualty Underwriters Association of America.

https://www.cauinsure.com/Include/Documents/P11%20-%20Aging%20Electrical%20Systems.pdf

Recommendation

Contact a qualified electrical contractor.





14.8.2 Branch Wiring

Moderate

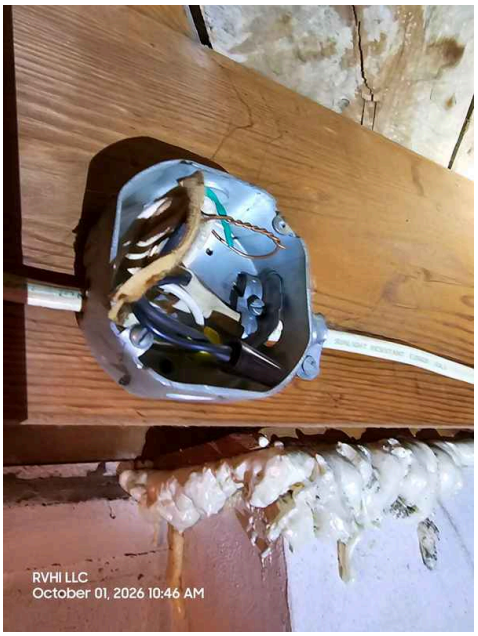
ELECTRICAL BOX(ES) - MISSING COVER (SAFETY HAZARD)

BASEMENT

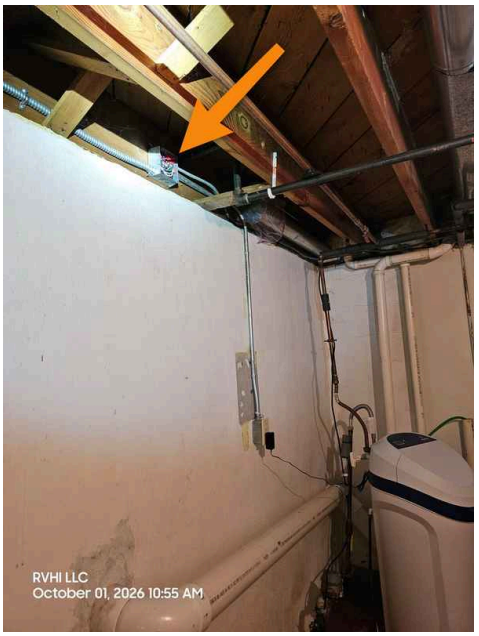
SFTY - Electrical boxes were present without proper covers installed. UL-listed cover(s) are recommended to be installed by a licensed electrician on all electrical boxes in the home that are missing covers.

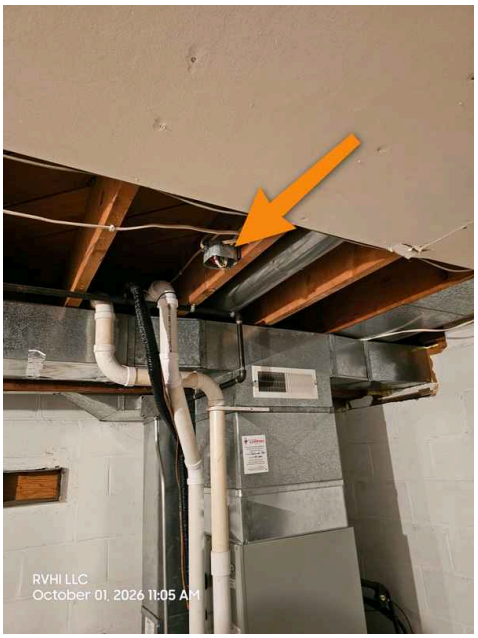
Recommendation

Contact a qualified electrical contractor.









14.8.3 Branch Wiring

Moderate

WIRING - EXPOSED TERMINATIONS PRESENT (SAFETY HAZARD)

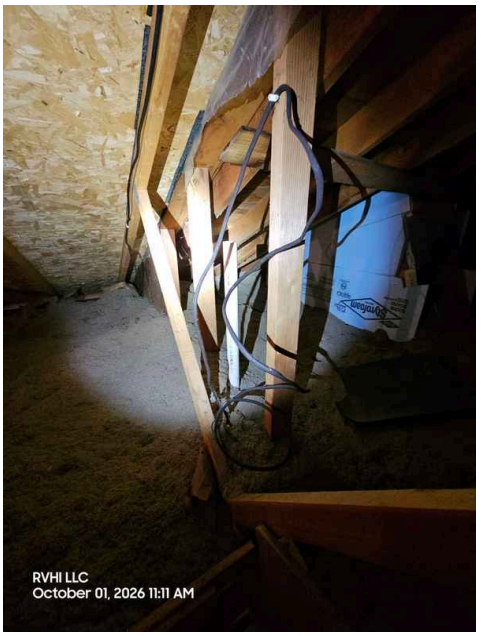
ATTIC

SFTY - Exposed wire ends were present at the referenced area(s). All exposed wire terminations (**live or not**) in the home should be removed or terminated in a junction box by a licensed electrician for safety.

Recommendation

Contact a qualified electrical contractor.





14.9.1 Breakers

BREAKER(S) - DOUBLE LUGGED

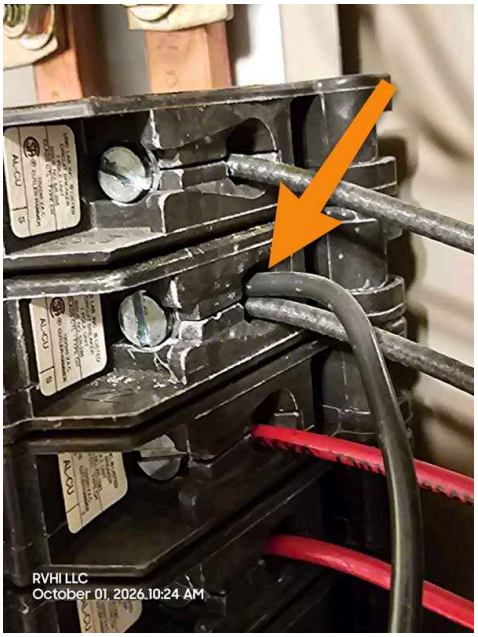
Moderate

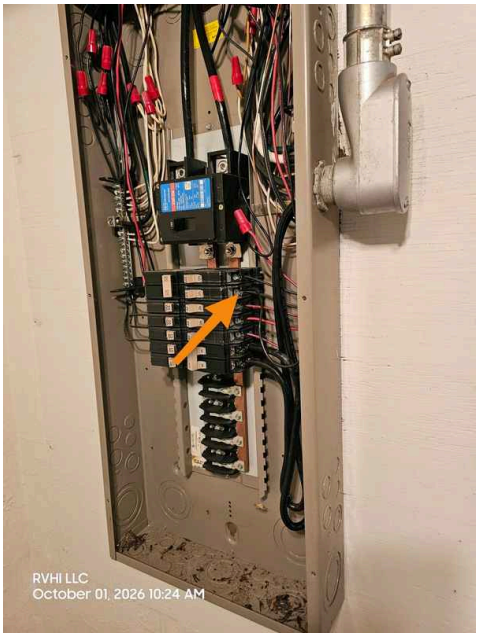
MAIN ELECTRICAL PANEL

SFTY - Double-lugged/tapped breaker(s) were present in the panel. This is where two conductors (wires) are under a breaker's lug (screw). The breakers are rated for only one conductor, and the lug cannot be torqued to the proper specifications with two wires present, which could cause overheating, arcing, or other issues. Repairs are recommended to be performed here as deemed necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.





14.11.1 Receptacles

Moderate

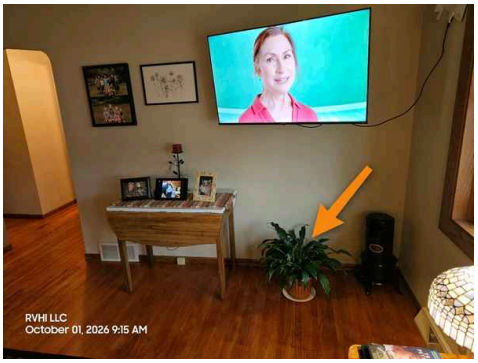
RECEPTACLE(S) - OPEN GROUND

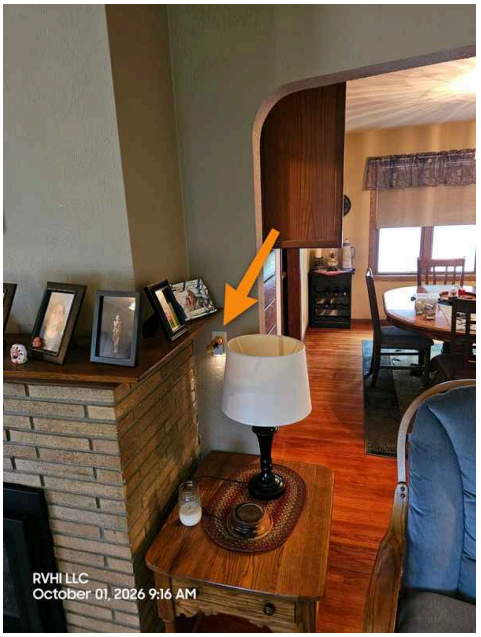
MULTIPLE LOCATIONS

SFTY - Receptacles were present that tested as ungrounded. This poses a potential safety hazard and damage to electronic equipment. Evaluation and, as needed, repairs should be conducted by a licensed electrician to ensure grounding protection.

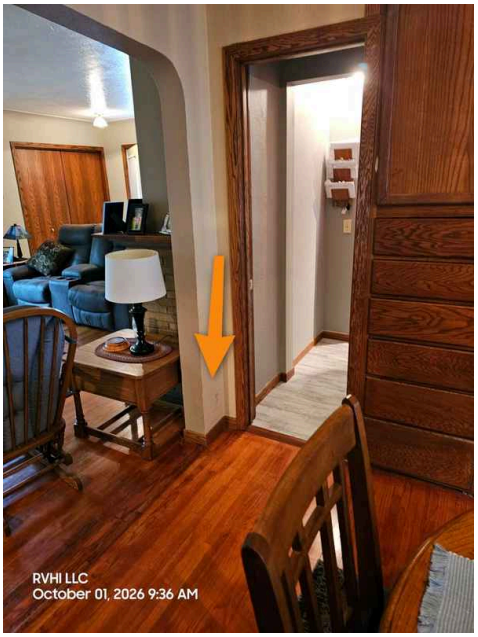
Recommendation

Contact a qualified electrical contractor.

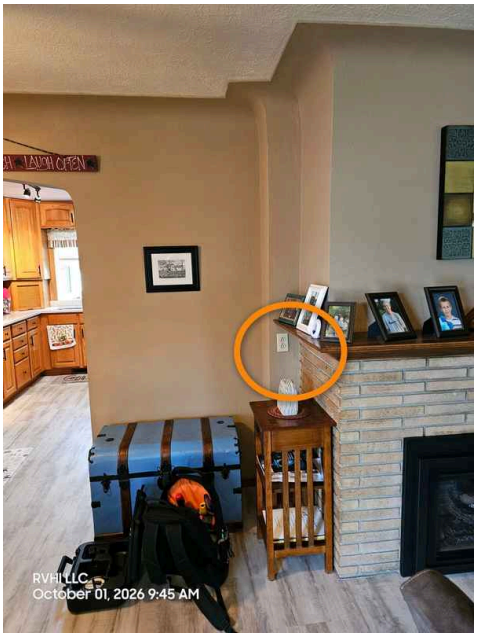


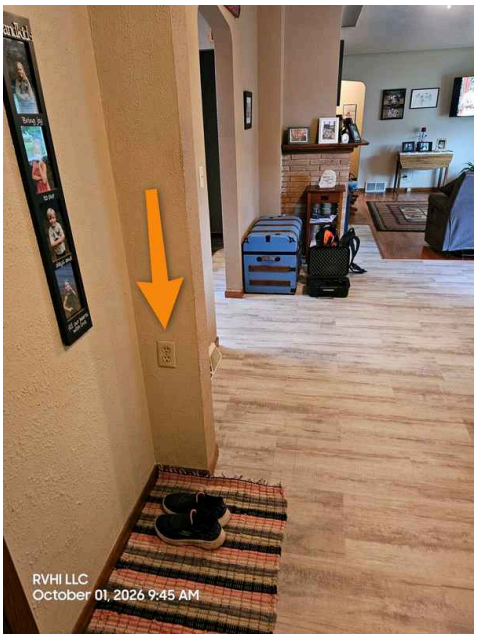














14.11.2 Receptacles

Smaller Concerns, Maintenance Item, or Upgrade

RECEPTACLE(S) - TWO-PRONG PRESENT (UPGRADE RECOMMENDED)

MULTIPLE LOCATIONS

FYI/AGED - There were outdated, ungrounded 2-prong receptacles present in the home. This is common in homes built before the 1970s. This wiring has a hot and a neutral conductor, with no equipment grounding conductor (EGC). These receptacles will not protect appliances or electronics plugged into them that utilize a third grounding prong. They can also pose a shock hazard from appliances with metal housings or enclosures. I recommend consulting a licensed electrician about upgrading to grounding protection, or at a minimum, installing GFCI protection for these receptacles/circuits, coupled with a whole-home surge protector. More information can be found at the links below:

Recommendation

Contact a qualified electrical contractor.

14.11.3 Receptacles

Moderate

COVER PLATE(S) - MISSING (SAFETY HAZARD)

MAIN LEVEL BEDROOM

SFTY - There were missing cover plate(s) at the referenced area(s). This is a safety hazard, as someone could be shocked by touching live wires. Installation of new plates is recommended to be performed by a qualified person for all missing plates throughout the home.



Recommendation

Contact a qualified electrical contractor.

14.11.4 Receptacles

Smaller Concerns, Maintenance Item, or Upgrade

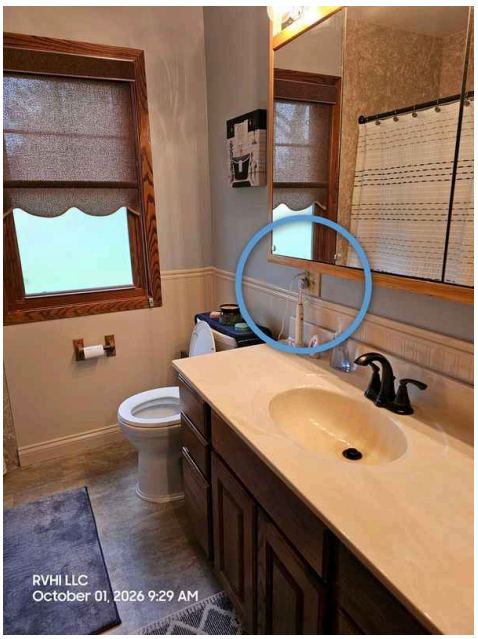
RECEPTACLE(S) - OPEN GROUND (GFCI PROTECTED)

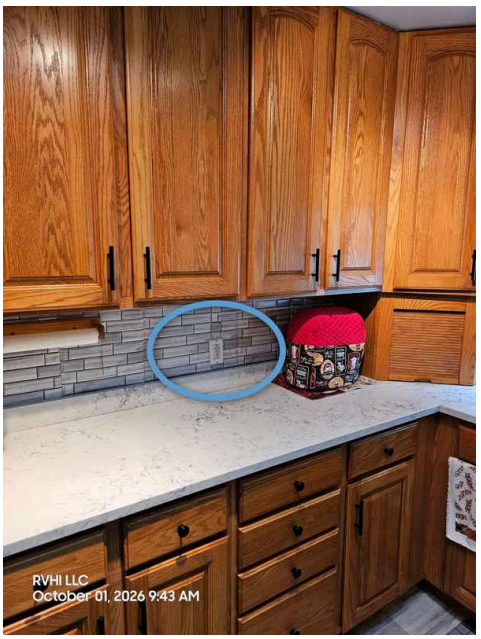
MULTIPLE LOCATIONS

There were receptacles in the referenced area(s) that were ungrounded but protected by GFCI. This is considered an acceptable "repair" for ungrounded receptacles, as it provides safety by tripping on a fault. But this "repair" will not protect appliances and electronics with a third grounding prong from power surges and lightning strikes; a whole-home surge protector installed at the electrical panel would be needed. The actual GFCI receptacles should be designated with a sticker stating "No Equipment Ground", and each receptacle protected downstream should be designated with two stickers: one stating "GFCI Protected" and the other stating "No Equipment Ground". An evaluation of this "repair" is recommended to be performed by a licensed electrician to confirm that all ungrounded receptacles are protected, that proper designation has been added, and to learn more about whole-home surge protectors.

Recommendation

Contact a qualified electrical contractor.





14.11.5 Receptacles

Moderate

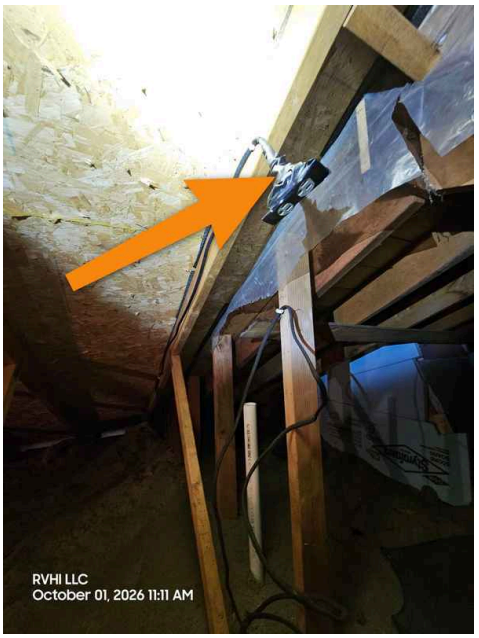
RECEPTACLE(S) - UNSECURED

ATTIC

Unsecured receptacle(s) were present at the referenced area(s). This is a safety hazard, as the wiring connection can be compromised if the receptacle is displaced/disturbed. Proper securement of the receptacle is recommended and should be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



14.11.6 Receptacles

Moderate

RECEPTACLE(S) - OPEN NEUTRAL

GARAGE

There were receptacles present in the referenced area(s) that tested as having an open neutral. Repairs are recommended to be conducted as needed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



14.14.1 Ceiling Fans

Moderate

WOBBLING - HEAVY

BASEMENT

The ceiling fan wobbled heavily when operated. Repairs are recommended to be performed as needed for proper operation by a licensed electrician or other qualified person.

Recommendation

Contact a qualified handyman.





14.15.1 Switches, Lights

Moderate

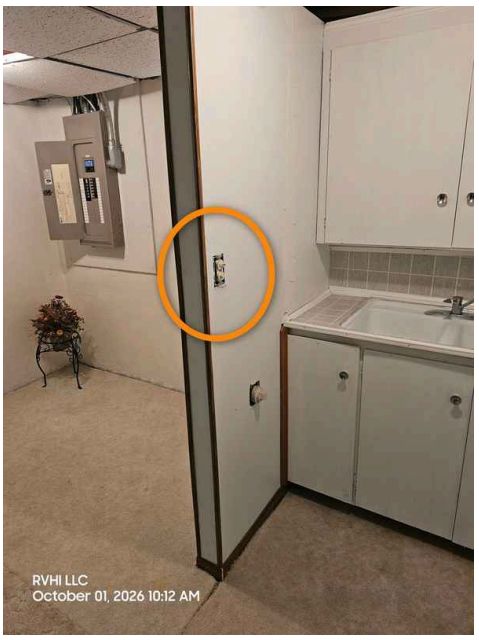
SWITCH PLATE(S) - MISSING

BASEMENT

SFTY - Switch cover plates were missing at the referenced area(s). This exposes live wiring, posing a potential shock hazard. A qualified person should install cover plates for any switches that are missing plates.

Recommendation

Contact a handyman or DIY project



15: LAUNDRY

Information

General Info: Laundry View



General Info: Dryer Energy Source

Gas

Dryer Vent: Dryer Vent Termination Point

Exterior

Visible Plumbing - Laundry: Plumbing Information - Washer Present

LMT - The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.

Dryer Vent: Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with visible portions of the vent unless otherwise noted in this report. **It is highly recommended to have the duct cleaned prior to using the dryer as this maintenance is rarely performed by homeowners. Lint build-up or a blockage in the duct is a common cause of home fires annually.**

Recommendations

15.3.1 Dryer Vent

Moderate

DUCT - INADEQUATE CONNECTIONS

CRAWL SPACE

Looking through the screen into the crawlspace area, dryer lint was visible on the ground, indicating a possible issue with the dryer vent connection or termination. A more thorough inspection of the vent was not possible because access to the crawlspace was closed off at the time of the inspection. Recommend further evaluation and any necessary repairs by a qualified person to ensure the dryer vent is properly connected and exhausting to the exterior.

Recommendation

Contact a qualified professional.



16: FOUNDATION AREA

Information

Foundation General Information: Foundation Type
Partially Finished Basement

Foundation General Information: Floor Structure Visual Obstructions
Finished Ceilings, HVAC Ductwork, Plumbing Pipes

Crawl Space Access: Access Location
Basement

Crawl Space Inspection Method: Inspection Method
Not Inspected

Crawl Space Inspection Method: Crawl Space Obstructions/Safety Concerns
Screened Off

Foundation Walls: Foundation Wall Material
CMU Block

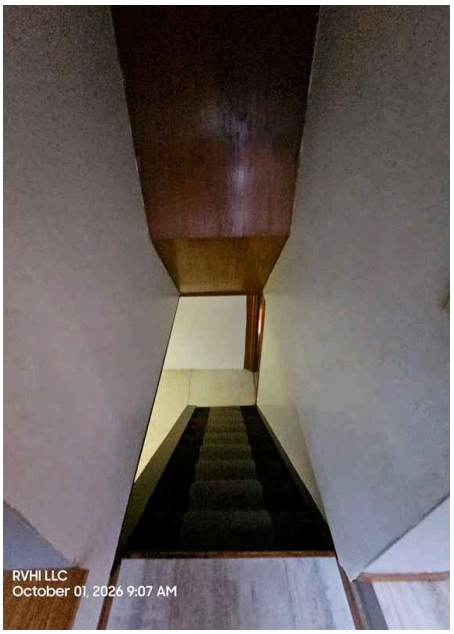
Floor Structure: Floor Structure Materials
Wood Floor Joists, Built-Up Girders

Floor Structure Support: Floor Structure Support Type
Steel Columns, Wall

Foundation General Information: Visual Limitations Information

LMT - The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

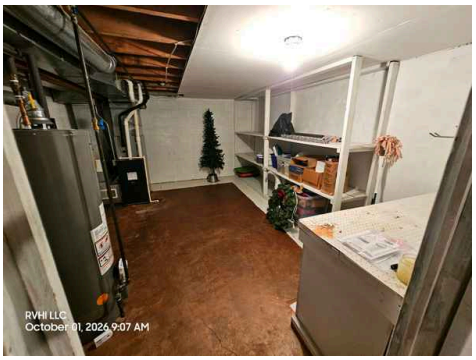
Basement Info: Basement View(s)





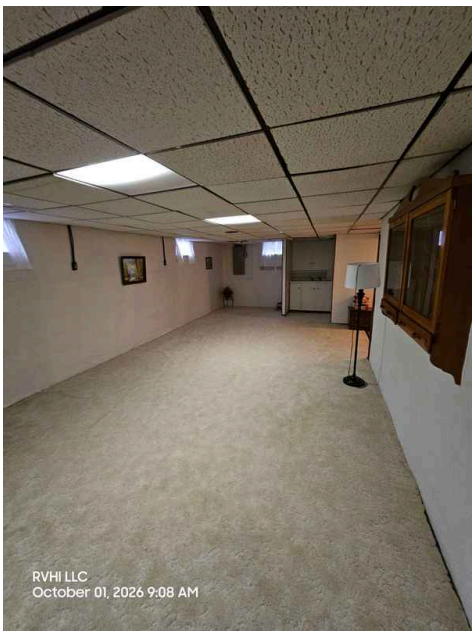


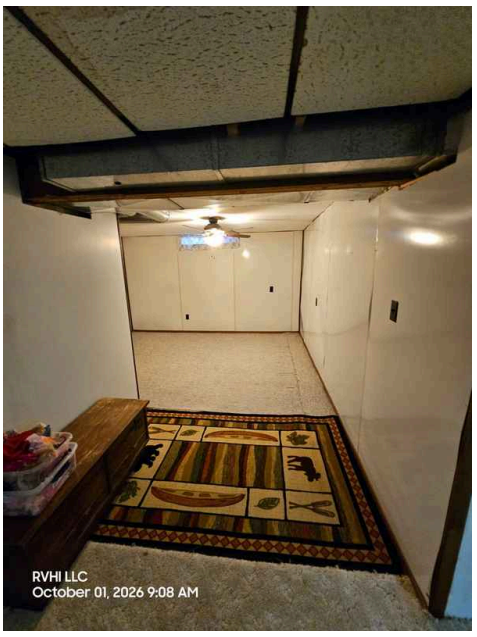
















Basement Info: Partially Finished Basement

LMT - A partially finished basement was present. A full inspection of all items, including, but not limited to, the beams, columns, floor structure/joists, subfloor, foundation walls, etc., was not possible due to finished walls, floors, and ceilings. Any comments made relating to these items are limited to visual portions only. The finished basement area is covered in the "Interior" section of the report.

Basement Info: Drop Ceiling Tiles Not Removed

LMT - Drop ceiling tiles were present in areas of the basement. These tiles were not removed for visual accessibility of overhead components and items. The inspection is limited to visual portions only.



Crawl Space Access: Crawl Space Access Information

The crawl space access was inspected by reporting on its location as well as inspecting for any significant defects. No reportable conditions were present at the time of inspection, unless otherwise noted in this report.

Crawl Space Inspection Method: Crawl Space Accessibility Information & Limitations

LMT - Crawl spaces are attempted to be entered and traversed as best and safely as I possibly can. The inspection method, along with the approximate percentages of the foundation that were both physically and visibly accessible, will be listed above, along with any safety concerns or physical obstructions that limited the area's inspection.

The inspection method is at my sole discretion and is dependent upon several factors, including, but not limited to: accessibility, height clearances, physical obstructions, moisture presence, and safety concerns. Crawl spaces can contain many potential hazards, not limited to the following.

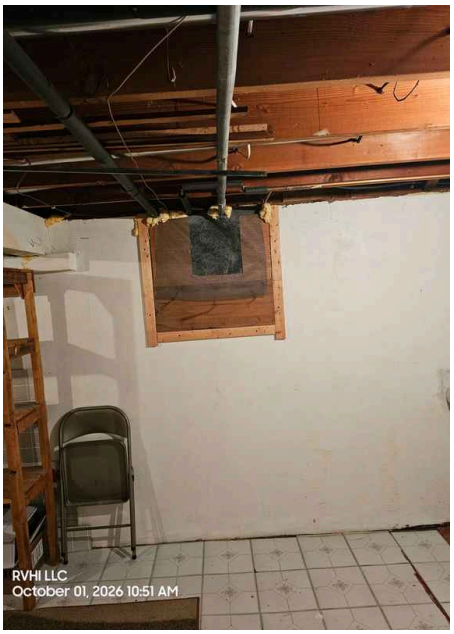
- Hantavirus - A respiratory illness contracted from rodent feces, urine, or saliva that becomes airborne once the soil is stirred up. More info can be found at this link: https://www.cdc.gov/hantavirus/hps/transmission.html
- Current or Aged Waste Pipe Leaks - Create the possibility of wet sewage pathogens and even airborne or dust-borne dry pathogens.
- Standing Water or Wet/Damp Soil - If the crawl space has areas of puddles or standing water or the soil surface is simply wet, there is a risk of electrical shock (if wiring or electrical devices are present).
- Evidence of Possible Asbestos - This, if friable, can cause respiratory disease and be transferred from clothing to other surfaces/materials.
- Debris in the Crawl Space - This can harbor rodents, snakes, and other hazards.
- Evidence of Fungal Growth - This can also cause respiratory illness.

A great article covering these and more hazards can be found here:
https://inspectapedia.com/structure/Crawl_Space_Safety.php

The inspection of the area is limited to visible portions only, and any areas not visible are excluded from this inspection. Hidden damage is always possible, as no crawl space can be fully evaluated due to physical and visible obstructions such as insulation, which is not moved or disturbed for visual accessibility of any items.

Crawl Space Inspection Method: Not Inspected - Access Not Readily Accessible

EXCL - The crawl space opening was not readily accessible. The crawl space and its items and components are excluded from this inspection.



Foundation Walls: Foundation Walls Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Foundation Walls: Foundation Walls - Covered by Parge Coat

EXCL - The foundation walls have been covered by a concrete parge coating and the CMU blocks were not visible for evaluation. The condition of the blocks behind this parge coating is excluded from this inspection.



Floor Structure: Floor Structure Information

Visible and accessible portions of the floor structure were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Floor Structure: Floor Structure - Portions Not Visible

LMT - Portions of the framing was not visible due to the referenced obstructions above. The possibility of reportable deficiencies exists in areas that were not visible/accessible.

Floor Structure Support: Floor Structure Support Information

The floor structure support(s) were inspected at visible portions looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

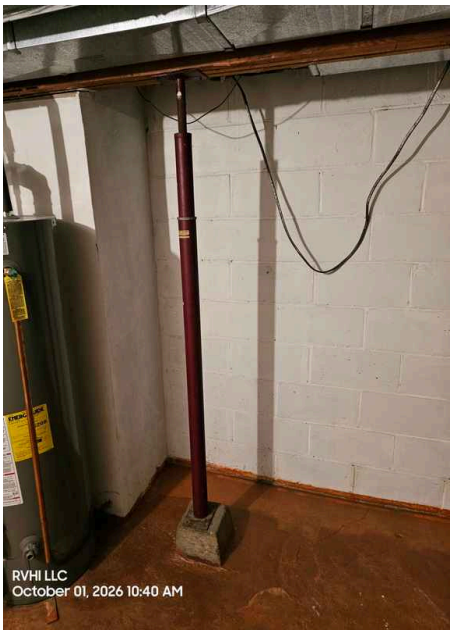
Floor Structure Support: Column(s) Information

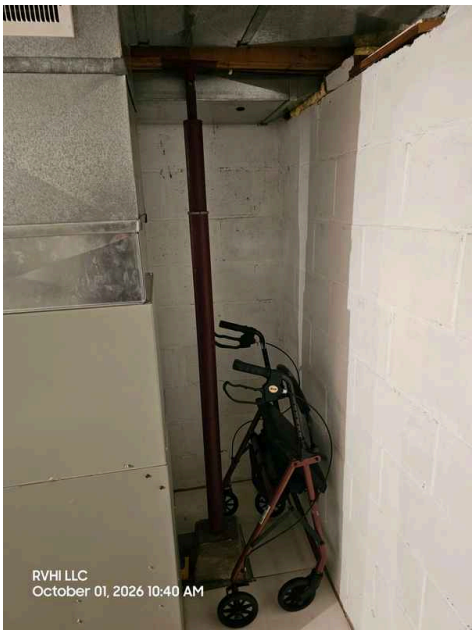
Column(s) were present that supported the overhead floor structure. These column(s) were inspected looking for significant deficiencies. No reportable conditions were visibly present unless otherwise noted in this report.



Floor Structure Support: Supplemental Support Added

Supplemental support has been added to portions of the foundation. I recommend consulting with the seller(s) as to why along with obtaining any applicable invoices of completed work. If a concern, further evaluation is recommended to be performed by a contractor familiar with foundations and floor structure framing.





Subfloor: Subfloor Not Fully Visible

LMT - The subfloor was not fully visible for evaluation due to a lack of visual accessibility from the referenced visual obstructions.

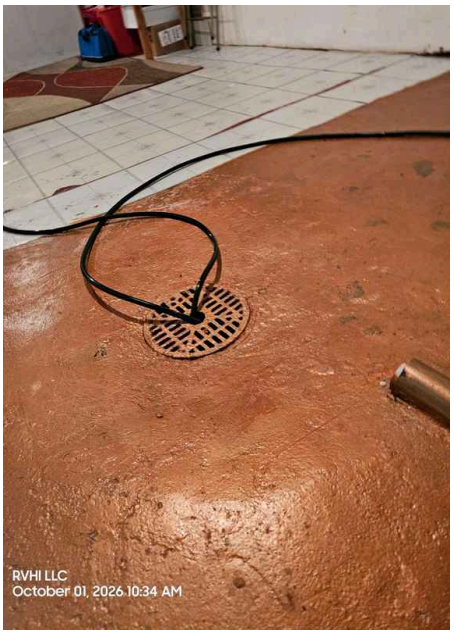
Slab Condition: Slab Information

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

Slab Condition: Floor Drain(s) Present

EXCL - Floor drain(s) were present in the basement. Floor drains are present for one reason only, and that is to drain water. The presence of these drains may be an indication that water may infiltrate into this area. I recommend consulting with the seller as to water infiltration and monitoring the area during rainfall events with the understanding that future repairs may be needed. The functionality of the drain(s) was not tested for and is excluded from this inspection.



Stairs: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Recommendations

16.8.1 Subfloor

Moderate

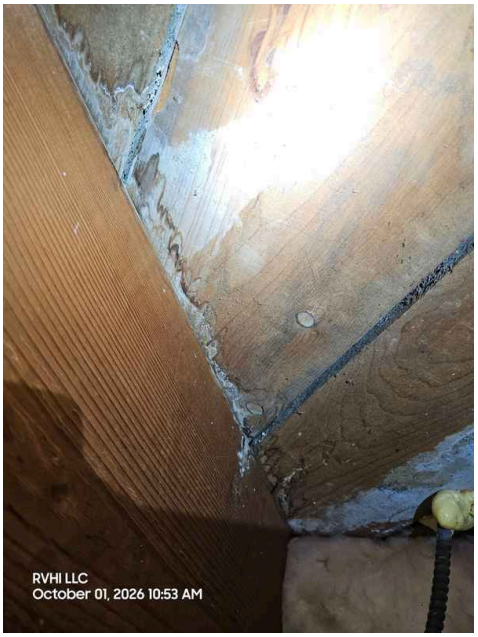
MOISTURE STAINING PRESENT - IN AREA OF PLUMBING

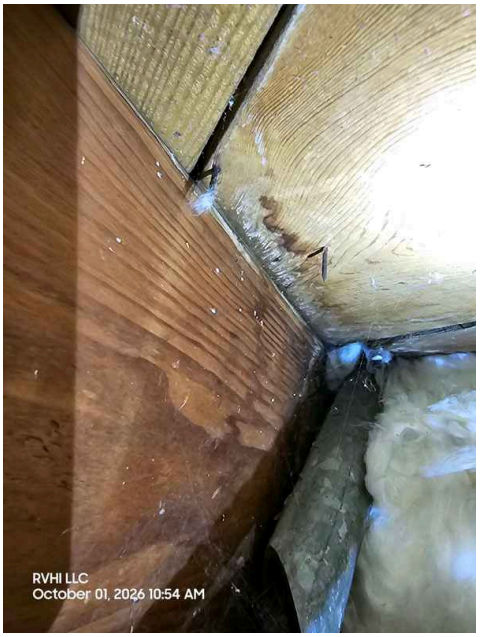
BELOW KITCHEN SINK AREA

Moisture staining to the subfloor was present in an area of a plumbing protrusion(s). An evaluation of all areas to determine whether the leak is past or present is recommended and should be conducted by a licensed plumber, with repairs made to rectify the source of the leak (if active) and any related damage.

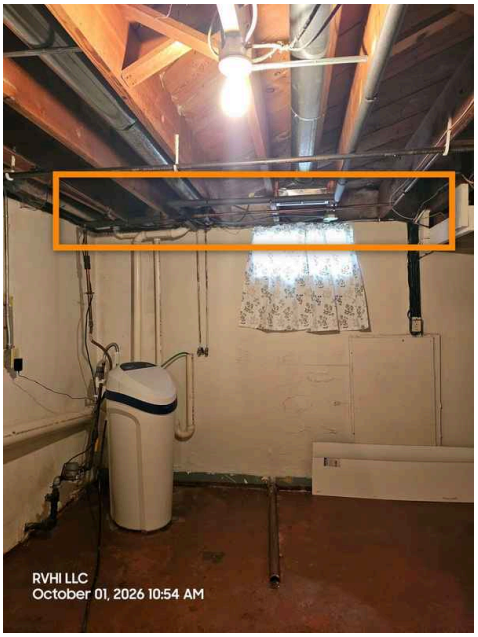
Recommendation

Contact a qualified professional.









16.10.1 Stairs

Moderate

STAIR RAILING - MISSING (SAFETY HAZARD)

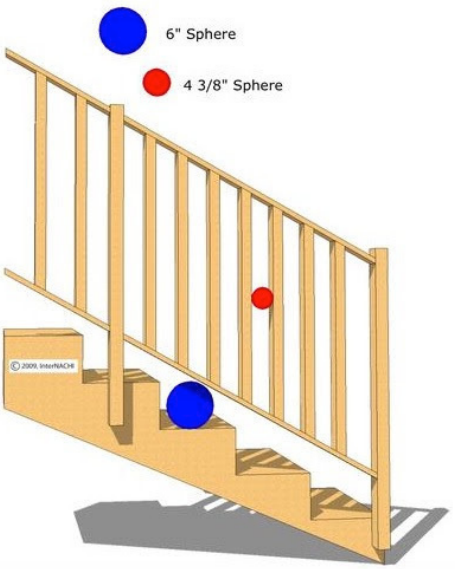
BASEMENT STAIRWAY

SFTY - A guard (stair railing) was not present on the open side(s) of the basement stairs, nor was a handrail. A guard and handrail are recommended to be installed for safety by a qualified person to prevent the passage of a 4 3/8" sphere through the balusters.

Recommendation

Contact a qualified professional.





17: WATER, MOISTURE, & CONDENSATION (WMC)

Information

General Information: Water, Moisture, & Condensation Information

This section of the report will focus on concerns and/or deficiencies associated with water leaks and/or water infiltration from the exterior and cover condensation concerns. The exterior, interior, attic, and foundation areas were inspected at visible and accessible portions, focusing on any signs of leaking, water infiltration, or indications of condensation. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

WMC - This acronym will be used in areas of this report to shorten the reference for **"Water, Moisture, and Condensation."**

Exterior Areas - WMC: Exterior Leaks Information

Exterior components, particularly appurtenance roofs were inspected for indications of leaking and related damage.

Interior Areas - WMC: Moisture Stains Information

The ceilings, walls, and floors throughout the home were inspected looking for moisture stains from roof leaks, plumbing leaks, or other sources.

Plumbing Leaks - WMC: Plumbing Leaks Information

Visible and accessible components of the home's plumbing system were inspected looking for leaks or indications of past leaking.

Roof Structure - WMC: Roof Leaks & Condensation Information

The roof structure from within the attic was inspected at visible portions looking for leaks and indications of condensation. *Please see the Attic section of this report regarding any visibility and accessibility limitations.

Foundation/Basement Area - WMC: Moisture Infiltration Information - Areas Below Grade

LMT - Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil, looking for moisture stains and/or other signs of current or prior water intrusion. Only conditions as they existed at the time of inspection can be reported, and a guarantee that water will not infiltrate this area at a future time due to heavy rain or changes in conditions cannot be given. **I have inspected homes where no water or indications of water intrusion were present at the time of inspection, but days later, water infiltration occurred due to a rainfall event.** For this reason, it is **highly recommended** to inquire with the seller(s) as to prior moisture infiltration into areas below grade.

Recommendations

17.4.1 Plumbing Leaks - WMC

Moderate

FAUCET MIXING VALVE - LEAK

BASEMENT SINK

A water leak was present at the faucet mixing valve. Repairs to the leak should be performed as needed by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



18: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

Information

General Information - CSM: Cracking, Settlement, & Movement Information

This section of the report will focus on concerns and deficiencies associated with cracking, settlement, or movement. The exterior, interior, and foundation areas were inspected at visible portions, focusing on any cracking and indications of movement or settlement.

CSM—This acronym will be used in areas of this report to shorten the reference to **"Cracking, Settlement, and Movement**."

Exterior Hardscapes & Flatwork - CSM: Hardscape/Flatwork Cracking Information

LMT - Exterior hardscapes and flatwork were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant as they appeared on the day of the inspection, and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to improper preparation of the slab's support (soil, aggregate, foundation), improper concrete mixtures,

undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly, cracking can continue to worsen if left unrepaired. For this reason alone, an evaluation and repairs to any cracking mentioned in this report are recommended to be performed by a qualified contractor.

Exterior Walls - CSM: Cracks and Movement Information/Limitations

LMT - Wall cracks are reported on by their presence and visual condition as existing at the time of the inspection only. I can not render a professional opinion on a crack's severity, cause, whether it has been recently active, or if further movement may occur. This would require invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

Cracks on walls will be reported as Within Tolerances, Borderline, or Outside of Normal Tolerances as they appeared at the time of inspection.

- **"Within Tolerances"** CSMs contained a crack width of less than 1/8", contained no lateral displacement, and/or had no tapering of the crack width present.
- **"Borderline"** CSMs contained a crack width greater than 1/8", some degree of lateral displacement, and/or contained tapering crack widths.
- **"Outside of Normal Tolerances,"** CSMs contained a crack width of 1/4" or greater, contained visible lateral displacement, and/or contained other characteristics that typically warrant repairs/stabilization.

Although cracks may be listed as Within Tolerances, this observation only applies to their appearance at the time of the inspection. Furthermore, a crack designated as Within Tolerances may have been in the same condition for years with no activity or may be newly formed and still active. I recommend consulting with the seller(s) about the history, including recent activity, of any cracking present on the walls. **Only a structural engineer can determine a crack's cause and actual severity, and they should be consulted to acquire more information regarding any referenced cracks.**

Any references to cracks on walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

Interior Areas - CSM: Interior CSM Information

The structure's interior was inspected for any indications of movement or settlement. This can include cracking of drywall or plaster over windows and doors, ceilings, and other areas. The floors were also inspected to ensure they were visibly level.

Interior Areas - CSM: Ceilings - Drywall Joint Cracking

Crack(s) were present at drywall joints on the ceiling. This can be caused by expansion and contraction of building materials, or standard settlement. If a concern have a drywall contractor to evaluate for repair.

Foundation Walls - CSM: Foundation Wall Cracks Information

LMT - The foundation walls were inspected for cracking, settlement, and movement at visible portions, and any such conditions will be listed in this report if visibly present.

CSMs are reported on by their presence and visual condition as existing at the time of the inspection only. Determining the acceptability of foundation CSMs is beyond the scope of a home inspection, as determining a crack's cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

A major limiting factor is the recent activity of cracking; it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement or if it is still active. And honestly, no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen that evaluate cracking will recommend monitoring the area for further movement over a period of time.

It is recommended to consult with the seller(s) regarding any cracking activity and have an evaluation conducted by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack, no matter their severity; if you want any cracks repaired and/or to ensure no further movement occurs (stabilization), you are advised to obtain quotes from a foundation contractor before the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

Slabs (Garage & Basement) - CSM: Slab Cracking Information

LMT - The garage and basement slab(s) (as applicable) were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection, and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to improper preparation of the slab's support (soil, aggregate), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion

joints, etc. Lastly, cracking can continue to worsen if left unrepaired. For this reason alone, an evaluation and repairs to any cracking mentioned in this report are recommended to be performed by a qualified contractor.

Recommendations

18.5.1 Foundation Walls - CSM

CRACKING - STEP CRACKING

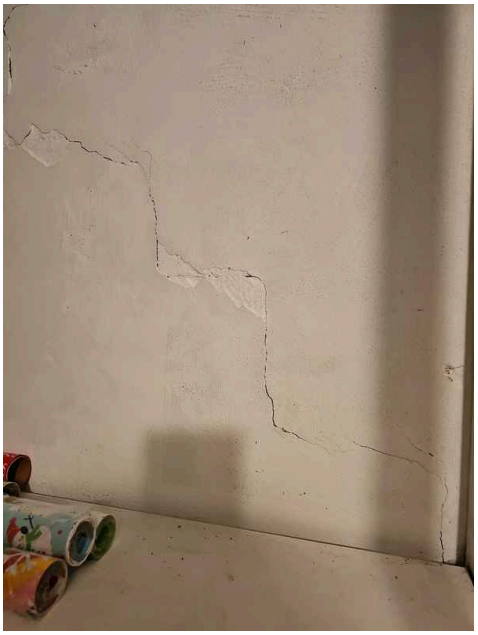
Moderate

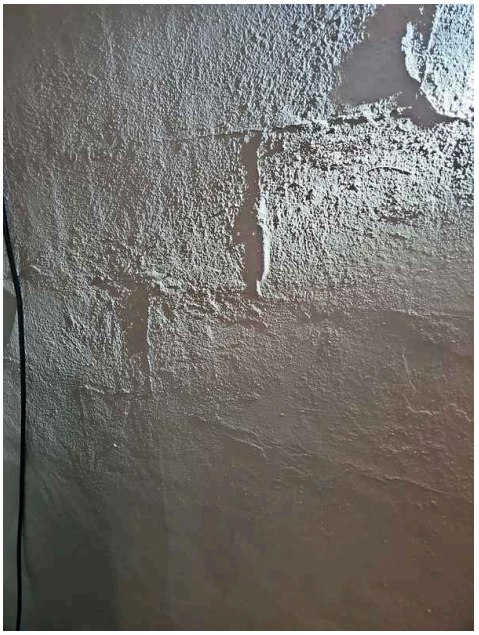
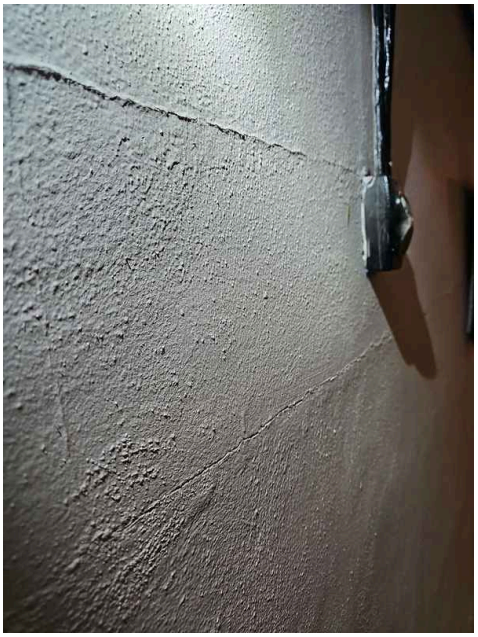
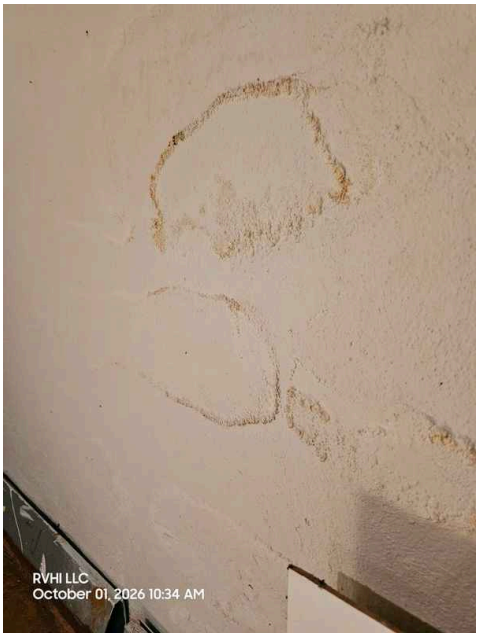
MULTIPLE LOCATIONS IN BASEMENT

Step cracking was present along the referenced foundation wall(s), along with areas of efflorescence and mineral deposits. This type of cracking follows the mortar joints of the block wall, which are typically the weaker points in the masonry. The cracking may remain stable for an extended period, or additional movement could occur due to seasonal changes, temperature fluctuations, heavy rainfall, drought, or other soil and moisture conditions. If there are concerns regarding the cracking or potential foundation movement, further evaluation by a qualified foundation contractor is recommended. *Please see the limitations referenced above regarding the evaluation of cracks.

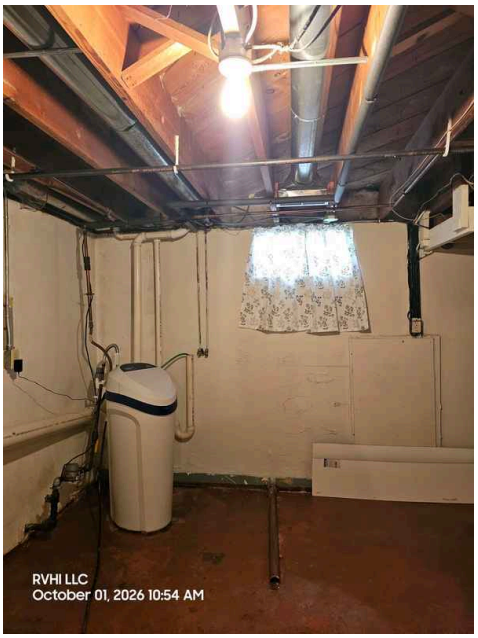
Recommendation

Contact a qualified professional.

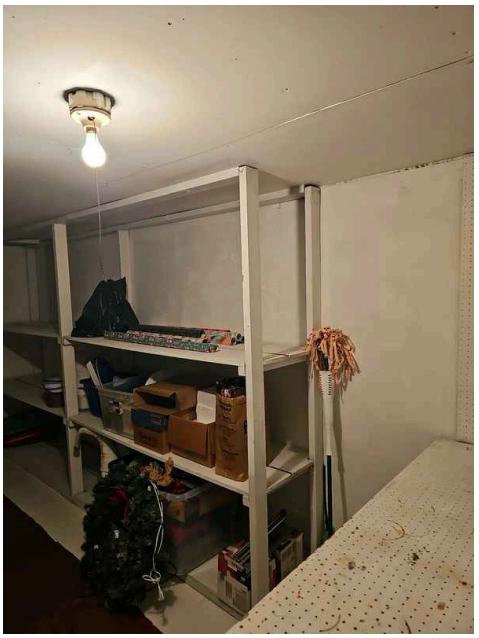










19: THERMAL IMAGING

Information

Thermal Imaging Scan Type

Limited Scan

Thermal Imaging Info - Limited Scan

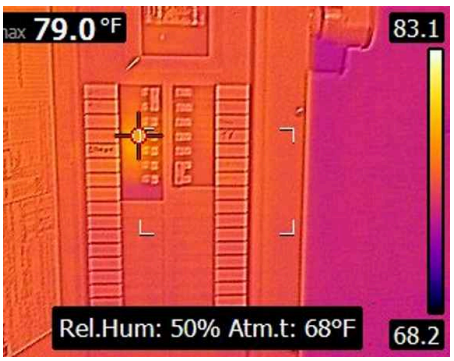
LMT—An infrared camera was used for specific areas or to rule out or confirm presumed concerns. However, the camera's use should not be viewed as a full thermal scan of the structure. I used the IR camera at my discretion to provide as much information as possible, as its use exceeds the scope of a home inspection. ***A complete thermal scan of the structure is available at an additional cost and would be supplemented by a further agreement and fee.***

Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed readings. These values will also display surface temperatures when air temperature readings would need to be conducted on some items, which is also beyond the scope of a home inspection.

Electrical Components: Infrared Information - Electrical Panel(s)

Main Electrical Panel and/or Distribution Panel (Sub Panel)

LMT—An infrared camera was used to look for electrical panel(s) thermal anomalies. Unless otherwise noted in this report, no anomalies were observed under the current loading conditions at the time of inspection. However, anomalies could become apparent under a heavier load (lived-in conditions).



20: ENVIRONMENTAL INFORMATION

Information

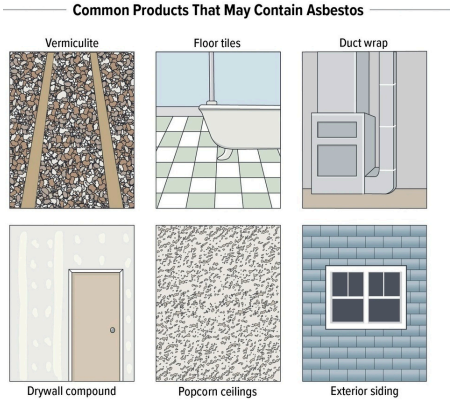
Odors Present: Odors Information

If any odors are noticed in the home, I will include them in this section, with recommendations made as needed. If no additional information regarding odors is included in this report, then no discernible odors were present or noticed in the home at the time of inspection.

Asbestos: Asbestos Information

EXCL - The possibility exists that homes built before 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc.) that contain asbestos. Per the Standards of practice, these items are not reported on during a home inspection. Suppose I see apparent signs of a material that may contain asbestos. In that case, **I will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list**. Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. **If asbestos is a concern, you are advised to have a complete environmental inspection by an environmental contractor certified by AHERA or another approved EPA Certification before your inspection contingency period ends.**

More information can be found at this link: https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos.



Lead Based Paint: Lead Based Paint Information

EXCL - The possibility exists that homes built before 1978 may contain lead-based paint. Per the Standards of practice, lead-based paint is not reported on or tested for during a home inspection. **If lead-based paint is a concern, you are advised to consult an environmental company before the end of your inspection contingency period and have additional inspections specializing in environmental hazards.**

Fungal Growth: Fungal Growth and Mold Information

EXCL - Per the standards of practice, reporting the presence of mold is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy. Still, these individual references should not be construed as an all-inclusive listing of areas of fungal growth present**. Furthermore, the removal of personal belongings or any remodeling or repairs that occur in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or environmental hygienist before your inspection contingency period ends.**

Pest/Insect/Wildlife Concerns: WDI - Termite Information/Exclusions

EXCL - Inspecting for and reporting on the presence of WDI activity (wood-destroying organisms), including but not limited to termites, powder post beetles, carpenter ants, carpenter bees, etc., is beyond the scope of a home inspection, is excluded by the Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDI-Termite inspection before your inspection contingency period ends. Any comments in this report regarding any such activity were made as a courtesy only, should not be viewed as an all-inclusive listing of activity, and require further evaluation by a licensed pest control company.**

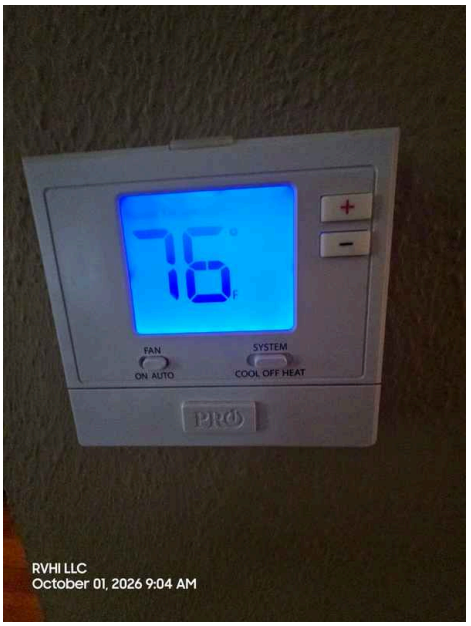
21: FINAL CHECKLIST

Information

Oven/Cooktop Turned Off
Yes

All GFCI Receptacles/Breakers Reset?
Yes

Thermostat Initial Setting
Off



Thermostat Setting After Testing
Off

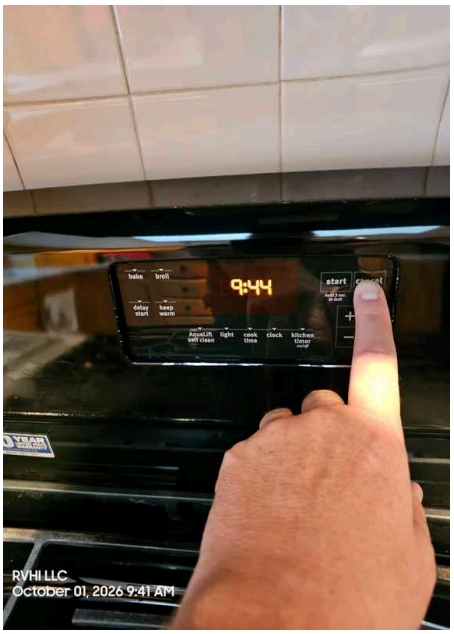
All Lights Turned Off?
No

Lights Left as Found
All lights were on upon arrival and were left as found.



All Exterior Doors Locked?
See Below

Photo of Oven/Cooktop in Off Position





Water Fixtures: Water Fixtures Off

All water fixtures in the home were left in the off position after testing.

Dishwasher: Dishwasher Final Check

The dishwasher was turned off upon leaving, and the floor preceding it was checked to ensure no leaking was present.

Seller(s) Present

The seller(s) were present at the inspection, negating the need to lock the door(s).

STANDARDS OF PRACTICE

Inspection Information

Roof
Per the Standards of Practice, the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations and report signs of leaks or abnormal condensation on building components. **The home inspector shall**: Describe the type of roof covering materials and Report 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, or 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 the 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, I recommend 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 obtain a roof certification from an established local roofing company.

Exterior
Per the Standards of Practice, **the home inspector shall observe from ground level:** - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascias. **The home inspector shall**: Describe wall cladding materials, Operate all entryway doors and a representative number of windows, and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening/screens, shutters, awnings, and similar seasonal accessories; the Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstruct access or visibility.

Grounds
Per the Standards of Practice, the home inspector **shall observe** Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). 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 obstruct access or visibility.

Garage
Per the 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 and solid wood, steel, or fire-rated door between the garage and living areas for fire safety. I 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.

Attic, Roof Structure, & Ventilation
Per the Standards of Practice, **the inspector will examine**: the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, report on the adequacy of current ventilation, or 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, I do not attempt to enter attics with less than 36" of headroom, where insulation obscures the ceiling joists, or where ducts block access. In these cases, I will evaluate from the access opening as best I can.

Interior Areas and Items
Per the 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.

Kitchen
Per the Standards of Practice, the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing the 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, 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.

Bathroom(s)
Per the Standards of Practice, the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, and the 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 GFCI protection, if applicable. 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.

Heating & Cooling Components
Per the Standards of Practice, **the home inspector shall observe** the permanently installed heating and cooling systems, including Heating and cooling equipment 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; Ignite or extinguish solid fuel fires; or Observe Humidifiers, Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The efficiency of the units and load testing is not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees due to the possibility of damaging the compressor. Clients are advised to have an HVAC company perform maintenance on the system annually.

Water Heater
Per the Standards of Practice, the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

Plumbing
Per the 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 the Location of the main water supply shutoff 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.

Electrical
Per the Standards of Practice, **the home inspector shall observe** Service entrance conductors; Service equipment, grounding equipment, the main overcurrent device, 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 materials, Service type as being overhead or underground, and the location of main and distribution panels. **The home inspector shall report on**: the presence of any observed aluminum branch circuit wiring.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over-current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution 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.

Laundry
Per the Standards of Practice, **the inspector will examine and report on the condition of** the exposed plumbing, the presence of a 240-volt receptacle, GFCI receptacles, dryer vent condition, and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, or Inspect the plumbing for proper sizing, design, or use of proper materials.

Foundation Area
Per the 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, and insulation may block the visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items looking for indications that moisture has infiltrated the foundation area. But, I can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.

Environmental Information
Items reported in this section are beyond the scope of a home inspection and were included as a courtesy for your information; these items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended by qualified professionals in any environmental or pest-related field prior to the end of your inspection contingency period.

Final Checklist
The final checklist documenting the property was left as it was found and was locked when complete.